



City of Portland
Bureau of Development Services
Land Use Services Division

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Date: April 23, 2008
To: Interested Person
From: Shawn Burgett, Land Use Services
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NOTICE OF A TYPE II_x DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 07-176199 LDS

GENERAL INFORMATION

Applicant: Aaron Blake
Reworks, Inc.
Po Box 454
Corbett, OR 97019

Owner: Lambert Diamond Llc
2839 SW 2nd Ave
Portland, OR 97201

Site Address: 7755 SE 17th Ave & 1666 SE Lambert

Legal Description: LOT 8 BLOCK 1, SOUTHMORELAND; EXC N 30' LOT 9 BLOCK 1, SOUTHMORELAND; BLOCK 1 N 30' OF LOT 9 LOT 10, SOUTHMORELAND

Tax Account No.: R780700150, R780700170, R780700190
State ID No.: 1S1E23DB 00900, 1S1E23DB 00800, 1S1E23DB 00700
Quarter Section: 3832

Neighborhood: Sellwood-Moreland, contact Reid Kells at 503-484-7343.
Business District: None
District Coalition: Southeast Uplift, contact Gary Berger at 503-232-0010.

Plan District: None

Zoning: R1d (Multi-Dwelling Residential-1,000) & R2.5ad (Single Dwelling Residential-2,500) ("d" Design Overlay Zone) ("a" Alternative Design Density Overlay)

Case Type: LDS (Land Division Subdivision)
Procedure: Type II_x, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant has revised this proposal since the last public notice was sent out on December 21, 2007. The applicant is no longer requesting any adjustments to Zoning Code standards, and is now proposing development that meets current Zoning Code regulations. The applicant is proposing an 8-lot land division for attached housing. The site is split zoned, the western half of the site, where proposed lots 1-3 are shown on the attached site plan is Zoned R1 (Multi Dwelling Residential). The eastern section of the site, where proposed lots 4-8 are shown on the attached site plan, is zoned R2.5 (Single Dwelling Residential).

Lots 4-8 are narrower (lots 4-7 are approximately 33 feet wide, while lot 8 is approximately 27 feet wide) than the minimum lot width requirements of 36 ft. to create a standard sized lot in the R2.5 zone. These lots are considered "narrow lots." In order to create new narrow lots, the applicant must meet the narrow lot standards (Zoning Code section 33.611.200.C) for each of the proposed narrow lots. One of the narrow lot standards requires the applicant to maintain 15 feet of contiguous curb space associated with each narrow lot created, in order to maintain on street parking in the area.

Lots 1-8 vary in size from 2,133 sq. ft to 2,780-sq. ft. in area (prior to right of way dedication. Since the site is split zoned (R1 and R2.5), different lot size standards and development standards apply to the lots located within each zoning designation. This site is also located in the "d" design overlay zone, the applicant has indicated that they intend to meet Community Design standards (Zoning Code section 33.218) at the time of development on each attached unit proposed on the site.

This subdivision proposal is reviewed through a Type IIx procedure because: (1) the site is in a residential zone; (2) four to ten dwelling units are proposed, not including accessory dwelling units (see 33.660.110).

For purposes of State Law, this land division is considered a subdivision. To subdivide land is to divide an area or tract of land into four or more lots within a calendar year (See ORS 92.010).

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The approval relevant criteria are:

- 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones

ANALYSIS

Site and Vicinity: The site is relatively flat and currently has a surface parking lot located on it along with one single family residential home. There is a church located directly south of the site. The surrounding area is made up of predominantly single family detached homes, although there are some large multi-dwelling type developments mixed into the surrounding area.

Zoning: The site is split zoned. Lots 1-3 are located on the section of the site that is zoned R1d (Multi-dwelling Residential with "d" Design Overlay Zone), while lots 4-8 are located on the section of the site zoned R2.5ad (Single Family Residential with "d" Design Overlay Zone and "a" Alternative Design Density Overlay).

The R1 designation is one of the City's multi-dwelling zones which is intended to create and maintain higher density residential neighborhoods. The zone implements the comprehensive plan policies and designations for multi-dwelling housing.

The R2.5 designation is one of the City's single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to design review.

The "a" overlay is intended to allow increased density that meets design compatibility requirements. It focuses development on vacant sites, preserves existing housing stock, and encourages new development that is compatible with the surrounding residential neighborhood. This land division proposal is not using any of the provisions of the "a" overlay.

Land Use History: LU_07_127504 CU, approved of a Conditional Use to remove the 25-space parking area (this site) on the north side of Lambert Street from the church site. A Conditional Use review is required when a reduction to the number of parking spaces is proposed.

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on December 21, 2007. The proposal was re-noticed on February 29, 2008.

- 1. Agency Review:** Several Bureaus and agencies have responded to this proposal. Please see Exhibits E for details. The comments are addressed under the appropriate criteria for review of the proposal.
- 2. Neighborhood Review:** Twenty-six written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

Neighborhood Letters: The neighborhood responded to the first public notice (exhibit D-1) sent out regarding this project on December 21, 2007 with 22 letters. Their letters opposed the applicant's request for adjustments to side and front setbacks and height setback standards. The letters also felt the project was oversized and out of character with their neighborhood due to the modern design that was shown on the public notice. The letters also expressed concern regarding the height of the structure, blocking sunlight. Some neighbors also expressed concern about safety, due to the applicant's proposal to build 8 units without adequate setbacks, which could effect pedestrian and vehicle safety.

