



City of Portland
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

Date: May 27, 2008
To: Interested Person
From: Suzanne Savin, Land Use Services
503-823-5888 / Suzanne.Savin@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 08-115939 AD

GENERAL INFORMATION

Applicant: Helen Garvy
644 Hester Creek Rd
Los Gatos, CA 95033

Owner: Helen Garvy & Robert Pardun
313 NE Ivy Street
Portland, OR 97212

Site Address: 313 NE IVY ST

Legal Description: LOT 11 BLOCK 15 W 2' OF LOT 12&13 BLOCK 15, WILLIAMS AVE
ADD

Tax Account No.: R916406060
State ID No.: 1N1E27AA 04700
Quarter Section: 2730

Neighborhood: Eliot, contact Mike Warwick at 503-284-7010.
Business District: North-Northeast Business Assoc, contact Joyce Taylor at 503-445-1321.
District Coalition: Northeast Coalition of Neighborhoods, contact Robin Denburg at 503-823-4135.

Plan District: Albina Community

Zoning: R2a (Multi-Dwelling Residential 2,000, with Alternative Design Density Overlay)

Case Type: AD (Adjustment Review)
Procedure: Type II, administrative decision with appeal to Adjustment Committee.

Proposal:

The applicant is proposing to construct a two-story, approximately 790 square foot Accessory Dwelling Unit (ADU), in the northwest portion of the site, in the approximate location of the existing detached garage (which will be demolished).

Section 33.120.220, Table 120-3 and Table 120-4 require minimum side and rear building setbacks to be 5 feet, when the area of the plane of the building wall is less than 1,000 square feet. An eave is allowed to project a maximum of 20% into required 5-foot building setbacks, and based on this allowed projection, an eave is required to have a 4-foot setback from side and rear property lines. The applicant is requesting an Adjustment to Section 33.120.220 and Tables 120-3 and 120-4, to allow the north and west walls of the ADU to be set back 3 feet from the north and west property lines, and to allow the north and west eaves of the ADU to be set back 2 feet from the north and west property lines.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are the Adjustment Approval Criteria of Zoning Code Section 33.805.040.A – F.

ANALYSIS

Site and Vicinity: The site is located on the north side of NE Ivy Street, approximately 118 feet west of the intersection of NE Ivy Street and NE Martin Luther King Jr. Boulevard. The site is approximately 5,000 square feet in size, and contains a two-story single-dwelling residential structure that was built in 1904.

To the immediate north of the site are properties zoned R2a, developed with detached, single-dwelling residences. To the northeast and east of the site are properties zoned CGd, developed with a gas station and convenience store and its associated surface parking area. To the immediate south of the site are properties zoned EXd, developed with a beauty supply store and its surface parking area. To the southwest are properties zoned R2a, developed with detached single-dwelling structures. To the west are properties zoned R2a, developed with detached single-dwelling structures and multi-dwelling structures.

Zoning: The site is zoned R2a (Multi-Dwelling Residential 2,000, with Alternative Design Density Overlay).

The R2 zone is a low-density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development will be duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near Major City Traffic Streets, Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

The purpose of the Alternative Design Density Overlay Zone (designated with a lowercase 'a') is to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements. For sites that are zoned R2, the Alternative Design Density Overlay Zone allows bonus residential density for projects that voluntarily go through a Type III design review process; allows triplexes, subject to specific requirements; and allows the creation of flag lots, subject to specific requirements. However, the applicant is not proposing bonus residential density, a triplex, or creation of a flag lot, so the Alternative Design Density Overlay Zone standards are not applicable to this Adjustment request.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **April 29, 2008**. The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation Engineering
- Water Bureau
- Fire Bureau
- Bureau of Parks-Forestry Division

The Bureau of Environmental Services (BES) responded that BES has no objections to the requested adjustments to side and rear setbacks. The proposed development will be subject to BES standards and requirements during the building plan review process. (Exhibit E-1)

