



**Bureau of
Development Services
Land Use Services Division**

1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201
Telephone: (503) 823-7300
TDD: (503) 823-6868
FAX: (503) 823-5630
www.portlandonline.com/bds

**NOTICE OF FINAL
FINDINGS, CONCLUSIONS AND DECISION
OF THE CITY OF PORTLAND ADJUSTMENT COMMITTEE
ON AN
APPEALED ADMINISTRATIVE DECISION
(Type II Process)**

**CASE FILE: LU 08-100853 AD
LOCATION: 1739 NE 155th Avenue**

The administrative decision for this case was appealed to the Adjustment Committee by the Russell Neighborhood Association. A public hearing was held on April 15, 2008. The record was held open for two weeks, ending on April 29, 2008. The Adjustment Committee reconvened on that date and voted to uphold the staff decision. The original administrative analysis, findings and conclusions were adopted by the Adjustment Committee and are attached for reference.

I. GENERAL INFORMATION

Applicant: Armando Garcia
5415 N Columbia Blvd Portland, OR 97203

Appellant: Bonnie McKnight, Russell Neighborhood Association

BDS Staff Representative: Nan Stark

BDS Administrative Decision: Approval

Public Hearing: Hearing was held on April 15, 2008; record was held open until start of Adjustment Committee hearing on April 29, 2008 to allow submittal by the Neighborhood Association of additional written testimony, and opportunity for review and rebuttal by applicant.

Testified at the Hearing: Nan Stark, BDS Staff Representative; Bonny McKinght, Russell NA, 1617 NE 140th Ave, 97230; Ross Monn, Wilkes Community Group, 16449 NE Fargo Circle, 97230; C. Noel Ernst, 1744 NE 153rd Place, 97230; Kathleen E Jensen, 1727 NE 153rd Place, 97230.

Applicant: Armando Garcia
5415 N Columbia Blvd Portland, OR 97203

Owner: Marcos A Garcia
1739 NE 155th Ave Portland, OR 97230-5315

Site Address: 1739 NE 155TH AVE

Legal Description: LOT 2, PARTITION PLAT 1994-134
Tax Account No.: R649745340
State ID No.: 1N2E25DC 09102
Quarter Section: 2846

Neighborhood: Wilkes Community Group, contact Ross Monn at 503-261-1010.
Business District: Gateway Area Business Assoc, contact Fred Sanchez at 503-256-3910.
District Coalition: E. Portland Neighborhood Office, Richard Bixby at 503-823-4550.

Plan District: Glendoveer

Zoning: R7, Medium-density single-dwelling 7,000

Case Type: AD, Adjustment

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

Proposal: The owner of this house wishes to enlarge the front porch and add a dormer above it. There is an existing small porch at the main entrance, and the owner proposes to increase the length to approximately 27 feet. The porch will not project further from the house than the existing one, which is 15 feet from the front property line. The proposed dormer above the porch is 22 feet long, with the wall extending directly above the existing first floor wall, which is 21 feet from the front property line. The eaves would extend the same distance as the existing roofline.

The Glendoveer Plan District requires a front yard setback of 30 feet for properties in the R7 zone. As indicated, the existing house is set back 21 feet from the front property line, and the porch is set back 15 feet. The applicant requests this Adjustment to zoning code standard 33.530.040, Glendoveer Plan District building setbacks, to allow dormer additions at the same setback as the existing porch and walls, thus reducing the setback from the required 30 feet to 21 feet for the dormer.

In the notice for this proposal that was mailed on January 17, 2008, the proposal included an Adjustment to reduce the setback for the expanded porch. Staff since determined that this Adjustment is not necessary because the zoning code allows expansion into the setback of an existing non-conforming structure if more than 60 percent of the structure is in the setback (33.110.220 D.). Since the existing porch is entirely encroaching into the 30-foot setback, it may be expanded at the same line. Consequently, an Adjustment is not necessary for the porch.

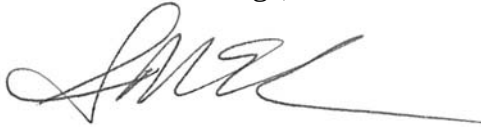
Note that the garage and second floor addition above it that is currently under construction complies with all zoning code standards, and so Adjustments are not necessary for that part of the project.

