



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](http://www.portlandonline.com/bds)

**Date:** July 15, 2008.  
**To:** Interested Person  
**From:** Crystal Hitchings, Land Use Services  
503-823-7583 / [Crystal.Hitchings@ci.portland.or.us](mailto:Crystal.Hitchings@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 08-133968 AD**

#### **GENERAL INFORMATION**

**Applicant:** Al Stone  
Al Stone Remodelling And Design LLC  
1793 Mapleleaf  
Lake Oswego, OR 97034

**Property Owner:** Thomas Bell, Natalie Candrian  
4444 SW Council Crest Dr  
Portland, OR 97239-1534

**Site Address:** 4444 SW COUNCIL CREST DR

**Legal Description:** LOT 1 BLOCK 9, HEALY HTS & RPLT  
**Tax Account No.:** R371101690  
**State ID No.:** 1S1E09CD 02000  
**Quarter Section:** 3427

**Neighborhood:** Healy Heights, contact Liz Mason-Kahn at 503-248-1651. Southwest Hills Residential League, contact Nancy Seton at 503-224-3840.

**Business District:** None  
**District Coalition:** Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

**Plan District:** None  
**Other Designations:** None

**Zoning:** R10, Single-dwelling Residential 10,000

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

**Proposal:**

The applicant is proposing to construct a new addition on the northwest corner of the existing residential structure. The addition will expand the area devoted to an existing garage, kitchen, and storage area on the street level, and will expand the master bedroom on the lower level. The addition will be located at the same setback as the existing structure, which is 2 feet from the front lot line. The height of the addition will match the height of the existing structure. The existing garage faces north and is accessed from a driveway at the north of the lot. The proposed garage will face west, toward the street, and will be accessed directly from the street.

Zoning Code section 33.110.220, Setbacks, states that a garage entrance must have a setback of 18 feet from the front lot line. The proposal is to locate the garage entrance at 2 feet from the front lot line; therefore the applicant seeks an Adjustment to this standard.

Section 33.110.220 allows the proposed reduced front building setback for the garage/living area by right, due to the established building line of the existing non-conforming development, and therefore no Adjustment to the front building setback is necessary.

**Relevant Approval Criteria:**

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

**ANALYSIS**

**Site and Vicinity:** The 15,000 square foot lot is located at the end of SW Council Crest Drive. The site is developed with a single-dwelling, two-story residence with associated attached garage. The site is located in an area where every lot on the east side of SW Council Crest Drive and portions of the lots on the west side are characterized by 20% or greater slope. Lots on the east side of SW Council Crest Drive slope down to the east, and lots located on the west side slope up to the west. The site has a small area of relatively level ground, located just east of SW Council Crest Drive, and then drops off rapidly to the east. The home is constructed such that the lower level is below street level, with windows opening up to the east. Because only one level is visible from the street, the home has the appearance of being a one-story structure. The elevation of SW Council Crest Drive is a little higher than the floor elevation of the home. The area between the home and the street is landscaped and has a walkway leading to the front door. The area east of the home is naturally vegetated and contains medium-sized woodland growth. The lots to the south and north of the subject site are undeveloped and contain larger trees and other native vegetation. The entire area is deemed a "potential landslide hazard area."

The site is accessed off SW Council Crest Drive, and parking is currently located within a garage to the north of the site, with some room on a parking pad outside the garage. Some on-street parking is available. SW Council Crest Drive is 17 feet wide. The right-of-way beyond the width of SW Council Crest Drive is 21 feet deep. SW Council Crest Drive is paved, but, in the vicinity of the subject site, paving is unfinished; shoulders are graveled and there are no sidewalks. Beyond the subject site, the public right-of-way for SW Council Crest Drive is only 20 feet, and paving ends.

Development within the vicinity is mainly residential. Lots to the southwest of the site contain radio frequency transmission facilities, including towers, antennae, and associated buildings.

**Zoning:** The site is zoned R10, Residential 10,000, which is a low-density, single-dwelling residential zone. The surrounding properties are also zoned R10, some having conservation or scenic overlay zones. The single-dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households. Single-dwelling zones allow attached and detached single-dwelling residential structures. The zones implement the

comprehensive plan policies and designations for single-dwelling housing. The garage entrance setback in all of the single-dwelling zones is 18 feet from the street-facing lot line.