BDS Response: *After reviewing the 22 letters from the neighborhood, Planning staff notified the developer that the adjustments requests were not approvable, and recommended that the applicant modify there proposal to meet all applicable zoning code standards (the unit on lot 6 was shown attached to the unit on both lot 5 and 7, which is not allowed and has been revised). The applicant revised his proposal (exhibit D-3) to meet all zoning code standards. In regard to height, and the maximum allowed height in the R1 zone is 45 ft. in height, while the maximum allowed height in the R2.5 zone is 35 ft. For new narrow lots, the maximum height is 1.5 times the width of the new structure, up to the maximum height allowed in the R2.5 zone. (Zoning Code section 33.110.215.B.2.b) In regard to design of the units, this site is located in the "d" design overlay zone, the applicant has indicated that they intend to meet Community Design standards (Zoning Code section 33.218) at the time of development on each attached unit proposed on the site. If the applicant cannot meet the Community Design standards at the time of development, they will be required to go through the Design Review process for each unit being built on the site. The Community Design standards are a set of Zoning Code standards that require specific elements within a structure to meet certain design and landscaping standards. These standards are not specific to the Sellwood Neighborhood, but do provide a set of design parameters intended to integrate new development into existing Portland neighborhoods.*

Neighborhood Letters: The neighborhood responded to the second revised public notice (exhibit D-3) sent out regarding this project on February 29, 2007 with 5 letters. The letters

questioned why the applicant was showing the proposed unit on lot 6 attached to the proposed units on lot 5 and 7 when Zoning Code section 33.110.240.C.2(3) only allows attached units on corner lots to be attached on one side. The letter also questioned whether or not the applicant could meet the 60% minimum landscaping requirements required in the front yard of new narrow lots. One letter asks the developer to consider matching the roof pitch, to the pitch style roofs in the area.

A neighbor also expressed concern about any alterations made to the site plan following preliminary approval, during the final plat process, stating that any minor changes that would be allowed during the final plat process based on the Zoning Code, could have a large impact on the total site design. Lastly the neighborhood letter asked about the relevance of Zoning Code section 33.660.120.E regarding phased plats.

BDS Response: *Planning staff recognizes that the proposed unit on lot 6 can only be attached to the proposed unit on lot 5 or 7. This was an oversight and has been corrected. The applicant has modified their site plan (exhibit C-1) to demonstrate conformance with Zoning Code section 33.110.240.C.2(3). In regard to the landscaping standard, this standard only applies between the front lot line and the front building line per Zoning Code section 33.110.240.2.d (2). Lots 4-8 (narrow lots) will all have to meet this standard at the time of development. Each unit will have individual driveways that are approximately 9 feet wide. Each lot is approximately 32.5 to 33.5 ft. wide, which will still allow for the 60% standard to be met in the area not devoted to driveway pavement. Lastly, in regard to the question regard phased developments, this code criteria only applies with the minimum density is 40 units or more. (Zoning code section 33.633.120.A).*

APPROVAL CRITERIA-

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

33.660.120 The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met.

The relevant criteria are found in Section **33.660.120 [A-L], Approval Criteria for Land Divisions in Open Space and Residential Zones**. Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the applicability of each criterion.

Criterion	Code Chapter	Topic	Applicability Findings
A	33.611 33.612	Lots	Applicable - See findings below
B	33.630	Trees	Applicable - See findings below.
C	33.631	Flood Hazard Area	Not applicable - The site is not within the flood hazard area.
D	33.632	Potential Landslide Hazard Area	Not applicable - The site is not within the potential landslide hazard area.
E	33.633	Phased Land Division or Staged Final Plat	Not applicable - A phased land division or staged final plat has not been proposed.
F	33.634	Recreation Area	Not applicable - This is not required where the proposed density is less than 40 units.

Criterion	Code Chapter	Topic	Applicability Findings
G	33.635 .100	Clearing and Grading	Applicable - See findings below.
G	33.635 .200	Land Suitability	Applicable - See findings below.
H	33.636	Tracts and Easements	Not applicable - No tracts or easements have been proposed or will be required.
I	33.639	Solar Access	Not applicable - The proposed development is for something other than single-dwelling detached homes.
J	33.640	Streams, Springs, and Seeps	Not applicable - No streams, springs, or seeps are evident on the site.
K	33.641	Transportation Impacts	Applicable - See findings below
L	33.651 - 33.654	Services and Utilities	Applicable - See findings below

Applicable Approval Criteria are:

A. Lots. The standards and approval criteria of Chapters 33.605 through 33.612 must be met.

Findings: Chapter 33.611 contains the density and lot standards applicable in the R2.5 zone. Chapter 33.612 contains the lot standards applicable in the Multi-dwelling zones. These density and lot dimension standards ensure that lots are consistent with the desired character of each zone while allowing lots to vary in size and shape provided the planned intensity of each zone is respected.

The site is split zoned, the western section of the site where lots 1-3 are shown (exhibit C-1) is located exclusively within the R1 (Multi-dwelling residential 1,000) zoning designation and measures approximately 6,705 sq. ft in area. The eastern section of the site, where lots 4-8 are shown is located exclusively within the R2.5 (Single family residential 2,500) zoning designation is measures approximately 12,706-sq. ft. in area. Therefore the density standards for lots 1-3 are different than the density standards for lots 4-8.

Density Standards for the R2.5 zoned portion of the site, containing lots 4-8

Density standards match housing density with the availability of services and with the carrying capacity of the land in order to promote efficient use of land, and maximize the benefits to the public from investment in infrastructure and services. These standards promote development opportunities for housing and promote urban densities in less developed areas. Maximum densities ensure that the number of lots created does not exceed the intensity planned for the area, given the base zone, overlay zone, and plan district regulations. Minimum densities ensure that enough dwelling units can be developed to accommodate the projected need for housing.

The method used to calculate density depends on whether a street is created as part of the land division, and whether the site is subject to certain environmental constraints.

In this case, a street is not proposed or required, and the site is not within the environmental zone, potential landslide hazard area, or flood hazard area. Therefore, the maximum and minimum density for this site is as follows:

Minimum = (12,706 square feet * .80) ÷ 5,000 square feet = 2.54 (which rounds up to a minimum of 3 lots, per 33.930.020.A)

Maximum = 12,706 square feet ÷ 2,500 square feet = 5.08 (which rounds down to a maximum of 5 lots, per 33.930.020.B)

The applicant is proposing 4 lots within the R2.5 zoned portion of the site. The density standards are therefore met.

