



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** January 13, 2015  
**To:** Interested Person  
**From:** Amanda Rhoads, Land Use Services  
503-823-7837 / [Amanda.Rhoads@portlandoregon.gov](mailto:Amanda.Rhoads@portlandoregon.gov)

## **NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

### **CASE FILE NUMBER: LU 14-161905 AD** **SETBACK ADJUSTMENT FOR DECK ABOVE CARPORT**

#### **GENERAL INFORMATION**

**Applicant:** Brent Young / Young Design Studio, LLC  
2126 N Skidmore Ct / Portland OR 97217

**Owners:** Jeffrey and Lori Sackett  
1404 NW 24th Ave / Portland OR 97210-2620

**Site Address:** 1404 NW 24TH AVE

**Legal Description:** BLOCK 5 S 33'8' OF W 13'6' OF LOT 7 S 33'8' OF LOT 8,  
GOLDSMITHS ADD

**Tax Account No.:** R331300940

**State ID No.:** 1N1E33BB 07300

**Quarter Section:** 2927

**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.

**Business District:** Nob Hill, contact Mike Conklin at 503-226-6126.

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** None

**Zoning:** R1 – Multi-Dwelling Residential 1,000

**Case Type:** AD – Adjustment Review

**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee.

#### **Proposal:**

The applicant received a zoning permit in 2013 to build a new driveway behind the house with access from NW Pettygrove. The driveway is located at the rear property line. Now the applicant proposes to put a carport with a deck on top of the driveway. The deck would measure 10 feet, 10 inches by 9 feet, 1 inch. The deck would extend to the rear (east) property line. An open trellis would cover the remaining driveway area in the northeast corner of the site and extend to within 3 feet, 6 inches of the north property line. Therefore, the applicant requests an Adjustment to Zoning Code Section 33.120.220.B.1 and Table 120-4 to reduce the east building setback from 5 feet to 0 feet and the north building setback from 5 feet to 3 feet, 6 inches.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

**ANALYSIS**

**Site and Vicinity:** The 2,609-square-foot site is located at the northeast corner of NW 24<sup>th</sup> Ave. and NW Pettygrove St. The site is developed with a two-and-one-half-story residential structure built in 1896. The house is on the Portland Historic Resource Inventory for its architectural significance. The surrounding area, within a one block radius, is developed with a mixture of one to two-story detached and attached single dwellings, as well as two to three-story multi-dwelling structures. Much of the single-dwelling development was constructed more than 100 years ago. The single-dwelling sites are usually under 5,000 square feet, and smaller lots, similar to the subject site, are not uncommon.

**Zoning:** The Residential 1,000 (R1) is a medium-density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouse, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets. Newly created lots in the R1 zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

**Land Use History:** City records indicate that prior land use reviews include the following:

**VZ 157-74** approved a variance in 1974 to increase the allowed height of a fence along the west and south property lines from 3.5 feet to 5 feet, 10 inches. There is currently no fence along these property lines.

**Public Review:** A "Notice of Proposal in Your Neighborhood" was mailed **December 1, 2014**.

**Agency Review:** The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Transportation
- Bureau of Parks-Forestry Division
- Life Safety Section of BDS

**Neighborhood Review:** No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal. However, the applicant included in the revised application a letter from the neighbors to the east, who will be the closest neighbors to the proposed deck. The neighbors wrote in support of the project, which they said would be "an attractive improvement that is both consistent with the architectural character of their house and will improve the neighborhood."

**ZONING CODE APPROVAL CRITERIA**

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The Adjustment review

process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue providing certainty and rapid processing for land use applications.

### **33.805.040 Approval Criteria**

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

**Findings:** The purpose for the setback requirements for multi-dwelling residential zones is found in Zoning Code Section 33.120.220. Each purpose statement is in italics below.