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

**Agency Review:** A “Request for Response” was mailed on **June 17, 2008**. The following Bureaus have responded with no issues or concerns (Exhibit E.1-E.5):

- The Life Safety Bureau
- Fire Bureau
- The Bureau of Transportation Engineering
- Water Bureau
- Bureau of Parks-Forestry Division

The following Bureaus responded with no concerns and submitted additional comments:

- The **Site Development Section of BDS** (Exhibit E.6): discussed the need for stormwater facilities to be integrated into the design of the addition. City records indicate a drywell was constructed when the house was built in 1951, but the location of the drywell is unknown and Site Development does not recommend infiltration at this location. A stormwater plan for the new addition should be designed to include a flow-through planter or other approved system with overflow drains to the public storm system, if allowed by the Bureau of Environmental Services (BES).
- The **Bureau of Environmental Services** (Exhibit E.7): submitted information to assist the applicant with the building permit process. Pollution reduction and flow control requirements are required and facilities must be shown on a site utility plan at the time of building permit. Stormwater must be managed on-site through surface infiltration facilities to the maximum extent practicable, and a disposal location for stormwater must be identified. If stormwater is proposed to be directed to existing facilities, stormwater management facility capacity will need to be evaluated and must be adequately sized to manage stormwater from this site as approved by BES and BDS Site Development. Further development of the property is subject to the Bureau of Environmental Services' standards and requirements during the building plan review process.

**Neighborhood Review:** A “Notice of Proposal in Your Neighborhood” was mailed on **June 17, 2008**. One written response has been received from a notified property owner in response to the proposal. The response expressed concerns regarding construction impacts to a mature tree located on the respondents property; and concerns about erosion and stormwater management. *Staff response: These issues are discussed under Approval Criteria B.*

## ZONING CODE APPROVAL CRITERIA

### 33.805.010 Purpose

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations.

Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue providing certainty and rapid processing for land use applications.

### 33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that either 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 proposing to locate a garage entrance 2 feet from a front lot line, which is subject to the standards of Section 33.110.220, Setbacks. The purpose statement for this standard says that:

*The building setback regulations serve several purposes:*

(the most relevant purpose to this Adjustment is contained in the last bullet below)

- *They maintain light, air, separation for fire protection, and access for fire fighting;*
- *They reflect the general building scale and placement of houses 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*
- *They provide room for a car to park in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.*

The proposal to locate the garage 2 feet from the front lot line will not negatively affect light and air of properties to the east and west of the subject site; nor will this affect separation or access for fire protection. The lots to the north and south are currently undeveloped, and the home to the west is located approximately 70 feet from the front setback of the subject home and proposed addition. The garage is being built to meet the established front building lines of the existing home, and therefore the physical relationship between this and adjacent structures will not be changed. The garage entrance faces the street (the one window in the north wall of the garage is not subject to this Adjustment review) and therefore the privacy of neighboring properties is not affected. Because of the steep drop in elevation in this area, larger front setbacks are not possible on lots to the east of SW Council Crest Drive, and homes must be located close to the street lot line. There are few options for locating garage entrances away from the front lot line. At least the first six homes north of the subject site have their garages entrances facing the street within the required 18-foot setback. Two-car garages are common. Therefore, the proposed development is compatible with the neighborhood. Currently, the public ROW is not improved, leaving a 21 foot ROW and 2 foot front building setback in front of the garage; a car may park in front of the garage without overhanging the street or sidewalk. If SW Council Crest Drive were ever widened and improved with a sidewalk and/or planting strip, vehicles would not be able to park in front of the garage, but could park on the street in limited areas. 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:** Sites in the area are predominantly developed with garage entrances located less than 18 feet from and usually very close to the front property line. Therefore, the proposal remains in character with development in the neighborhood. The garage façade comprises approximately one fourth of the entire street facing façade of the structure. The garage façade is located at the same plane as the living area façade, and the living area has architectural details which draw attention away from the garage and toward the living area. A landscaped area is located between the house and the

street. A walkway leads from the driveway to the front door, and steps lead from the street to the front door.