II. ADJUSTMENT COMMITTEE DECISION


Deny the appeal and uphold the administrative decision of approval, subject to the original Administrative Decision (attached), as follows:

Approval of an Adjustment to zoning code standard 33.530.040 A. to reduce the front setback for the dormer from the required 30 feet to 21 feet. This approval is subject to the approved site plan, Exhibit C-1, and front and side elevation drawings, Exhibits C-2 and C-3, signed and dated February 19, 2008.

Staff Planner: Nan Stark



The original staff findings, conclusions and decision were adopted by the Portland Adjustment Committee on April 29, 2008.

By  _____
Portland Adjustment Committee
 Terry Amundson, Chair

Final Decision Rendered on April 29, 2008 and mailed on May 16, 2008.

Appeal of this decision. This decision is final and becomes effective the day the notice of decision is mailed (noted above). This decision may not be appealed to City Council; however, it may be challenged by filing a "Notice of Intent to Appeal" with the State Land Use Board of Appeals (LUBA) within 21 days of the date the decision is mailed, pursuant to ORS 197.620 and 197.830. A fee is required, and the issue being appealed must have been raised by the close of the record and with sufficient specificity to afford the review body an opportunity to respond to the issue. For further information, contact LUBA at the Public Utility Commission Building, 550 Capitol Street NE, Salem, OR 97310 [Telephone: (503) 373-1265].

Recording the final decision. This is the final local decision on this application. You may record this decision the day following the mailed/filed date shown above.

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.

Expiration of this approval. This decision expires 3 years from the date it is recorded unless:

- A building permit has been issued, or
- The approved activity has begun, or
- In situations involving only the creation of lots, the land division has been recorded.

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

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- 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
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Front elevation drawing
 - 3. Side elevation drawings (attached)
 - 4. Floor plans
 - 5. Foundation and roof plans
- 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
- F. Correspondence:
1. R. Monn, Land Use chair of Wilkes Community Group, February 7, 2008, opposed; also by B. McKnight, Land Use chair of Russell Neighborhood Association
- G. Other:
1. Original LU Application
 2. Site History Research
 3. Tax map
 4. Building permit history
- H. Appeal
1. Appeal Statement
 2. Mailed Appeal Notice
 3. Appeal Notice mail list
- I. Comments received ending 4/21/08
1. Letter from K E Jensen, 1727 NE 153rd Place, 97230
 2. Letter from K E Jensen, 1727 NE 153rd Place, 97230
 3. Letter from Holly Jank, 1808 NE 153rd Place, 97230
 4. Letter from Bev Bergin, 1730 NE 153rd Place, 97230
 5. Memo from Nan Stark
 6. Fax memo to Applicant 04/23/08
 7. Letter from Applicant, Garcia, 1739 NE 155th Ave, 97230
- J. Received at hearing
1. Staff PowerPoint

Copies

Applicant

Appellant

All Parties who wrote or submitted testimony at the Public Hearing

Russell and Wilkes Neighborhood Associations

Auditor's Office

Planning and Zoning

NAS/May 16, 2008



City of Portland
Bureau of Development Services
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www.portlandonline.com/bds

Date: February 22, 2008
To: Interested Person
From: Nan Stark, Land Use Services
503-823-7828 / nstark@ci.portland.or.us

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 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 08-100853 AD

GENERAL INFORMATION

Applicant: Armando Garcia
5415 N Columbia Blvd Portland, OR 97203

Owner: Marcos A Garcia
1739 NE 155th Ave Portland, OR 97230-5315

Site Address: 1739 NE 155TH AVE

Legal Description: LOT 2, PARTITION PLAT 1994-134
Tax Account No.: R649745340
State ID No.: 1N2E25DC 09102
Quarter Section: 2846

Neighborhood: Wilkes Community Group, contact Ross Monn at 503-261-1010.
Business District: Gateway Area Business Assoc, contact Fred Sanchez at 503-256-3910.
District Coalition: E. Portland Neighborhood Office, Richard Bixby at 503-823-4550.