The Site Development Section of BDS responded that Site Development has no objection to the proposed adjustments to the setback requirements. At the time of building permit review, plans must show an approved means of stormwater disposal that meets the minimum setback requirements. Splash blocks would be acceptable at this location. If a subsurface stormwater facility is proposed, then simple infiltration testing will be required in the area proposed for a drywell or soakage trench. (Exhibit E-2)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 29, 2008. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose of 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 applicant is requesting an adjustment to the setback standard of Section 33.120.220 and Tables 120-3 and 120-4, to allow the north and west walls of the ADU to be set back 3 feet from the north and west property lines, with the eaves at 2 feet from the north and west property lines. The purpose of the setbacks regulation, as stated in Section 33.120.220.A, is:

The building setback regulations serve several purposes:

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

- They reflect the general building scale and placement of multi-dwelling development in the City's neighborhoods;
- They promote a reasonable physical relationship between residences;
- They promote options for privacy for neighboring properties;
- They require larger front setbacks than side and rear setbacks to promote open, visually pleasing front yards;
- They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and
- Setback requirements along transit streets create an environment that is inviting to pedestrians and transit users.

The applicant states that the ADU's setbacks from the north and west property lines will maintain light, air, separation for fire protection, access for fire-fighting, and will promote a reasonable physical relationship between residences, for the following reasons:

- The ADU is replacing the garage in the northwest corner of the property. The walls of the garage are approximately 1 foot from the north and west property lines. There is a significant separation distance between the west wall of the garage and the closest portion of the house on the abutting property to the west (the closest portion of the house on the abutting property to the west is approximately 15 feet southwest of the garage, according to GIS aerial photo information).
- There is also a significant separation distance between the north wall of the garage and the closest portions of the houses on the abutting properties to the north (the closest portion of the houses on the abutting properties to the north are approximately 55 feet north of the garage, according to GIS aerial photo information).
- As indicated on the applicant's site plan, the south wall of the ADU will be no further south than the south wall of the garage it is replacing. Therefore, the ADU's location will remain to the north of, and behind, the house on the abutting property to the west.
- The north and west walls of the ADU will be 2 feet further from the north and west property lines, than the north and west walls of the garage. Therefore, the ADU will have an increased separation distance from the abutting houses to the west and north, compared with the garage it is replacing.

Staff concurs that the ADU's location will comply with the above purposes of the regulation in relation to the existing residences on the properties to the north and west. However, Staff notes that the abutting properties to the north and west, although currently developed with detached single-dwelling residences, could be partitioned into flag lots with an average area of 2,500 square feet, per the Alternative Design Density Overlay standards. The creation of flag lots to the north and west would create buildable lots in what are now the rear yards of those properties. The dwellings placed on those flag lots would have a lesser separation distance from the ADU than the separation distances between the ADU location and the existing single-dwelling residences on the abutting lots. On the other hand, the Zoning Code requires dwellings on flag lots to have a minimum 8-foot setback from all lot lines. That minimum 8-foot setback, coupled with the ADU's proposed 3-foot setbacks from the north and west property lines of the site, would result in an approximately 11-foot separation distance between the ADU and dwellings on potential adjacent flag lots. This potential 11-foot separation distance is consistent with the typical 10-foot separation distance that results when adjacent single-dwelling structures meet minimum side and rear setback requirements, and therefore appears reasonable.

The applicant states that the ADU's setbacks from the north and west property lines will promote privacy for neighboring properties for the following reasons:

- A new 6-foot solid fence is proposed along the site's north and west property lines, between the ADU and the abutting properties to the north and west. The fence will screen the lower portion of the ADU from view, and will maintain privacy between the first floor of the ADU and the abutting properties.
- The windows on the ADU's west wall will be set at 6 feet above the finished floor to allow light into the ADU while limiting views from the ADU into neighbors' yards.
- The window area on the north wall of the ADU will be limited to one window on the second floor level, which will be approximately 4 feet wide by 6 feet tall (24 square feet in area).