The adjacent neighbor to the north has expressed concerns about the impact of construction on an ornamental deciduous tree located directly north of the subject site. The requested Adjustment is for the garage entrance setback from the front property line, and the proposal meets side setback requirements, therefore conditions to protect the tree on the adjacent property cannot be required though this Adjustment review. However, staff has contacted the applicant about this and other concerns, and the applicant expressed a desire to discuss concerns with adjacent property owners. The applicant stated that there are no plans for development disturbance that would encroach any closer to the tree than does the existing disturbance. In fact, the driveway located between the home and the north lot line will be removed, potentially providing benefits to the tree through better soil and permeability. The adjacent neighbor to the north has also expressed concern regarding stormwater and erosion control. Adequate control of stormwater is required both during and after construction. Both stormwater and erosion control must be addressed prior to the issuance of building permits, but are not subject to the Adjustment process. The Site Development section of BDS and the Bureau of Environmental Services have both reviewed the proposal and have expressed no concerns regarding approval of this Adjustment. Pollution reduction and flow control are required, and both existing and proposed facilities must be shown on a site utility plan at the time of building permit. These plans will be reviewed in detail by Site Development and BDS during permit review. If geotechnical information should be required by either of these Bureaus, this will be addressed as a part of the building permit process, but is not subject to this Adjustment review.

The proposal is compatible with existing development in the immediate neighborhood, does not vary from established neighborhood character, and does not detract from the appearance or livability of the residential area. Concerns expressed by neighbors regarding stormwater and erosion will be addressed through the building permit process rather than the Adjustment process. 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 being requested. This criterion is not applicable.

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

**Findings:** No such resources are present. This criterion is not applicable.

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

**Findings:** No impacts are anticipated as a result of the proposal. This criterion is not applicable.

- 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. 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 proposal to reorient the garage entrance to face the street and to be located 2 feet from the front property line is typical of development on the east side of SW Council Crest Drive. No negative impacts are anticipated. The proposal meets the applicable approval criteria and should be approved.

## ADMINISTRATIVE DECISION

Approval of an Adjustment to Zoning Code section 33.110.220, Setbacks, to locate the garage entrance 2 feet from the front lot line, in significant conformance with the approved plans, Exhibits C-1 through C-4, signed and dated July 11, 2008, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.4. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-133968 AD. No field changes allowed."

*Staff Note: A large deciduous tree is located on the adjacent lot to the north, just across the northwest property line of the subject site. Although the applicant has not indicated any disturbance which encroaches further toward the tree than does existing disturbance, the adjacent neighbor to the north has requested that special protection measurements be used to minimize the impacts of construction on this tree. While tree protection can not be imposed as a condition of this approval, it may be necessary to show on the site plans during building permit review.*

Decision rendered by:  on July 11, 2008.  
By authority of the Director of the Bureau of Development Services

**Decision mailed: July 15, 2008.**

**Staff Planner: Crystal Hitchings**

**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 June 3, 2008, and was determined to be complete on June 12, 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 June 3, 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 July 29, 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. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. 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](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 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 **July 30, 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.