Plan District: Glendoveer
Zoning: R7, Medium-density single-dwelling 7,000

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

Proposal:

The owner of this house wishes to enlarge the front porch and add a dormer above it. There is an existing small porch at the main entrance, and the owner proposes to increase the length to approximately 27 feet. The porch will not project further from the house than the existing one, which is 15 feet from the front property line. The proposed dormer above the porch is 22 feet long, with the wall extending directly above the existing first floor wall, which is 21 feet from the front property line. The eaves would extend the same distance as the existing roofline.

The Glendoveer Plan District requires a front yard setback of 30 feet for properties in the R7 zone. As indicated, the existing house is set back 21 feet from the front property line, and the porch is set back 15 feet. The applicant requests this Adjustment to zoning code standard 33.530.040, Glendoveer Plan District building setbacks, to allow dormer additions at the same setback as the existing porch and walls, thus reducing the setback from the required 30 feet to 21 feet for the dormer.

In the notice for this proposal that was mailed on January 17, 2008, the proposal included an Adjustment to reduce the setback for the expanded porch. Staff since determined that this Adjustment is not necessary because the zoning code allows expansion into the setback of an existing non-conforming structure if more than 60 percent of the structure is in the setback (33.110.220 D.). Since the existing porch is entirely encroaching into the 30-foot setback, it may be expanded at the same line. Consequently, an Adjustment is not necessary for the porch.

Note that the garage and second floor addition above it that is currently under construction complies with all zoning code standards, and so Adjustments are not necessary for that part of the project.

ANALYSIS

Site and Vicinity: The site is 16,498 square-feet in area, developed with a single-story dwelling built in 1955. It is currently under construction, with an attached garage and second story on the north side of the existing structure. Three mature fir trees with large trunks extend along the front yard, which is 100 feet long.

Like the subject house, the area is developed primarily with mid-century single family homes. This particular block in the Glendoveer neighborhood is much more eclectic in its pattern and character of houses. The typical Glendoveer street is characterized by single-story ranch-style houses from the 1950s and early 1960s, set back fairly consistently with large front yards. Along this block north of Halsey Street on 155th Avenue, there are one and two-story houses, some of which are ranch-style, but many from other eras and with different styles. The two houses on the adjacent lots to the south were built in 1995, both with two stories and a prominent two-car garage forward of the house. Next to those is a two-story house built in 1998. The house across the street was built in 1924. Most of the other houses on the block were built in the 1940s, 50s and 60s. Consequently, unlike many of the surrounding blocks in Glendoveer, this block is developed with houses representing nearly every decade of the 20th century.

Zoning: The site is zoned R7, medium-density single-dwelling. This zone is typically found in outlying areas of the city where public infrastructure is at high levels. The site is in the Glendoveer Plan District, which is bounded by NE 124th Avenue to the west and 160th Avenue to the east, generally south of the I-84 freeway and north of Glisan and Halsey Streets. The regulations of the plan district are intended to ensure that the special development patterns fostered by Ascot zoning are protected.

Land Use History: City records indicate that two land use reviews were approved for this site in 1994: LUR 94-00417 AD is an Adjustment that approved lot width of 65 feet (the minimum width in Glendoveer is 70 feet), preceding LUR 94-00541 MP, a Minor Partition that divided the original lot into two lots, including the subject lot with the existing house, and the new lot to the south, which is 65 feet wide.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **January 17, 2008**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Water Bureau
- Fire Bureau
- Site Development Section of BDS

- Bureau of Parks-Forestry Division

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on January 17, 2008. One written response has been received from the chair of the Wilkes Neighborhood Group, opposing the adjustment. The letter notes that the Russell Neighborhood Association joins in opposition. The chair wrote that the existing structure is out of compliance with the setback regulation and most of the dwellings in the area do meet it. Adding to it will move it further out of compliance and detract from the appearance of the residential area.

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose (Adjustments)

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 to provide 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 requested Adjustment is to reduce the setback as required by the Glendoveer Plan District from the required 30 feet to 21 feet for a second-story dormer on the front of the house. The regulations of the Glendoveer Plan District are intended to ensure that the special development patterns fostered by Ascot zoning and succeeding zoning provisions established by Multnomah County are protected and continued under City zoning regulations following annexation.