Staff concurs that the proposed fence, the high window placement on the west wall, and the limited window area on the north wall, will promote privacy. The north wall of the ADU will have a significant separation distance of at least 50 feet from the existing single-dwelling residences in the abutting properties to the north, thus promoting privacy for those dwellings. The multi-dwelling zoning of the abutting properties to the north allows for future redevelopment of each property with up to two residential units, and new residential units could possibly have a separation distance of less than 50 feet from the north wall of the ADU. However, the proposed ADU's one north-facing window at 3 feet from the property line represents minimal privacy impact to future multi-dwelling development on the abutting property to the north, when compared to an ADU at the required 5 feet from the property line that would be allowed to have multiple windows on its north façade.

To ensure that privacy is maintained between the ADU and abutting properties, conditions of approval are warranted, requiring implementation of the privacy measures proposed by the applicant. With compliance with those conditions, the setback adjustments will promote privacy for neighboring properties.

Regarding building scale and placement, the ADU will be two stories in height and therefore taller than the 1-story garage it will replace. However, the primary residence on the site, and the closest residential structures on the surrounding properties, are single dwelling detached residences that are relatively tall (two stories, some with finished attics above the second story), and have relatively large building footprints (averaging 1,000 square feet or greater). The ADU's two-story configuration will blend in with the multi-story configuration of the surrounding dwellings, but at the same time, the ADU will appear subordinate to the surrounding dwellings due to its comparatively modest height of 18 feet and its smaller footprint of approximately 430 square feet.

Furthermore, there are at least 4 dwelling structures within the same block that are less than 5 feet from their side and/or rear property lines, according to GIS aerial photo information. These include the primary residence on the site, which is less than 5 feet from the east side property line; the dwelling on the abutting property to the west, which appears to be less than 5 feet from its east side property line; and the dwellings on the northwest and southwest corners of the block, which appear to be less than 5 feet from their side and rear property lines. For these reasons, the ADU and its placement will reflect the general building scale and placement of residential development in the neighborhood.

With imposition of conditions of approval requiring implementation of the privacy measures proposed by the applicant, the proposed north and west setbacks of the ADU will equally meet the purpose of the setbacks regulation.

This criterion is met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be

consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The proposal is within a residential zone. The applicant states that the ADU will be consistent with the neighboring buildings in style, scale, materials, and placement, and will fit in with the existing neighboring houses in both size and proportion. Based on Staff's observations of the surrounding dwellings on a site visit, Staff concurs that the appearance of the ADU will harmonize with the surrounding dwellings. In addition, the ADU will be located approximately 60 feet north of the south (front) property line, reducing its visibility from the street.

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: The applicant is requesting an adjustment to setbacks from both the north and west property lines. The two adjustments will not have a cumulative effect, because the north setback adjustment relates solely to the north property line and the west setback adjustment relates solely to the west property line. The applicant has provided information to demonstrate that each of the two setback adjustments will equally meet the purpose of the setback regulations.

This criterion is met.

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

Findings: There are no city-designated scenic or historic resources on the site, so this criterion is not applicable.

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

Findings: The main potential impacts that could result from the setback adjustments are privacy impacts to the abutting properties to the north and west. However, the applicant is proposing a 6-foot solid fence along the north and west sides of the ADU, which will ensure that the abutting properties cannot be viewed from the first floor of the ADU. For the second floor, the applicant is proposing to set the windows within the west wall at 6 feet above the finished floor, and is proposing to limit the window area on the north wall to one window that will be approximately 24 square feet in size. These measures will mitigate the privacy impacts to the north and west to the extent practical.

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, so 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 applicant has requested adjustments to the north and west building setbacks for a two-story ADU. The applicant has demonstrated that the adjustments will comply with the Adjustment Approval Criteria, with the imposition of conditions of approval to promote the privacy of adjacent properties. Therefore, the adjustments can be approved with conditions. Approval of building permits is still required, after the decision is final and has been recorded with Multnomah County.