Purpose: The building setback regulations serve several purposes:

- *They maintain light, air, separation for fire protection, and access for fire fighting;*

**Findings:** The immediate area around the subject site is a dense neighborhood with houses built close together. Apartment buildings and retail storefronts contribute to a built-up, urban neighborhood. The 0-foot setback to build a deck over an existing driveway is not inconsistent with common typology in the neighborhood where garages are located close to the street on side streets, often with decks above them (see Exhibit A.6 for examples of similar designs in the neighborhood, submitted by the applicant).

The plan includes both fire-rating for the wall at the 0-foot lot line as well as a steel picket railing north of the 10 foot, 10 inch deck. The fire-rated materials at the property line will protect the subject site and adjacent sites from fire and is required by building code. The Life Safety (Building Code) Plans Examiner review of the proposal did not call out any particular concerns with the development, other than listing the fire-rating requirements.

Since the deck is open on top, and only extends 10 feet, 10 inches along the rear of the house, air will be able to circulate freely and light will not be blocked to any adjacent site. The location, adjacent to a right-of-way, will provide good access for firefighting. The proposed structure will extend no closer to the property line at the north than the current house wall; to the east, the adjacent house is built slightly more than 5 feet from the shared property line. This corridor and the openness of the proposed development will ensure access for firefighting on the subject site and adjacent sites as well. This purpose statement will be met by the proposal.

- *They reflect the general building scale and placement of multi-dwelling development in the City's neighborhoods;*
- *They promote a reasonable physical relationship between residences;*
- *They promote options for privacy for neighboring properties;*

**Findings:** As stated above, the applicants documented examples of other nearby sites with garages built close to the street, garages with decks above, driveways covered with trellises, and other similar conditions to what is proposed. While most of these examples demonstrate development that occurred before the current standards were in place, the proposal would not be a foreign typology in this urban, densely-populated neighborhood of both single-dwelling and multi-dwelling development.

The three sites to the north are all similar in size and house placement to the subject

site. The site directly north has a rear patio/porch with seating and a pergola behind the house, close to the location of the proposed deck. The house to the east has a front porch in the same area, starting approximately 5 feet from the shared property line. Allowing the proposed deck would add an outdoor seating area for the subject site at the rear of the small property, in a similar location as neighboring sites also have their outdoor area. In their letter of support for the project, the neighbors to the east also noted that the proposal was at the same grade as their front porch.

While the proposal does add massing at the property line, the applicant would be able to build an 8-foot-high fence at the property line by right (including the part of the retaining wall that is above the highest grade on either side). While the retaining wall and the proposed wall that supports the deck on the east property line, plus the 3-foot railing on the deck itself, does extend over 8 feet, it is only that height for less than 11 feet of the rear property line. The open steel picket railings that will be located along the property line to the north of the solid, fire-rated wall, will allow air and light to pass through and will create a more porous barrier between the two properties that will retain the existing relationship between the two properties. Given the often small lots and the built-up nature of the immediate area, the proposal will continue to allow a reasonable physical relationship among nearby residences.

Given the urban context of which this site is a part, and the typology of the proposal, which is not uncommon in the neighborhood, the proposal meets the purpose statements above.

- *They require larger front setbacks than side and rear setbacks to promote open, visually pleasing front yards;*

**Findings:** The setback Adjustment requests relate to the rear and north side setbacks. The existing front setback for this 1896 house is not affected. Therefore, this purpose statement is not relevant to the proposal.

- *They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and*

**Findings:** The site is constrained by its small size; the Adjustment requests would allow the applicant to use more intensely a driveway area that currently only serves the automobile. The required outdoor area, 48 square feet at a minimum of 6 feet by 6 feet, is currently provided on the front porch. The proposed rear deck would also provide the minimum area and dimensions to meet the standard. Finally, with the decorative deck railing on the north and south sides, and the fire-rated wall to match the siding on the house, the proposal will architecturally integrate with this historic house on the site. This purpose statement is met.

- *Setback requirements along transit streets create an environment that is inviting to pedestrians and transit users.*

**Findings:** Neither NW 24<sup>th</sup> Ave. nor NW Pettygrove St. is a designated transit street. However, the site is within the Northwest Pedestrian District. As stated above, the proposal creates a deck above a parking area, which is not an uncommon typology in the neighborhood and provides an opportunity for increased connection from living space to the street. The wall created to support the deck and provide the easternmost railing for the deck begins 12 feet back from the edge of the property. The railing on the south side for the deck, facing the street, is an open railing with an open carport below. Neither of these elements will detract from the pedestrian environment, nor add significant massing to this façade. The proposal meets this purpose statement.