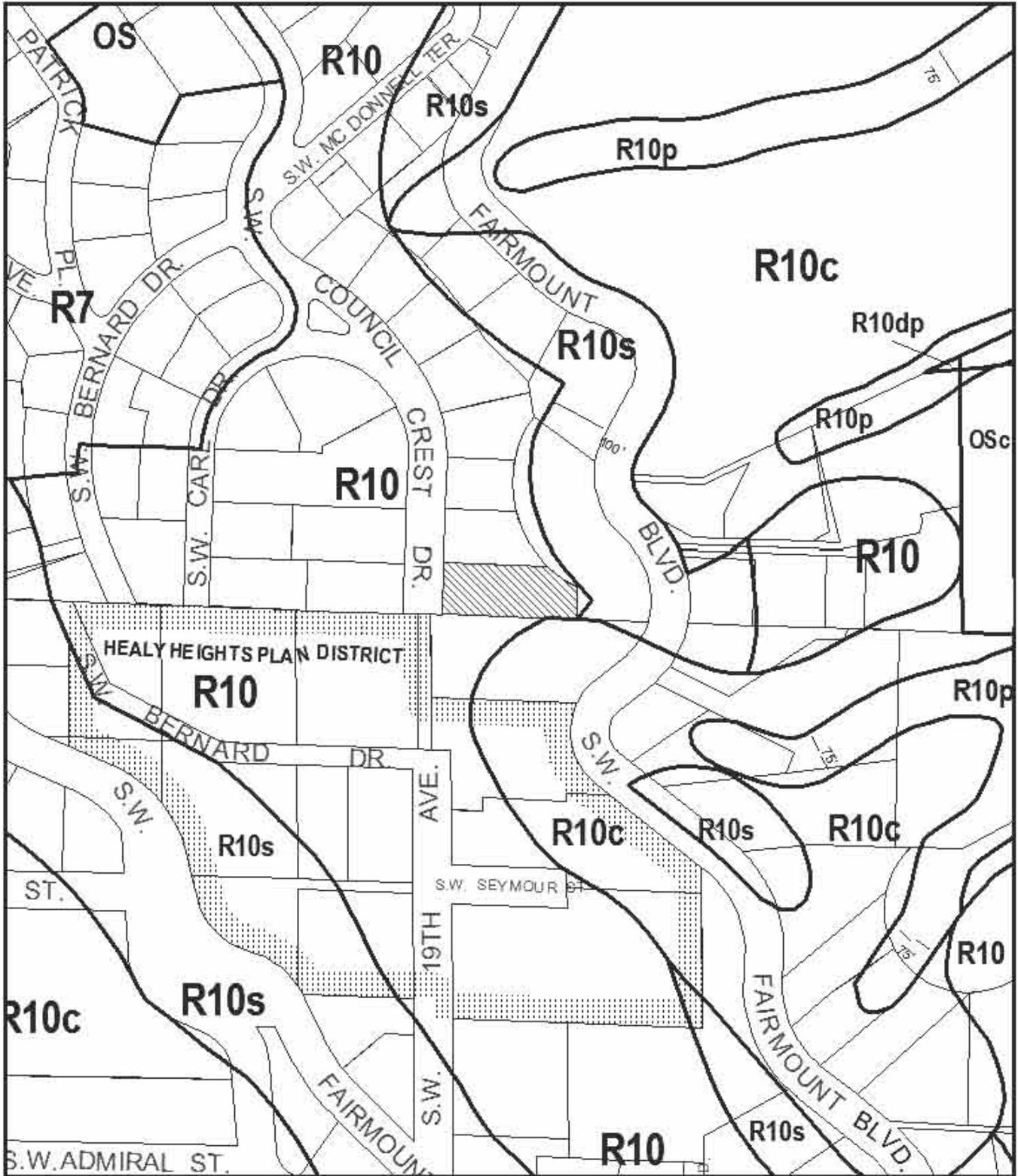
#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan (attached)
  2. West Elevation (attached)
  3. North Elevation (attached)
  4. South Elevation
  5. East Elevation
  6. Floor Plans, Existing

7. Floor Plans, New
  8. Site Photos
- D. Notification information:
1. Mailing list
  2. Mailed notice
- E. Agency Responses:
1. Life Safety Bureau
  2. Fire Bureau
  3. Bureau of Transportation Engineering and Development Review
  4. Water Bureau
  5. Bureau of Parks, Forestry Division
  6. **Site Development Review Section of BDS**
  7. Bureau of Environmental Services
- F. Correspondence:
1. Richard Uffelman, for Mr. and Mrs. Albert Biggerstaff; July 2, 2008; Concern expressed regarding impact to tree on respondent's property; erosion; and stormwater management.
- G. Other:
1. Original LU Application
  2. Site History Research
  3. Tax Map
  4. GARTH Contour Map