ADMINISTRATIVE DECISION

Approval of:

A setback adjustment to Section 33.120.220 and Tables 120-3 and 120-4, to allow the north wall of the proposed ADU to have a minimum setback of 3 feet from the north property line, with the north eave of the ADU to have a minimum setback of 2 feet from the north property line, and;

A setback adjustment to Section 33.120.220 and Tables 120-3 and 120-4, to allow the west wall of the proposed ADU to have a minimum setback of 3 feet from the west property line, with the west eave of the ADU to have a minimum setback of 2 feet from the west property line;

per the approved plans, Exhibits C-1 through C-2, signed and dated May 22, 2008, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 08-115939 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. A 6-foot site-obscuring fence must be constructed along the portion of the west property line that is parallel with the length of the west wall of the ADU, and along the portion of the north property line that is parallel with the length of the north wall of the ADU.
- C. The windows on the west wall of the ADU must have a sill height that is at least 6 feet above the finished floor.
- D. The window area of the north wall of the ADU is limited to one window with a maximum area of approximately 24 square feet.

Decision rendered by:  on May 22, 2008.

By authority of the Director of the Bureau of Development Services

Decision mailed: May 27, 2008

Staff Planner: Suzanne Savin

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

Procedural Information. The application for this land use review was submitted on March 17, 2008, and was determined to be complete on April 24, 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 March 17, 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 June 10, 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 **June 11, 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.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

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

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

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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:

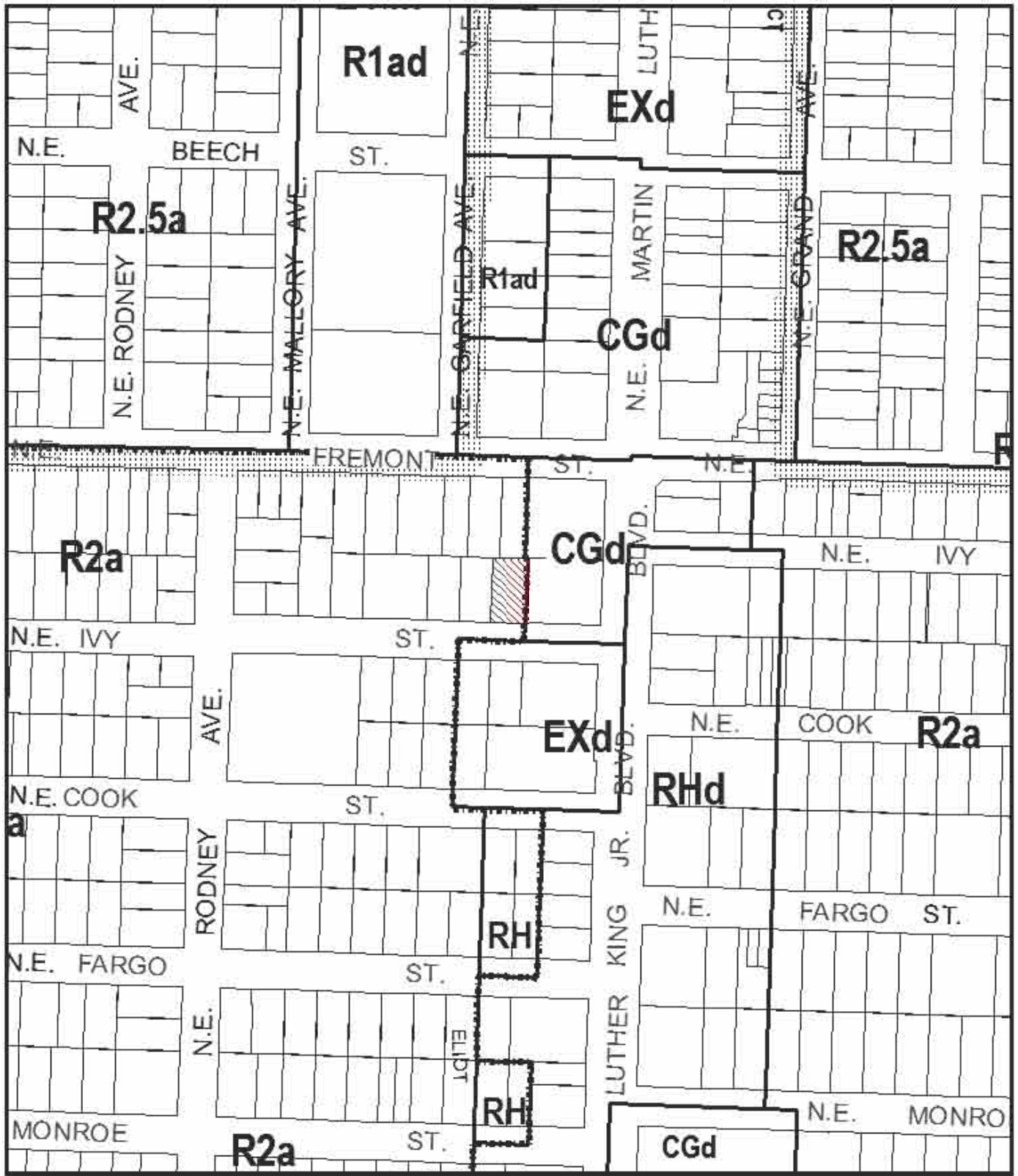
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevations (attached)
 - 3. Floor Plan
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Site Development Review Section of BDS
 - 3. "No concerns" responses from Bureau of Transportation Engineering and Development Review, Water Bureau, Fire Bureau, Bureau of Parks - Forestry Division
- F. Correspondence:
 - 1. No correspondence submitted.
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research