Given the discussion above, the proposal meets the purpose of the setback regulation

and this criterion is met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

**Findings:** The proposal creates outdoor living space off the main level of the house on the subject site by covering an open driveway to create a carport. The impact from the street will be minimal – while the new element will be visible, it will clearly be accessory to the house and will not be competing with the scale of the house. Nor will it create significant massing, either as viewed from the street or from neighboring properties. The open railing on the street side further opens up the addition and reduces its impact facing the street. The addition is architecturally compatible and will not compromise appearance of the historic house on the subject site. The proposal is repeating a design – outdoor living space above a vehicle area close to the street – that is seen on some older homes in the area.

The neighbors most directly affected by the proposal, those on the property to the east, are in support of the proposal. They make the case that the deck is comparable to their own front porch. There is also another backyard outdoor sitting area to the north that will be in the same area as this one. The narrow lots, small distances between houses and the urban context make this proposal appropriate for the site, neither causing livability concerns for passers-by nor immediate neighbors. This condition is met.

- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

**Findings:** Only one adjustment is requested. This criterion is not applicable.

- D.** City-designated scenic resources and historic resources are preserved; and

**Findings:** City designated resources are shown on the zoning map by the ‘s’ overlay; historic resources are designated by a large dot demonstrating the site is on the National Register of Historic Places, or on the Portland Historic Resources Inventory, and by historic and conservation districts. The subject site is on the Historic Resources Inventory for the area of significance in architecture, specifically Queen Anne Vernacular. Special features highlighted in the listing include the following:

- Multi-gable roof;
- Full-height polygonal bay window with projecting gable;
- Gable-end fancywork;
- Raised basement and porch base of rock-face ashlar, with half-round openings in porch base;
- Belt course of shingles between first and second stories; and
- Stained glass transoms in some windows.

All of these features appear to be intact or present on the house. The proposal will not destroy, cover or necessitate removal of any of them. As stated above, the architectural style of the addition will correspond with the house and it will not draw attention to itself. The proposal will not impact the historic significance of the structure; this criterion is met.

- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and

**Findings:** There are no discernible impacts that would result from granting the requested adjustment. This criterion is met.

- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

**Findings:** Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase “p” (Environmental Protection overlay zone) or a “c” (Environmental Conservation overlay zone). As the site is not within an environmental zone, this criterion is not applicable.

## DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## CONCLUSIONS

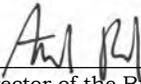
The proposed development would create a minor addition to a larger home on a small lot. The addition, while in the building setbacks, would not be out of scale with the site, nor out of context with the neighborhood. The new outdoor space created would be near other adjacent outdoor spaces on adjacent properties. The proposal meets the approval criteria and should be approved.

## ADMINISTRATIVE DECISION

Approval of an Adjustment to Zoning Code Section 33.120.220.B.1 and Table 120-4 to reduce the east building setback from 5 feet to 0 feet and the north building setback from 5 feet to 3 feet, 6 inches, per the approved site plans, Exhibits C.1 through C.4, signed and dated January 9, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1 through C.4. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-161905 AD. No field changes allowed."

**Staff Planner: Amanda Rhoads**

**Decision rendered by:**  **on January 9, 2015**

By authority of the Director of the Bureau of Development Services

**Decision mailed: January 13, 2015**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on May 28, 2014, and was determined to be complete on **December 3, 2014**.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on May 28, 2014.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be

waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: March 24, 2015.**

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**Appealing this decision.** This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on January 27, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **January 28, 2015 – the day following the last day to appeal.**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