As described in the "site and vicinity" section of this report, above, this particular street in Glendoveer is fairly eclectic in its residential development pattern, and thus atypical of the mid-century pattern that characterizes the area. Many of the houses are not in the mid-century ranch style that strongly characterizes some of the adjacent streets. Rather, there is a mix of smaller post-war cottages, larger late-century two-story houses, and early 20th century bungalows, along with some ranches. The open and expansive front yards of other blocks are not characteristic here, either, where many of the lots are fenced with chain-link surrounding the front yards. Mature trees and shrubs are also present in many of the front yards, including the subject site which is strongly characterized from the street by the mature trees with large trunks that partially obscure the house. Consequently, while most of the houses are set back in conformance with the 30-foot setback, the character of the street is not defined by the front setback as it is on other streets in the area. As a result, the proposal is not conflicting with a specific development pattern, as this block strays from the consistency intended by the original zoning and subsequent plan district.

The addition of a dormer above the existing gable roof over the front porch will not create a significantly different relationship from the house to the street. The two newer houses on the adjacent lots to the south have prominent second stories that are similar to what is proposed, in terms of how the houses relate to the street. Adding a second story does change the visual interplay, but the setback reduction is not emphasized by it. Rather, the design of this house and the ones closest to it, as well as others on this block, are different enough from the typical

Glendoveer dwelling that the pattern is not further interrupted by the requested adjustment. Therefore, 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: As stated above, this block of the Glendoveer plan district is not representative of the prototypical Ascot zoning pattern. The broad front setbacks preceding ranch-style houses do not characterize this street. On a more micro level, this portion of the long block that extends from Halsey to the end of the street comprising the equivalent of four blocks includes almost no ranch-style houses on the west side of 155th Avenue. Mature trees and shrubs in the front yards and in the right-of-way partially obscure direct views of some of the houses, including the subject one. The subject house is closer to the street than most of the dwellings on this block, but it is an existing situation that is not significantly disruptive to the overall eclectic pattern of houses and garages. The addition of a dormer above the front porch will somewhat mimic the newer houses closest to this one. The large street trees in front of the house provide a visual separation to the street. The porch and first floor will continue to be the predominant elements of the house, and their placement on the site as nonconforming situations is allowed. The dormer is several feet back from the porch, above the gabled porch roof. With the new garage addition to the north side, the overall changes will bring the dwelling together as a unified project, thus not detracting from its appearance. Thus, this criterion 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, and by historic and conservation districts. There are no such resources present on the site. Therefore, this criterion is not applicable.

- 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. The second-story dormer will be less pronounced as a wall in the nonconforming setback above the porch gable and expanded front porch. The new elements provide cohesion to the overall project that will mitigate for the reduced setback as perceived from the street. 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: The site is not within an environmental zone, which is designated on the zoning map by either a "c" or "p" overlay. Therefore, 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 Ascot zoning that defines the Glendoveer Plan District is important to this area's distinct character. While much of the plan district is developed according to that zoning pattern, this particular street within the plan district is somewhat of an anomaly. The subject house is nonconforming in its location on the lot, and other residential development on this block does not characterize that pattern. As a result, the addition of a dormer above the first floor satisfies all of the relevant approval criteria. A condition will require that the mature trees in the front yard, which provide a further separation from the street, must be retained.

ADMINISTRATIVE DECISION

Approval of an Adjustment to zoning code standard 33.530.040 A. to reduce the front setback for the dormer from the required 30 feet to 21 feet. This approval is subject to the approved site plan, Exhibits C-1, and front and side elevation drawings, Exhibits C-2 and C-3, signed and dated February 19, 2008.

Decision rendered by:  **on February 19, 2008**

By authority of the Director of the Bureau of Development Services

Decision mailed: February 22, 2008

Staff Planner: Nan Stark

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 January 7, 2008, and was determined to be complete on January 15, 2008.

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 January 7, 2008.

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.

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 March 7, 2008** at 1900 SW Fourth Ave. Appeals can 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 503-823-7967 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.

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 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 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 **March 10, 2008 – (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.
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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 503-823-7967.

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.