**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

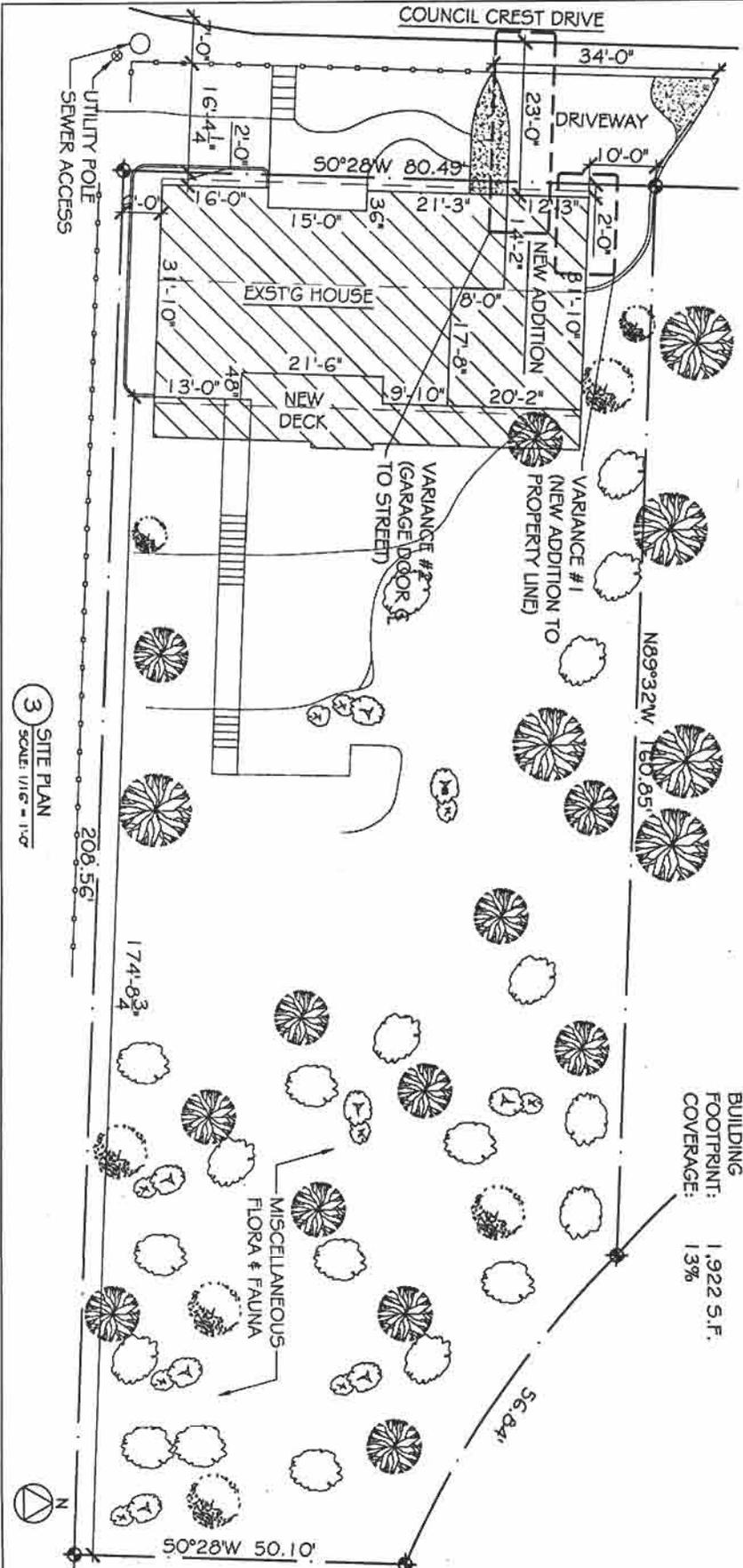
 Site



File No.	LU 08-133968 AD
1/4 Section	3427
Scale	1 inch = 200 feet
State Id	1S1E09CD 2000
Exhibit	B (Jun 09, 2008)

**\*Approved\***  
 City of Portland  
 Bureau of Development Services  
 Planner *Kristal Hillings*  
 Date **7-11-08**

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



3 SITE PLAN  
 SCALE: 1/16" = 1'-0"

**OWNERS:**  
 THOMAS BELL & NATALIE CANDRIAN

**BUILDER:**  
 AL STONE REMODELING & DESIGN, LLC  
 1793 MAPLELEAF ROAD  
 LAKE OSWEGO, OR 97034  
 503.997.1051  
 CCB# 175549

**PROPERTY INFORMATION**

ADDRESS: 4444 SW COUNCIL CREST DRIVE  
 PORTLAND, OR 97239-1535

COUNTY: MULTNOMAH

SUBDIVISION: HEALY HEIGHTS & RPLT

TAX ID #: 151E09CD2000

ZONING: RESIDENTIAL-10

MAIN FLOOR: 1,542 S.F.

LOWER FLOOR: (439 S.F. NEW)  
 (1,458 S.F. NEW)

TOTAL: (262 S.F. NEW)  
 3,000 S.F.

LOT AREA: 15,000 S.F.

BUILDING FOOTPRINT: 1,922 S.F.