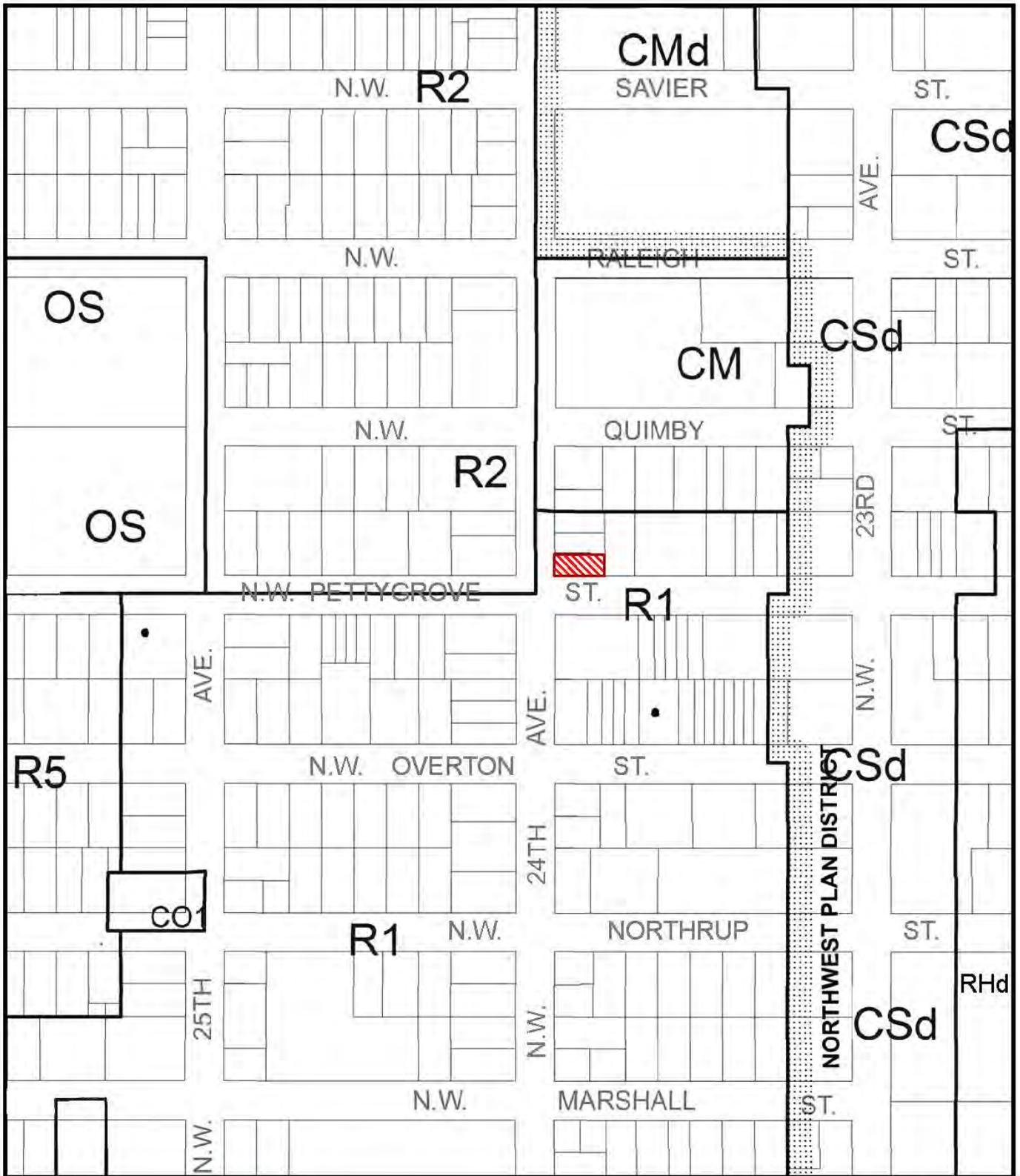
**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**  
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Applicant Narrative, May 28, 2014
  - 2. Original Plan Set, May 31, 2014
  - 3. Revised Site Plan and Incomplete Response, July 2, 2014
  - 4. Revised Plan Set, October 1, 2014
  - 5. Revised East Elevation, November 21, 2014
  - 6. Revised Applicant Narrative, November 14, 2014
  - 7. Neighbor Letter of Support Submitted by Applicant, November 14, 2014
  - 8. Building Coverage Study
  - 9. Site Survey
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. North Elevation
  - 3. East Elevation (attached)
  - 4. South Elevation (attached)
  - 5. West Elevation
  - 6. Building Section
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Bureau of Transportation Engineering and Development Review
  - 3. Water Bureau
  - 4. Fire Bureau
  - 5. Site Development Review Section of BDS
  - 6. Bureau of Parks, Forestry Division
  - 7. Life Safety (Building Code) Plans Examiner
- F. Correspondence: none received
- G. Other:
  - 1. Original Land Use Application and Receipt
  - 2. Incomplete Letter, June 5, 2014
  - 3. Incompleteness Period Expiration 30-Day Notice Letter, October 30, 2014
  - 4. Tax Map of Site
  - 5. Historic Resource Inventory Listing
  - 6. 2013 Zoning Permit Site Plan for Driveway
  - 7. Email Chain, November 2014
  - 8. Email Chain, December 2014