Lot Dimensions in the R2.5 zone

The lot dimension standards ensure that: (1) each lot has enough room for a reasonably-sized house and garage; (2) lots are of a size and shape that development on each lot can meet the development standards of the Zoning Code; (3) lots are not too large relative to the planned density; (4) each lot has room for at least a small, private outdoor area; (5) lots are compatible with existing lots; (6) lots are wide enough to allow development to orient toward the street; (7) lots don't narrow to an unbuildable width close to the street; (8) each lot has adequate access from the street; (9) each lot has access for utilities and services; and (10) lots are not landlocked.

The dimensions of the proposed lots as compared to the required lot dimension standards is shown in the following table (this information is found in Chapter 33.611 of the Zoning Code):

R2.5 Zone Requirements					
	Minimum Lot Area	Maximum Lot Area	Minimum Lot Width*	Minimum Front Lot Line	Minimum Lot Depth
Lot	1,600 sq. ft.	NA	36 ft.	30 ft.	40 ft.
4	2,326 sq. ft.		33.33 ft.	33.33 ft.	69.75 ft.
5	2,110 sq. ft.		33.33 ft.	33.33 ft.	65 ft.
6	2,016 sq. ft.		33.33 ft.	33.33 ft.	60.41 ft.
7	2,775 sq. ft.		32.5 ft.	32.5 ft.	100 ft.
8	3,032 sq. ft.		32.5 ft.	32.5 ft.	100 ft.

* Width is measured at the minimum front building setback line

Narrow Lots

Lots 4-8 are between 32.5 and 33.33 feet wide — narrower than the standard minimum width for the R2.5 zone, as shown in the table above. Section 33.611.200.C of the Zoning Code, however, allows narrower lots if the future development can meet certain standards:

- **If the lot abuts an alley, then vehicle access is allowed only from the alley;**
- **If the lot does not have vehicle access from an alley, then there must be at least 15 contiguous feet of uninterrupted curb space on the abutting street for each lot being created under these provisions (lots that abut a pedestrian connection or common green are exempt from this standard).**
- **Lots must be configured so that at the time of development the length of the garage wall will be no more than 50% of the length of the street-facing building façade.**
- **Lots that will be developed with attached houses must be configured so that 60 percent of the area between the front lot line and the front building line can be landscaped at the time of development;**
- **When a driveway is proposed to provide vehicle access to more than two lots, it must be an alley; and**

The applicant has demonstrated that Parcels 4-8 can meet the narrow lot standards for the following reasons:

Alley access:

- The site does not have access from an alley, so this standard does not apply.

Preserves on-street parking

- Exhibit C-1 shows that 15-feet of uninterrupted curb space will be preserved for every narrow lot along SE Lambert Street and SE 17th Ave after provision of driveways serving the lots (including the required 3-foot curb returns on either side of the driveway entrance). A condition of approval is required to assure that this curb space will continue to be preserved when the lots are developed or re-developed.

50 percent garage wall limitation

- The applicant has demonstrated, with Exhibit C-1 that each lot will be able to accommodate a garage that will occupy no more than 50 percent of the length of the street-facing building wall.

60 percent landscaping requirement for attached houses

- Parcels 4-8 will have individual driveways that are approximately 9 feet wide. Each lot is approximately 32.5 to 33.5 ft. wide, which will still allow for the 60% standard to be met in the area not devoted to driveway pavement.

As shown above, the applicant has demonstrated that lots 4-8 can meet the narrow lots standards of Zoning Code section 33.611.200.C are therefore allowed as proposed.

Density standards for Lots 1-3, the R1 zoned (Multi-Dwelling) portion of the site

When single-dwelling or duplex development is proposed for some or all of the site, the applicant must show how the proposed lots can meet minimum density and not exceed the maximum density stated in Table 120-3. When development other than single-dwelling or duplex development is proposed, minimum and maximum density must be met at the time of development

The total site area shown on the applicant's survey is approximately 6,705 square feet. Site area devoted to streets is subtracted from the total site area in order to calculate the minimum and maximum density. The applicant will be required to dedicate approximately 4.5 feet of site area along the frontage of SE Lambert St. street for right-of-way purposes (as described later in this report). Therefore the resulting lot size for calculating density is 6,264 square feet.

In this case, Parcels 1 through 3 are proposed for single dwelling development. Therefore, the density requirements for this site are calculated as follows:

Minimum = 6,264 (site area) ÷ 2,000 (minimum density from Table 120-3) = 3.13 (which rounds down to a minimum of 3 units, per 33.930.020.A).

Maximum = 6, 264 (site area) ÷ 1,000 (maximum density from Table 120-3) = 6.26 (which rounds down to a maximum of 6 units, per 33.930.020.B).

The applicant is proposing 3 lots. The density standards are therefore met.

It should also be noted, that lots 1-3 are sized large enough to allow a maximum of 2 units of density on each R1 zoned lot (lots 1-3).

Lot Dimensions in the R1 zone

The lot dimensional standards ensure that: (1) Each lot has enough room for development that meets all the requirements of the zoning code; (2) Lots are an appropriate size and shape so that development on each lot can be oriented toward the street as much as possible; (3) The multi-dwelling zones can be developed to full potential; and (4) Housing goals for the City are met.

The dimensions of the proposed lots as compared to the required lot dimension standards is shown in the following table (this information is found in Chapter 33.612 of the Zoning Code):

	R1 Zone Requirement	Proposed Parcel 1	Proposed Parcel 2	Proposed Parcel 3
Lots for Attached or Detached Houses and duplexes				
Minimum Lot Area	none	1,995 sq. ft.**	2,090 sq. ft.**	2,326 sq. ft.**
Minimum Lot Width*	none	32.5 ft.	32.5 ft.	32.5 ft.
Minimum Lot Depth	none	61.5.	64.4 ft.	67 ft.
Minimum Front Lot Line	10 ft.	32.5 ft.	32. 5 ft.	32. 5 ft.