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:

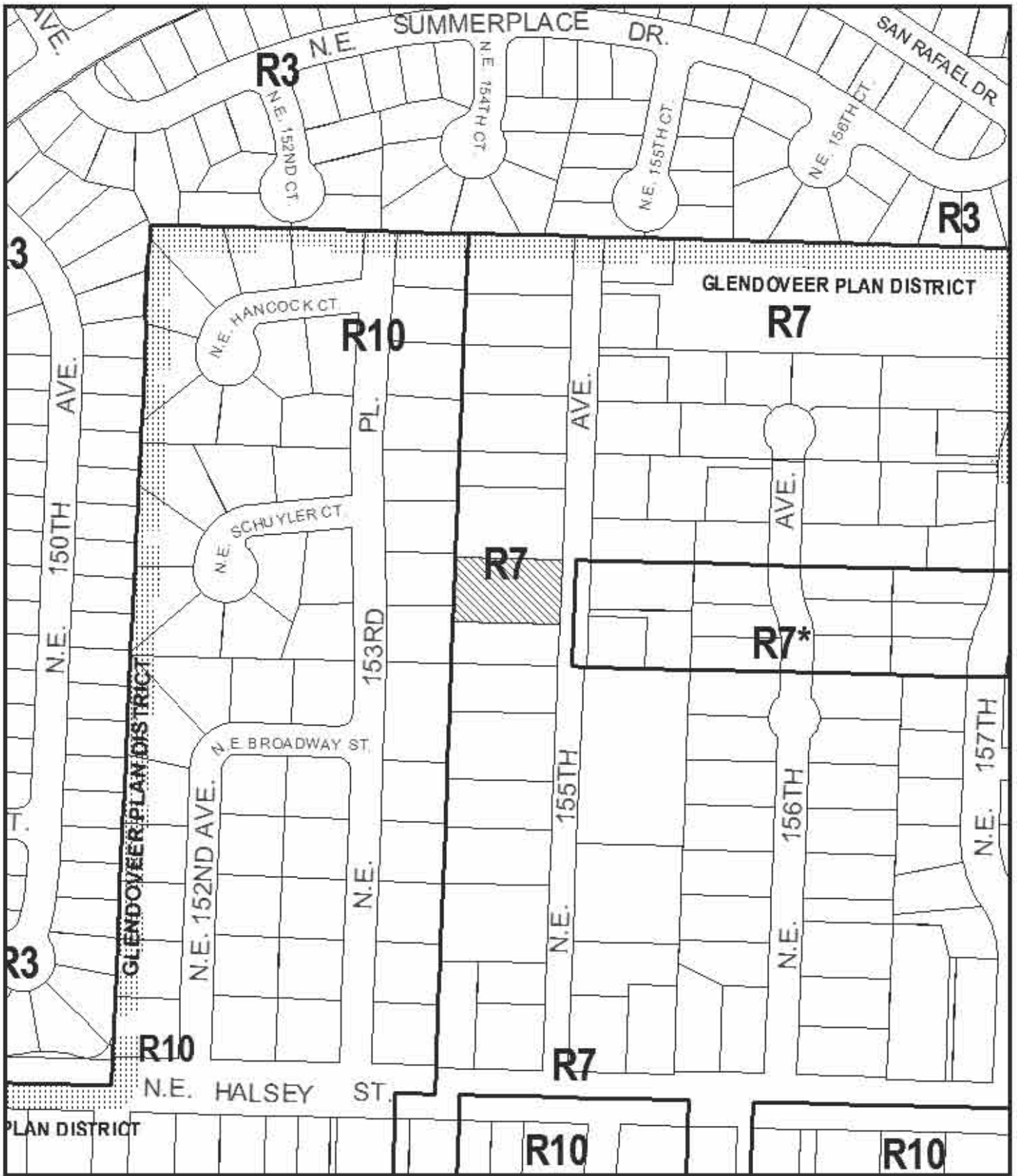
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Front elevation drawing
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- F. Correspondence:
 - 1. R. Monn, Land Use chair of Wilkes Community Group, February 7, 2008, opposed; also by B. McKnight, Land Use chair of Russell Neighborhood Association
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. Tax map
 - 4. Building permit history

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



This site lies within the:
GLENDOVEER PLAN DISTRICT

File No.	<u>LU 08-100853 AD</u>
1/4 Section	<u>2846</u>
Scale	<u>1 inch = 200 feet</u>
State Id	<u>1N2E25DC 9102</u>
Exhibit	<u>B (Jan 10, 2008)</u>