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**



# ZONING



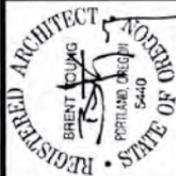
Site



Historic Landmark



File No. LU 14-161905 AD  
 1/4 Section 2927  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E33BB 7300  
 Exhibit B (May 29, 2014)



YOUNG DESIGN STUDIO LLC  
 Architecture and Interiors  
 2126 N. SKIDMORE CT.  
 PORTLAND, OR 97217  
 971-222-5629  
 youngdesignstudio@gmail.com

SACKETT REMODEL - SETBACK ADJUSTMENT  
 LAND USE REVIEW SET  
 11/24/2014  
 SITE PLAN / FLOOR PLAN

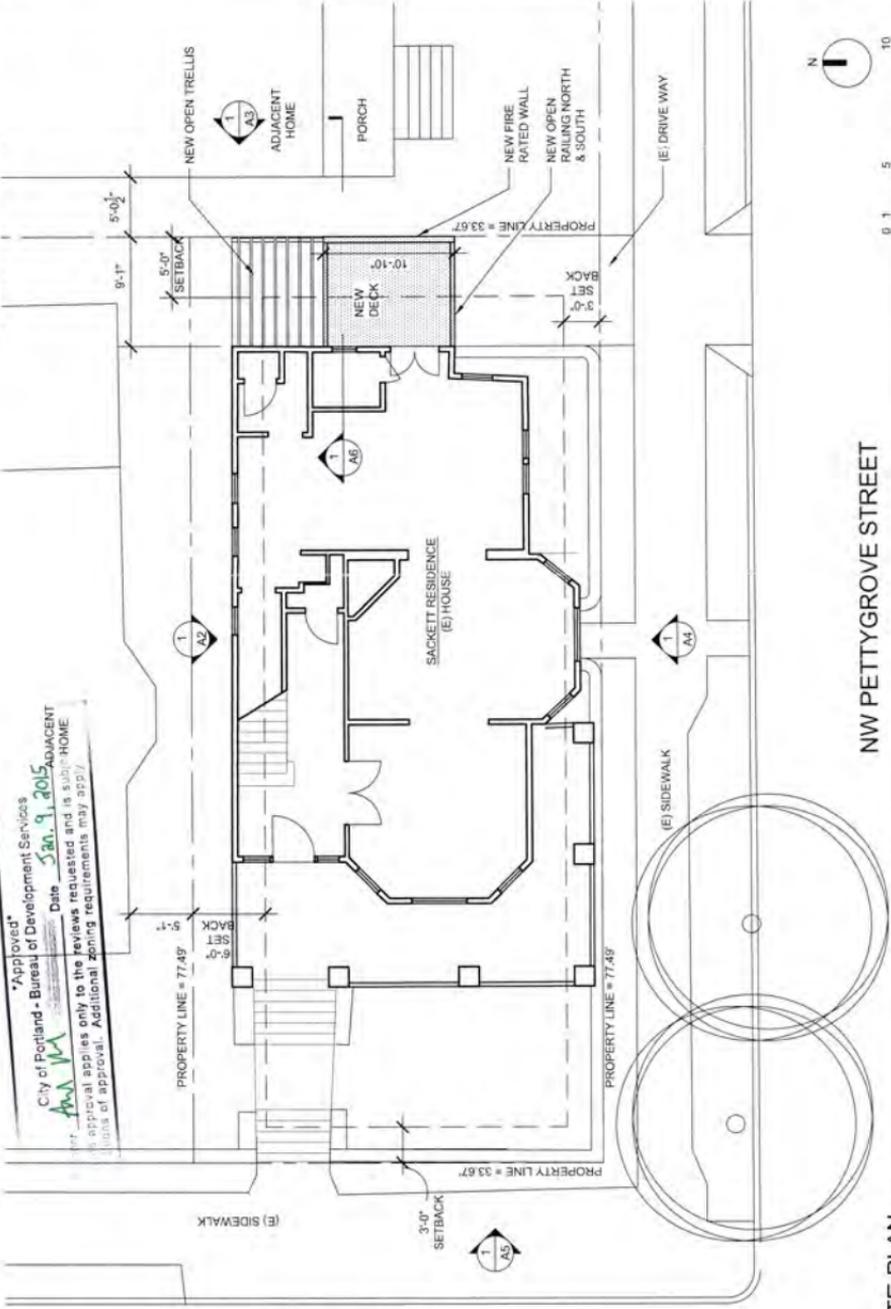
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**A1**