*Width is measured from the midpoints of the side lot lines.

**The 4.5 dedication required along SE Lambert was subtracted from lots 1-6

It should be noted that since this site is located in the “d” Design overlay zone, new development on each of these lots (lots 1-8) will be required to either meet the Community Design Standards of Zoning Code section 33.110.218 or go through the Design Review process. The applicant has submitted information that demonstrates that individual lots created through this land division will be able to be developed in a manner that meets the Community Design Standards (or go through Design Review). The final determination of compliance with design standards will occur at the time of building permit review.

The findings above describe how the applicable lot standards are met. With the conditions of approval described above, this criterion is therefore met.

B. Trees. The standards and approval criteria of Chapter 33.630, Tree Preservation, must be met.

Findings: The regulations of Chapter 33.630 preserve trees and mitigate for the loss of trees. Certain trees are exempt from the requirements of this chapter.

The applicant has submitted an arborist report that inventories the trees within the land division site, evaluates their condition and specifies root protection zones (Exhibit A-2). Some trees have been exempted by the arborist because they are either too small, unhealthy, a nuisance species, located partially off the property or located within 10 feet of an existing structure to remain on the property. The inventory identifies the following trees on the site:

Tree #	Species	Diameter (inches)	Significant? (On Table 630-1)	Exempt? (per 33.630.030)	To be retained?	RPZ (Root Protection Zone)
1	Big Leaf Maple	30”	Yes	No	Yes	30’
2	Crabapple	11”	No	No	No	N/A
3	Little-leaf linden	8”	No	No	No	N/A

The total non-exempt tree diameter on the site is 49 inches. The applicant proposes to preserve tree 1 which comprise of 30 inches of diameter, or 61 percent of the total non-exempt tree diameter. This proposal complies with Option 1 of the tree preservation standards, which

requires at least 35 percent of the total tree diameter on the site to be preserved. The applicant has provided a Tree Preservation Plan showing the preserved tree located on lot 7 and the required root protection zones (Exhibit C-1).

This criterion is met, subject to the condition that development on Parcels 3, 4, 5, 7 and 8 be carried out in conformance with the Tree Preservation Plan (Exhibit C-1) and the applicant's arborist report (Exhibit A-2). Tree number 1 is located in the rear of Lot 7, and has a root protection zone of 30 ft. Due to the limited area of each lot, this root protection zone encroaches onto additional lots beyond just the rear of lot 7 where it is located. Protective measures will need to occur on lots 3, 4, 5 and 8, unless an arborist can document that this tree can survive without such a large root protection zone.

G. Clearing, Grading and Land Suitability. The approval criteria of Chapter 33.635, Clearing, Grading and Land Suitability must be met.

The approval criteria of Chapter 33.635 are found in two groups – clearing and grading, and land suitability.

33.635.100 – Clearing and Grading

- A. Existing contours and drainage patterns of the site must be left intact wherever practicable. Where alteration to existing drainage patterns is proposed, it must not adversely impact adjacent properties by significantly increasing volume of runoff or erosion;**
- B. Clearing and grading should be sufficient for construction of development shown on the Preliminary Clearing and Grading Plan;**
- C. Clearing and grading should be limited to areas of the site that are reasonably necessary for construction of development shown on the Preliminary Clearing and Grading Plan;**
- D. Topsoil must be preserved on site to the extent practicable for use on the site after grading is complete; and**
- E. Soil stockpiles must be kept on the site and located in areas designated for clearing and grading as much as is practicable.**

Findings: The regulations of Chapter 33.635 ensure that the proposed clearing and grading is reasonable given the infrastructure needs, site conditions, tree preservation requirements, and limit the impacts of erosion and sedimentation to help protect water quality and aquatic habitat. In this case the site is primarily flat, and is not located within the Potential Landslide Hazard Area. Therefore, no significant clearing or grading will be required on the site to make the new lots developable. If grading work is done, to either remove the existing paved parking lot on the site and/or demolish the existing residential house on the site prior to building permit submittal, the applicant will be required to maintain protective fencing around tree number 1, the 30 inch Big leaf maple which is required to be protected. Tree number 1 is located in the rear of lot 7, but has a 30 ft. root protection zone (exhibit C-1) that encroaches onto lots 3, 4, 5 and 8.

This criteria is met with a condition that any clearing and grading done on the site prior to building permit submittal be done in conformance with the applicants with approved tree preservation plan.

33.635.200 – Land Suitability

Where geologic conditions or historic uses of the site indicate a hazard may exist, the applicant must show that the proposed land division will result in lots that are suitable for development. The applicant may be required to make specific improvements in order to make the lots suitable for their intended uses and the provision of services and utilities.

The site is currently in residential use, and there is no record of any other use in the past. The applicant has proposed to remove the existing house and redevelop the site. In order to ensure that the new lots are suitable for development, a permit must be obtained and finalized for demolition of all structures on the site and sewer capping prior to final plat approval. With this condition, the new lots can be considered suitable for development, and this criterion is met.

K. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,

The relevant approval criteria of Chapter 33.641 are found in the two paragraphs below.

33.641.020. The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. Evaluation factors include: street capacity and level-of-service; vehicle access and loading; on-street parking impacts; the availability of transit service and facilities and connections to transit; impacts on the immediate and adjacent neighborhoods; and safety for all modes.

33.641.030. The applicant may meet the criterion in Section 33.641.020, above, by including mitigation measures as part of the land division proposal. Mitigation measures must be acceptable to the City Engineer and may include providing transportation demand management measures, an access management plan, constructing streets or bicycle, pedestrian, or transit facilities on or off the site or other capital improvement projects such as traffic calming devices.

Findings: The regulations of Chapter 33.641 allow the traffic impacts caused by dividing and then developing land to be identified, evaluated, and mitigated for if necessary. Small land divisions involving only a few dwelling units may not require a formal transportation impact study, while it might be required for larger projects (Title 17 includes technical standards describing when a more formal study is required).