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



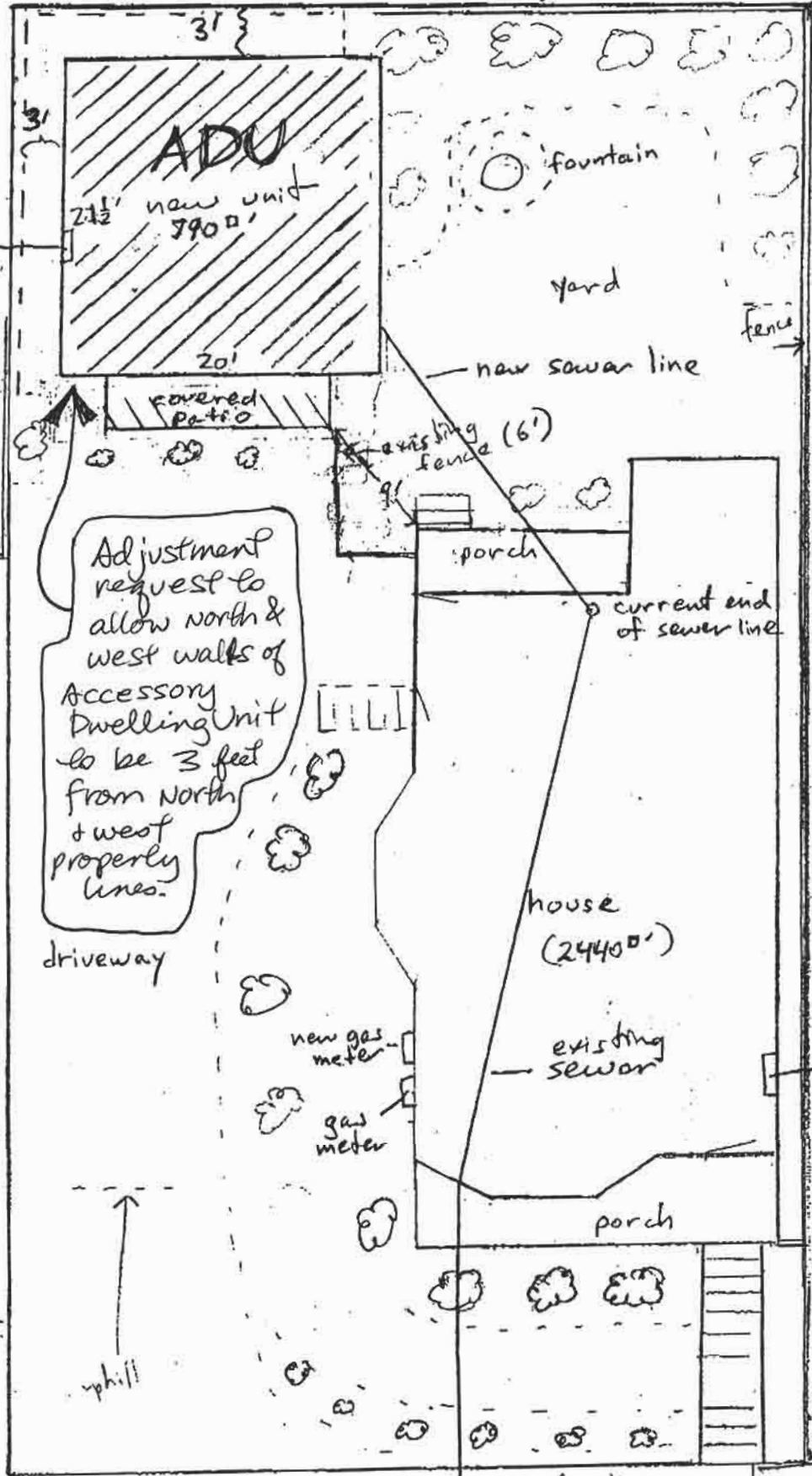
This site lies within the:
ALBINA COMMUNITY PLAN DISTRICT