CASE NO. 34.13.14.11.15 (S. RD)

**LOT COVERAGE:**  
 SITE AREA - 2808sqft  
 FLOOR AREA - 1654sqft  
 MAX ALLOWABLE BUILDING COVERAGE - 1654.4sf = 58.2%  
 MAX ADDITION ALLOWABLE COVERAGE - 100.44sf  
 PROPOSED DECK COVERAGE - 59sf

**LEGAL DESCRIPTION:**  
 LOT 7 & 8, BLOCK 5  
 GOLDSMITH ADDITION



\*Approved\*  
 City of Portland - Bureau of Development Services  
 Date 5.20.15 ADJACENT HOME  
 Approval applies only to the revisions requested and is subject to change. Additional zoning requirements may apply.

EXHIBIT C.1

**SITE PLAN**  
 SCALE: 1/8" = 1'-0"



YOUNG DESIGN STUDIO LLC  
 Architecture and Interiors  
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 PORTLAND, OR 97217  
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 youngdesignstudio@gmail.com

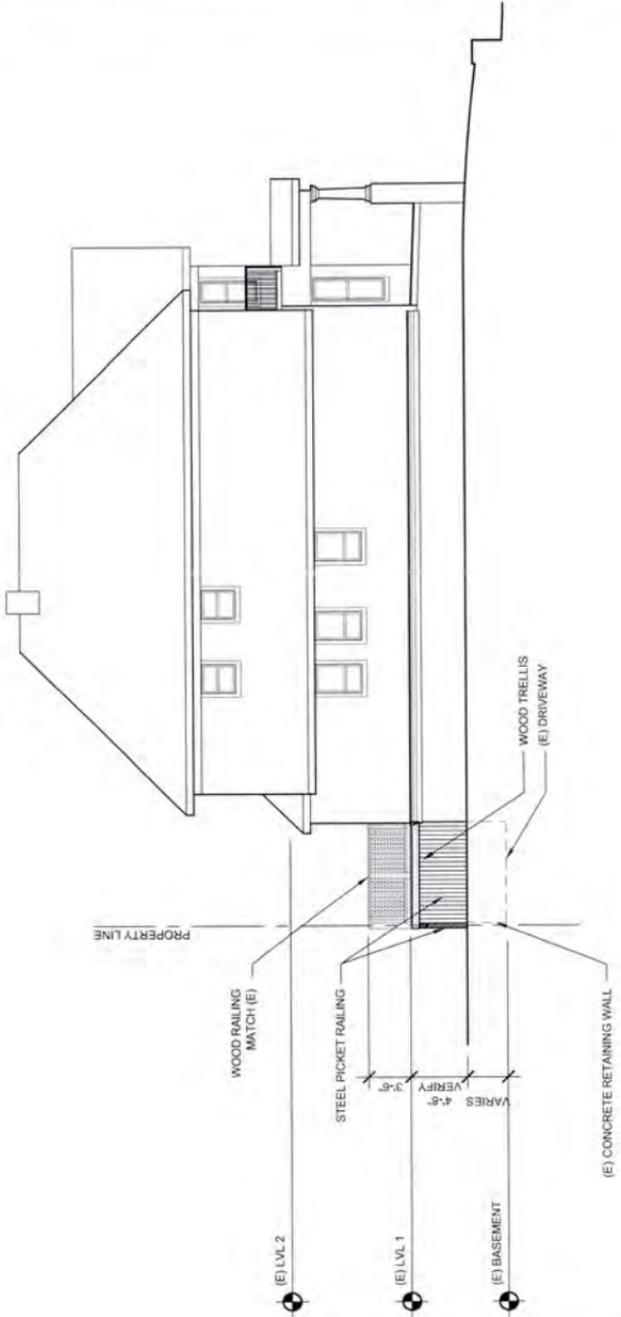
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SACKETT REMODEL - SETBACK ADJUSTMENT  
 LAND USE REVIEW SET  
 11/24/2014  
 EXTERIOR ELEVATION

CASE NO. 14-191005-140

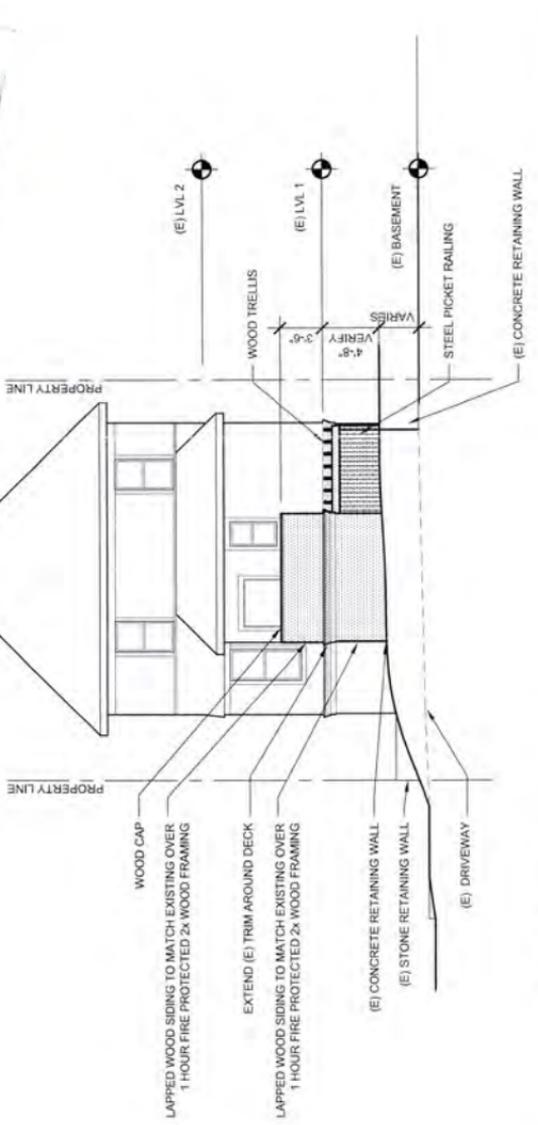
A2

\*Approved\*  
 City of Portland - Bureau of Development Services  
*Am. Plan* Date Jan. 9, 2015  
 Approval applies only to the reviews requested and is subject to approval. Additional zoning requirements may apply



1 NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

City of Portland - Bureau of Development Services  
 Approved  
 Approval applies only to the reviews requested and is subject to change without notice.  
 Date: Jan 9, 2015  
 Additional zoning requirements may apply.



**1 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