The site has two corners, and has frontage on three different streets. The site has approximately 198 feet of frontage on SE Lambert St. SE Lambert St. is classified as a local service street for all modes in the Transportation System Plan. The site has approximately 64.5-ft. of frontage along SE Milwaukie Ave. SE Milwaukie Ave is Neighborhood Collector, Transit Access, City Walkway, Community Corridor and a Local Service street for all other modes in the City's Transportation System Plan. Additionally, the site has approximately 131 ft of frontage along SE 17th Ave. SE 17th Ave is classified as a Community Transit street, City Bikeway, City Walkway and a Local Service street for all other modes.

Tri-Met provides transit service along the eastern edge of the site on SE 17th Ave via bus 70. Parking is currently allowed on SE Milwaukie, SE Lambert and SE 17th Ave on both sides. The area where lots 1-6 is shown on the site plan (exhibit C-1), is currently a paved parking lot. There are driveways entering the site that provide access to off-street parking for church across the street.

SE 17th Avenue and SE Milwaukie Ave are both fully improved with a paved roadway, curbs, planting strips, and sidewalks. SE Milwaukie and SE 17th Ave both have existing pedestrian corridors that satisfy Transportation (PDOT) standards, therefore no dedication or street improvements are required along these two streets.

SE Lambert St. has an existing paved roadway, curb and 6.5 ft. curb tight sidewalk. PDOT recommends an 11 ft. pedestrian corridor along SE Lambert St. to satisfy the City's Pedestrian Design Guide. Therefore a to accommodate the recommended sidewalk corridor, a 4.5-ft dedication will be required and the applicant will need to re-construct the 0.5-ft curb, a 4-ft planter strip, 6-ft sidewalk, 0.5-ft setback to property line.

In reviewing this land division, Portland Transportation relies on accepted civil and traffic engineering standards and specifications to determine if existing street improvements for motor vehicles, pedestrians and bicyclists can safely and efficiently serve the proposed new development. In this case Portland Transportation has determined that curb and sidewalk improvements must be made in order to ensure that safe pedestrian travel is possible within the proposed development. To accommodate these improvements, additional right-of-way must be dedicated along the frontage of the site along SE Lambert St. With those improvements, seven additional dwellings can be safely served by this existing street without having any significant impact on the level of service provided.

If the existing curb along SE Lambert can be retained, an over-the-counter permit from Portland Transportation staff can be obtained at the Development Services Center. If the curb will need to be removed, then said improvements will require a permit through the City's public street permitting process and designed by an Oregon registered engineer.

This criterion is met, with the condition that curb and sidewalk improvements are made along SE Lambert St., and the required right-of-way dedication is shown on the Final Plat.

L. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.

Findings: Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way.

- The water standards of 33.651 have been verified. An existing 12-inch water main is available in SE Lambert St. and a 2" water main is available in SE 17th Ave. The site has an existing 1" metered water service located on the north side of SE Lambert St. that may be used for future development in lot 5. See Exhibit E-3 for more details.
- The sanitary sewer standards of 33.652 have been verified. There is an existing 8" combination sewer located in SE Milwaukie Ave that can serve the sanitary needs of Lot 1. There is an existing service branch to this sewer that can be used for lot 1. There is also an existing 8" combination sewer located in SE Lambert St. that can be used for lots 2-5. There is an existing service branch to this sewer that can be used for lot 5. Additionally, there is an existing 8" combination sewer located in SE 17th Ave that can be used for the sanitary needs of lots 6-8. . There is an existing service branch to this sewer that can be used for lot 6. See Exhibit E-1 for more details.
- The technical standards of Chapter 33.653 related to stormwater management have been verified. The findings below for the Stormwater Management Approval Criteria of 33.653.020 incorporate a discussion of how the technical standards have been satisfied by the applicant's stormwater proposal.
- Chapter 33.654 includes technical standards related to proposed public and private rights of way, including improvements within streets, pedestrian connections, common greens, and alleys. This site is located within an area where the existing block pattern meets the City's standards for connectivity; therefore this criterion is met. No new streets, pedestrian connections, common greens, or alleys are proposed or required within the land division site. As result, the remaining standards and approval criteria related to street connectivity, location, and design are not applicable.

33.653.020 Stormwater Management Approval Criteria

A. If a stormwater tract is proposed or required, an adequate amount of land and an appropriate location must be designated on the Preliminary Plan; and

B. The application must show that a stormwater management system can be designed that will provide adequate capacity for the expected amount of stormwater.

Findings: No stormwater tract is proposed or required. Therefore, criterion A is not applicable.

The City of Portland requires that stormwater from development be cleaned and disposed of in a manner that meets the requirements of the City's Stormwater Management Manual. In order to meet this approval criterion, land division proposals must demonstrate an approved method of cleaning (water quality treatment), detention (delayed release), and an approved disposal point.

The Stormwater Management Manual contains a hierarchy of acceptable methods of stormwater treatment and disposal. The hierarchy requires that applicants first explore the use of methods that have a lower potential impact on groundwater, such as on-site surface infiltration swales and infiltration planters. If these methods are not feasible on a site, applicants may move lower on the hierarchy, to methods that inject water deeper into the ground through mechanical devices such as drywells or sumps, or carry it off of the site into storm sewers, drainageways, or other approved disposal points.

In addition to determining appropriate treatment and disposal methods by working through the hierarchy in the Stormwater Management Manual, stormwater facilities must be sized, through engineering calculations, to accommodate the expected amounts of stormwater. In some cases, sizing a stormwater facility necessitates testing the infiltration rate of the soil at the site.

The applicant has proposed the following stormwater management methods (Exhibit C-1), and the Bureaus have responded as follows (Exhibits E-1 and E-5):

Public Street Improvements: As a condition of this land use approval, the Office of Transportation requires the applicant to improve the frontage of SE Lambert St of the site to City standards (discussed earlier in this report). A new sidewalk is required, but the curb already exists. BES has indicated that the sidewalk must be constructed so that it will slope towards the planter strip, allowing the stormwater runoff from the sidewalk to be deposited in a vegetated area, which meets the requirements of the Stormwater Management Manual.