File No.	LU 08-115939 AD
1/4 Section	2730
Scale	1 inch = 200 feet
State Id	1N1E27AA 4700
Exhibit	B (Mar 20, 2008)



total lot area:
5000 sq ft

50' existing fence (6')



new electric

existing garage to here →

existing fence (6') →

Adjustment request to allow north & west walls of Accessory Dwelling Unit to be 3 feet from north & west property lines.

driveway

new gas meter

gas meter

house (2440 sq ft)

existing sewer

porch

current end of sewer line

new sewer line

existing fence (6')

porch

Yard

fountain

fence (6')

100'

Approved
City of Portland - Bureau of Development Services
Planner *Suzanne Levin* Date *May 22, 2008*
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

utilities

313 NE IVY ST.
PAROON / GARVY
SITE PLAN

1" = 10'

uphill

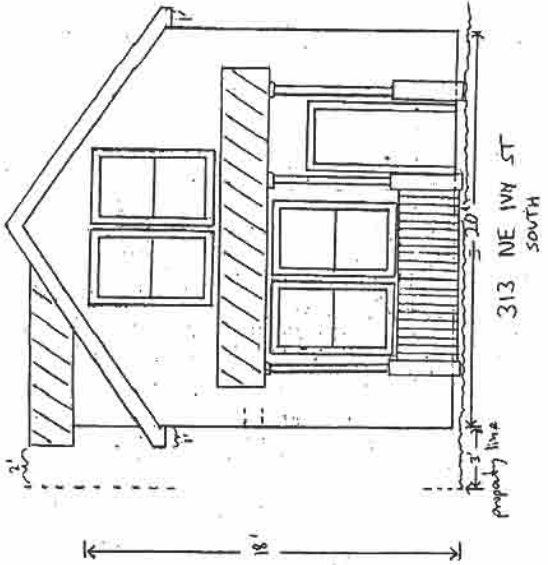
sidewalk

NE IVY ST

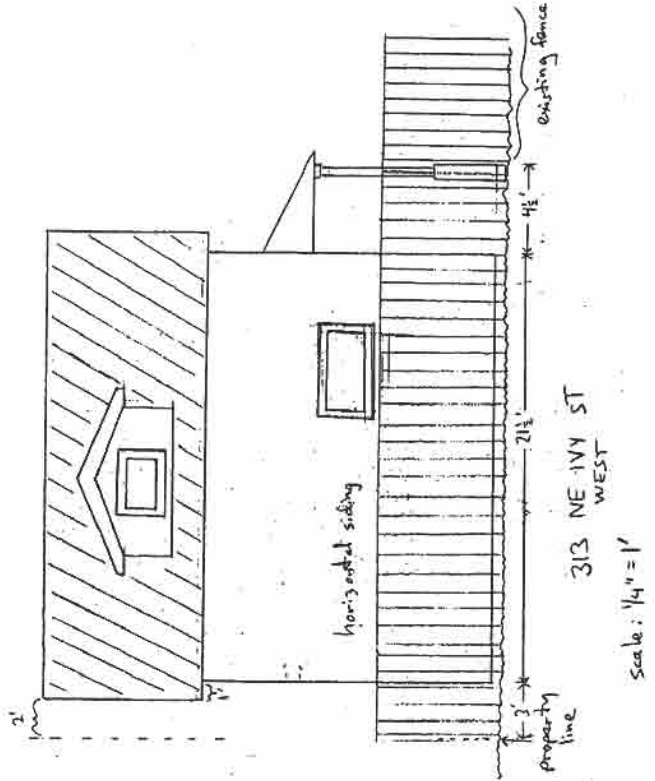
LU08-115939 AD

Exhibit C-1

ADU ELEVATIONS



scale: 1/4" = 1'



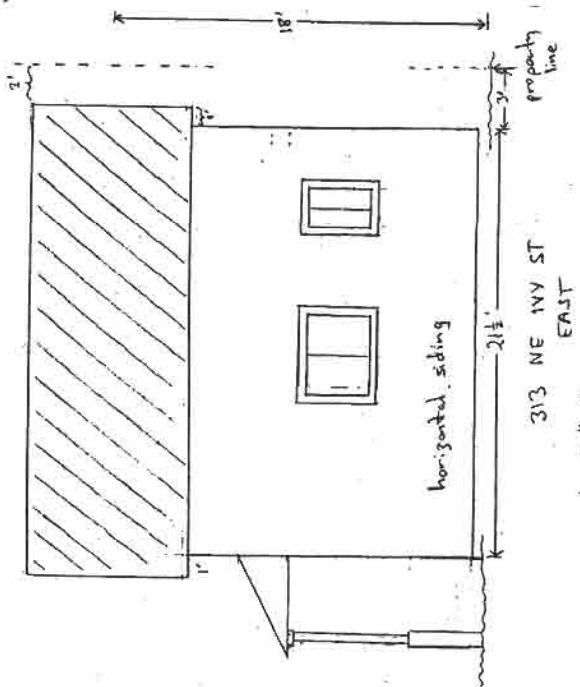
scale: 1/4" = 1'

Approved

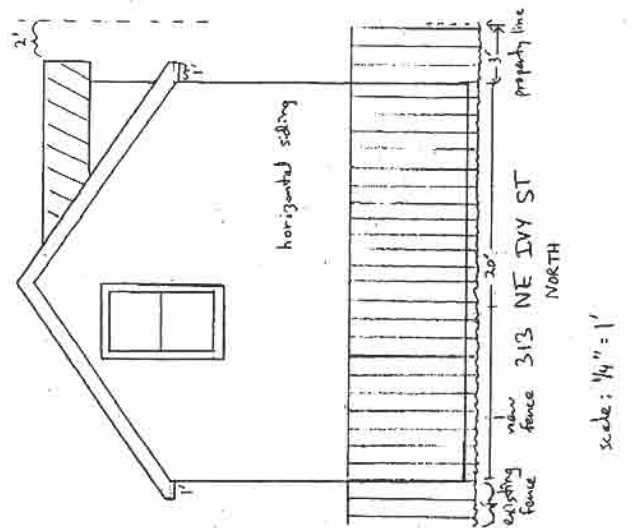
City of Portland - Bureau of Development Services

Planner Suzanne Savin Date May 22, 2008

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



scale: 1/4" = 1'



scale: 1/4" = 1'

LU 08-115939 AD

Exhibit C-2