- **Lots 1-8:** Stormwater from these lots will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from a reasonably-sized home. Site Development has indicated conceptual approval of the drywells.

With the conditions of approval described above, the stormwater management criteria are met. As shown by the findings above, the Services and Utilities criteria are met.

DEVELOPMENT STANDARDS

General Information about Development Standards and Approval Criteria. The Zoning Code contains two types of regulations: Development standards and Approval criteria.

Approval criteria, such as those listed earlier in this report, are administered through a land use review process. Approval criteria are regulations where the decision-maker must exercise discretion to determine if the regulation is met. Public notice is provided and public comments received that address the approval criteria are addressed in the decision.

Development Standards: Development standards are clear and objective regulations (for example: building setbacks; number of required parking spaces; and maximum floor area).

Compliance with development standards is reviewed as part of the administrative permitting process and are not considered to be discretionary reviews. Development standards that are not relevant to the land division review, have not been addressed in the review, but will have to be met at the time that each of the proposed lots is developed.

Section 33.120.270.D of the Zoning Code allows reduced side setbacks (3-feet from property lines) for detached houses in the multi-dwelling zones on lots that are at least 25 feet wide. This allowance only applies to the setbacks that are interior to the site. The setbacks around the perimeter of the land division site are that of the base zone. This proposal is eligible to use these provisions. **To take advantage of this allowance the reduced side setbacks must be shown on a supplemental survey for the land division at the time of final plat approval.**

Among the various development standards that will be applicable to this lot, the applicant should take note of:

- Narrow Lots-- development on Parcels 4-8 will be subject to the following standards at the time of development permitting:
 - Height of the structures will be limited to 1.5 times the width of the structure, per 33.110.215.B.2; and
 - Garages can be no wider than 50% of the width of the front façade of the house, per 33.110.250.E.4.c (1)

Existing development that will remain after the land division. The applicant is proposing to remove all of the existing structures on the site, so the division of the property will not cause the structures to move out of conformance or further out of conformance with any development standard applicable in the R1d/R2.5ad zones. Therefore, this land division proposal can meet the requirements of 33.700.015.

With the conditions noted above, this land division proposal can meet the requirements of 33.700.015.

OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this preliminary partition proposal.

Bureau	Code Authority	Topic	Contact Information
Water Works	Title 21	Water availability	503-823-7404 http://www.water.ci.portland.or.us/
Environmental Services	Title 17; 2002 Stormwater Manual	Sewer availability Stormwater Management	503-823-7740 http://www.bes.ci.portland.or.us/
Fire Bureau	Title 31 Policy B-1	Emergency Access	503-823-3700 http://www.fire.ci.portland.or.us/
Transportation	Title 17, Transportation System Plan	Design of public street	503-823-5185 http://www.trans.ci.portland.or.us/

Bureau	Code Authority	Topic	Contact Information
Development Services	Titles 24 -27, Admin Rules for Private Rights of Way	Building Code, Erosion Control, Flood plain, Site Development & Private Streets	503-823-7300 http://www.bds.ci.portland.or.us

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

- The applicant must meet the requirements of the Fire Bureau in regards to installing a new fire hydrant. Additionally, buildings or portions of buildings exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Aerial fire apparatus road width may be reduced to not less than 20 feet (no parking allowed) when the building being served is fully sprinklered and access to the building face is from at least 2 directions. The sprinkler system shall be of a greater design than the minimum specified by the OSSC. These requirements are based on the technical standards of Title 31 and the Fire Code.
- The applicant has indicated that they intend to apply for building permits to construct structures on the site during the review of the Final Plat. The applicant will be required to apply for these units as “townhouses” which is a multi-family development with common walls between units intended for one lot. However, when the plat is recorded and the new lot lines are created the development will be converted to “rowhouses” which is a development intended for units on individual lots with common property lines along common walls. Rowhouses require an Operations & Maintenance Agreement for all of the common building elements that will be shared between the units. This Agreement must be recorded with the Final Plat to facilitate the division of the units. The Operations and Maintenance Agreement must be submitted and approved by BDS prior to final plat. In addition the Final Plat must reference the agreement with a recording block substantially similar to the following example: “A Operations and Maintenance Agreement for Common Building Elements has been recorded as document no. _____, Multnomah County Deed

CONCLUSIONS

The applicant has proposed an 8-lot subdivision, as shown on the attached preliminary plan (Exhibit C-1). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal are: demolition of the existing house and sidewalk improvements along SE Lambert St.

The applicant has also submitted information that demonstrates that individual lots created through this land division will be able to be developed in a manner that meets the Community Design Standards (or go through Design Review). The final determination of compliance with design standards will occur at the time of building permit review.

With conditions of approval that address these requirements this proposal can be approved.

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 8-lot subdivision, that will result in five narrow lots (lots 4-8) on the R2.5 zoned portion of the site and three lots (Lots 1-3) for attached housing on the R1 portion of the site as illustrated with Exhibit C-1, subject to the following conditions:

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:

- Any buildings or accessory structures on the site at the time of the final plat application;
- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;
- The proposed interior side setbacks for all of the lots if the reduced setback provisions of Section 33.120.270.D.1 are intended to be used.
- The proposed general location of future building footprints and stormwater facilities for each of the vacant lots.
- Any other information specifically noted in the conditions listed below.

B. The final plat must show the following:

1. The applicant shall meet the street dedication requirements of the City Engineer for SE Lambert St. The required right-of-way dedication must be shown on the final plat.
2. If the applicant applies for and receives building permits for townhouses prior to final plat approval, a recording block must be included on the plat in substantial conformance with: *“An Operations and Maintenance Agreement for Common Building Elements has been recorded as document no. _____, Multnomah County Deed Records.”*

C. The following must occur prior to Final Plat approval:

Utilities

1. The applicant shall meet the requirements of the Fire Bureau. The applicant is required to provide a fire hydrant with adequate flow within a spacing distance of 600 feet. The applicant must provide verification that this is currently met or provide a fire hydrant that meets this requirement.

Existing Development

2. A finalized permit must be obtained for demolition of the existing residence on the site and capping the existing sanitary sewer connection. Note that Title 24 requires a 35-day demolition delay period for most residential structures. The site plan for the demolition permit must show all trees to be preserved and root protection zones as shown on Exhibit C-1. All demolition work must be in conformance with the recommendations in the applicant’s arborist report (Exhibit A-2).

Required Legal Documents

3. If the applicant applies for and receives building permits for townhouses prior to final plat approval, an Operations and Maintenance Agreement for common building elements shall be provided for review and approval by BDS prior to final plat. The agreement must be recorded with the final plat.

D. The following conditions are applicable to site preparation and the development of individual lots:

1. The applicant shall meet the following requirement of the City Engineer for right of way improvements along the frontage of SE Lambert St if the existing curb along SE Lambert St. can be retained during construction. The applicant must obtain an approved Right of Way permit from the Bureau of Transportation Engineering and Development Review to install the required sidewalk and planter strip. The improvements along the frontage of the lots may constructed with new development on each lot.

As indicated in exhibit E-2, if the existing curb along SE Lambert St. cannot be maintained during construction, the applicant may be required to meet the following requirements of the City Engineer for right of way improvements along the frontage of SE Lambert St: The applicant shall provide plans and financial assurances to the satisfaction of the Bureau of Transportation Engineering and Development Review and the Bureau of Environmental Services for required street frontage improvements.

2. Development on Lots 7, 8, 3 ,4 and 5 shall be in conformance with the Tree Preservation Plan (Exhibit C-1) and the applicant's arborist report (Exhibit A-2). Specifically, tree number 1, which is located in the rear of lot 7 is required to be preserved, with the root protection zones indicated on Exhibit C-1. The root protection zone of this tree covers parts of the rear of lots 3, 4, 5 and 8. Encroachment into the specified root protection zones may only occur under the supervision of a certified arborist. Planning and Zoning approval of development in the root protection zones is subject to receipt of a report from an arborist, explaining that the arborist has approved of the specified methods of construction, and that the activities will be performed under his supervision.

3. The minimum and maximum density for lots 1-3 (zoned R1) in this land division are as follows:

Lot	Minimum Density	Maximum Density
1	1	2
2	1	2
3	1	2

4. A minimum of 15 feet of uninterrupted curb space must be preserved along the frontage of Parcels 4, 5, 6, 7 and 8.
5. Development on lots 1-8 must meet the Community Design Standards of Zoning Code Chapter 33.218 or go through the Design Review process.
6. The applicant must provide a fire accessway to the satisfaction of the Fire Bureau or the height of the new structures shall be limited to 30 feet, measured to the gutter line.
7. If required per condition D.6 above, the applicant must install residential sprinklers in the new houses on lots 1-8 to the satisfaction of the Fire Bureau.

Decision rendered by:  **on April 18, 2008**
 By authority of the Director of the Bureau of Development Services

Decision mailed April 23, 2008

Staff Planner: Shawn Burgett

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. 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 November 13, 2007, and was determined to be complete on December 17, 2007.

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 November 13, 2007.

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 requested that the 120-day review period be extended 51 days (Exhibit A-5).

Note: 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 Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on 5/7/08** at 1900 SW Fourth Ave. Appeals may be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. Recognized neighborhood associations are not subject to the appeal fee. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. 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 contact the receptionist at 503-823-0625 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.ci.portland.or.us.

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 Hearings Officer 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

550 Capitol St. NE, Suite 235, Salem, Oregon 97301 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 Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City's approval of the preliminary plan.**

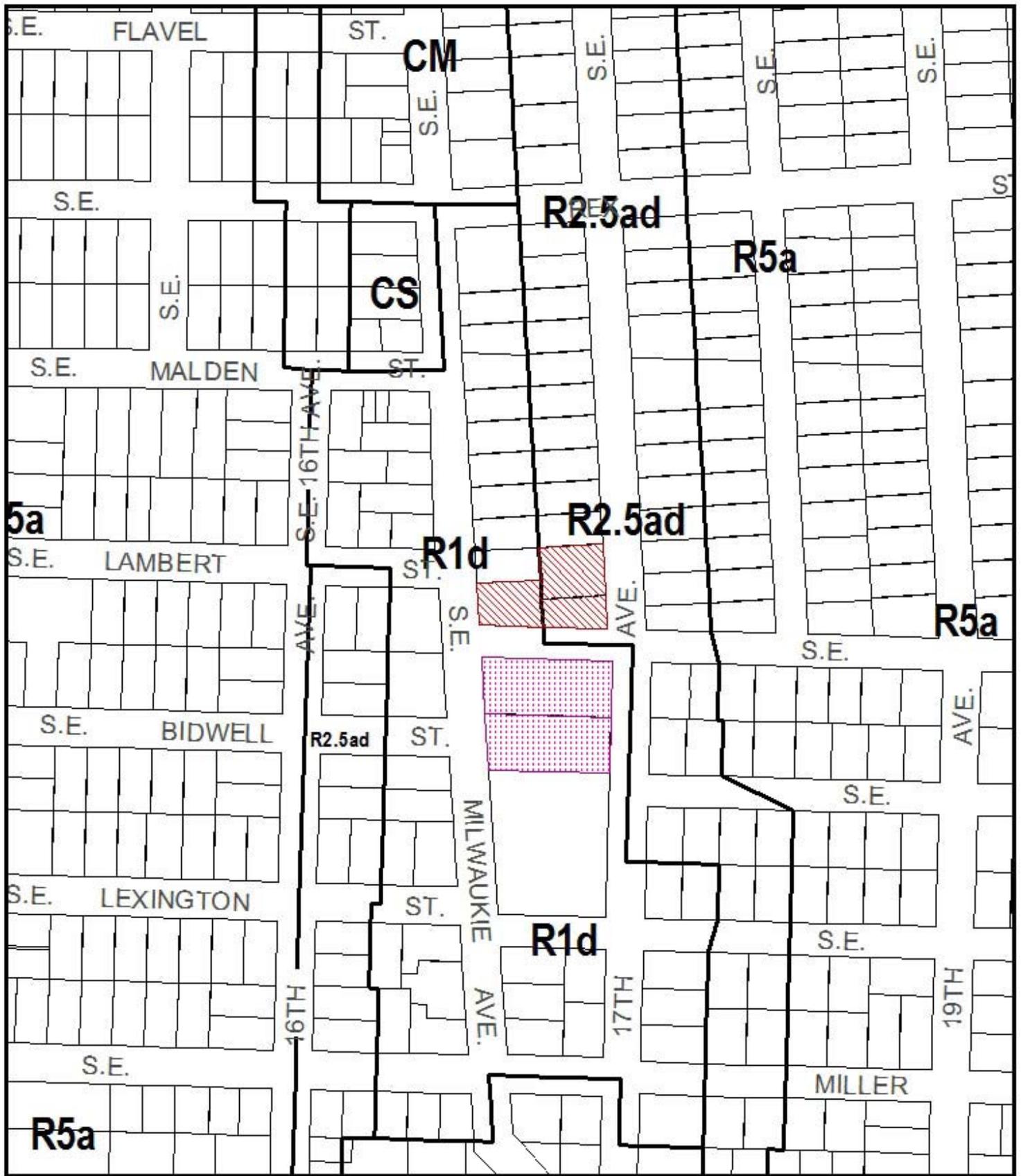
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Applicants Narrative
 - 2. Arborist report
 - 3. Documentation of Early Neighborhood Notification
 - 4. Summary of Neighborhood Meeting
 - 5. Applicant's extensions to 120-day clock
 - 6. Applicant's not applicable submittals dated 11/12/07 and 12/12/07
 - 7. Applicant's not applicable adjustment review narrative
 - 8. Applicant's not applicable street elevations and site plans associated with the adjustment request.
 - 9. Applicants not applicable building elevations dated 9/30/07
 - 10. Applicants not applicable pitched roof design building elevations dated 9/30/07
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Survey of site
- D. Notification information:
 - 1. Mailing list from December 21, 2007 public notice
 - 2. Mailed notice from December 21, 2007 public notice
 - 11. Mailing list from February 29, 2008 public re-notice
 - 12. Mailed notice from February 29, 2008 public re-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 Plans examiner
- F. Correspondence received:
 - 1. Chris Dawkins, 1610 SE Bybee Blvd. Portland, OR 97202. Letter dated 1/15/08
 - 2. Margaret Haberman, 7806 SE 17th Ave. Portland, OR 97202. Letter dated 1/21/08
 - 3. Mathew & Erin Hayes, 7756 SE 17th Ave. Portland, OR 97202. Letter dated 1/13/08
 - 4. Leo & Jacqueline Mault, PO Box 820131, Portland, OR 97282. Letter dated 1/20/08
 - 5. Scott Noble, 7746 SE 17th Ave. Portland, OR 97202. Letter dated 1/19/08
 - 6. Carson Whitehead & Andrea Shanafelt, 7736 SE 17th Ave. Portland, OR 97202. Letter dated: 1/16/08

7. Reid Kells, SMILE, 7723 SE 16th Ave. Portland, OR 97202. Letter dated: 1/17/08
 8. Craig & Sawvalak Kleiv, 1904 SE Bidwell St. Portland, OR 97202. No date on letter
 9. Sherri Keepes, 7736 SE 19th Ave. Portland, OR 97202. No date on letter.
 10. Peter Diamond, 850 NE 122nd Ave. Portland, OR 97230. E-mail dated 1/19/08
 11. Scott Randol, 7744 SE 18th Ave. Portland, OR 97202. Letter dated 1/17/08
 12. Bradley and Sonja Heintz, 1816 SE Lambert St. Portland, OR 97202. Letter dated: 1/15/08
 13. Robert and Sandy Basel, 7723 SE 18th Ave. Portland, OR 97202. Letter dated: 1/14/08
 14. Drew Devereux, 7745 SE 18th Ave. Portland, OR 97202. Letter dated 1/18/08
 15. Susan Arnason, 7615 SE 20th Ave. Portland, OR 97202. Letter dated 1/18/08
 16. Michele Smeller & Joni Kabana, 7533 SE 11th Ave. Portland, OR 97202. E-mail dated 1/22/08
 17. David & Elaine Prause, 7645 SE 17th Ave. Portland, OR 97206. Letter dated 1/19/08
 18. Blake Runckel, 7655 SE 17th Ave. Portland, OR 97202. Letter dated 1/18/08
 19. Barry Emmerling, 7715 SE 19th Ave. Portland, OR 97202. No date on letter.
 20. David Rohling, 1343 SE Malden. Portland, OR 97202. No date on letter.
 21. Oscar Candia, 7715 SE 21st Ave. Portland, OR 97202. No date on letter.
 22. Jeanne May, 7925 SE 15th Ave. Portland, OR 97202. No date on letter.
 23. Reid Kells, SMILE, 7723 SE 16th Ave. Portland, OR 97202. Letter dated: 3/26/08
 24. Margaret Haberman, 7806 SE 17th Ave. Portland, OR 97202. Letter dated 3/30/08
 25. Scott Noble, 7746 SE 17th Ave. Portland, OR 97202. Letter 3/30/08
 26. Mathew & Erin Hayes, 7756 SE 17th Ave. Portland, OR 97202. Letter dated 3/30/08
- G. Other:
1. Original LU Application
 2. Site History Research
 3. Incomplete Letter

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING

-  Site
-  Also Owned



File No. LU 07-176199 LDS
 1/4 Section 3732,3832
 Scale 1 inch = 200 feet
 State Id 1S1E23DB 700
 Exhibit B (Feb 27, 2008)