COVERAGE: 13%

**NOT TO SCALE**

<p><b>BELL / CANDRIAN RESIDENCE</b>          4444 SW Council Crest Dr.          Portland, OR 97239</p>		<p><b>AL STONE</b>          REMODELING &amp; DESIGN LLC</p>	
<p>NO. 1          REVISION/DATE          DATE</p>		<p>1793 MAPLELEAF ROAD 503.997.1051 Phone          LAKE OSWEGO, OREGON 97034 CCB #175549</p>	
<p>SCALE: 1/16" = 1'-0"          DRAWN BY: JAVIER PANG 1 OF 6          SHEET NAME &amp; NUMBER</p>		<p>Email: alfredstonedesign@msn.com</p>	
<p><b>SITE PLAN</b></p>		<p><b>A0</b></p>	

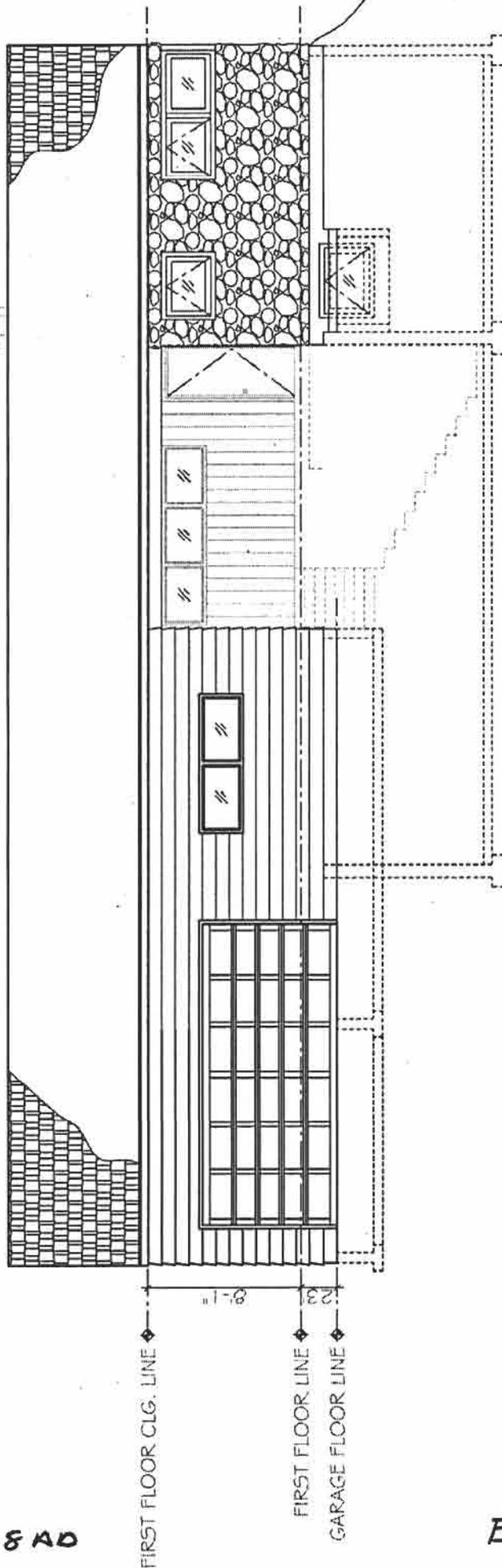
LU 08 - 133 968 AD Exhibit C.1

\*Approved\*

City of Portland - Bureau of Development Services

Planner *Crystal Hitchings* Date *7-11-08*

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



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

LU 08-133968 AD

Exhibit C.2

**BELL/  
CANDRIAN  
RESIDENCE**  
4444 SW Council Crest Dr.  
Portland, OR 97239

AL STONE  
REMODELING & DESIGN LLC

503 997 1051 Phone  
CCB #175549

1793 MAPLELEAF ROAD  
LAKE OSWEGO, OREGON 97034

allredstonedesign@msn.com  
Email

NO	REVISION / ISSUE	DATE
1	PROPOSED LAYOUT	5-27-08
2	UPDATED LAYOUT	5-28-08
3	UPDATED LAYOUT	6-12-08

SCALE: 1/8" = 1'-0" DATE: 6-12-08  
DRAWN BY: JY RT PAGE: 6 OF 6

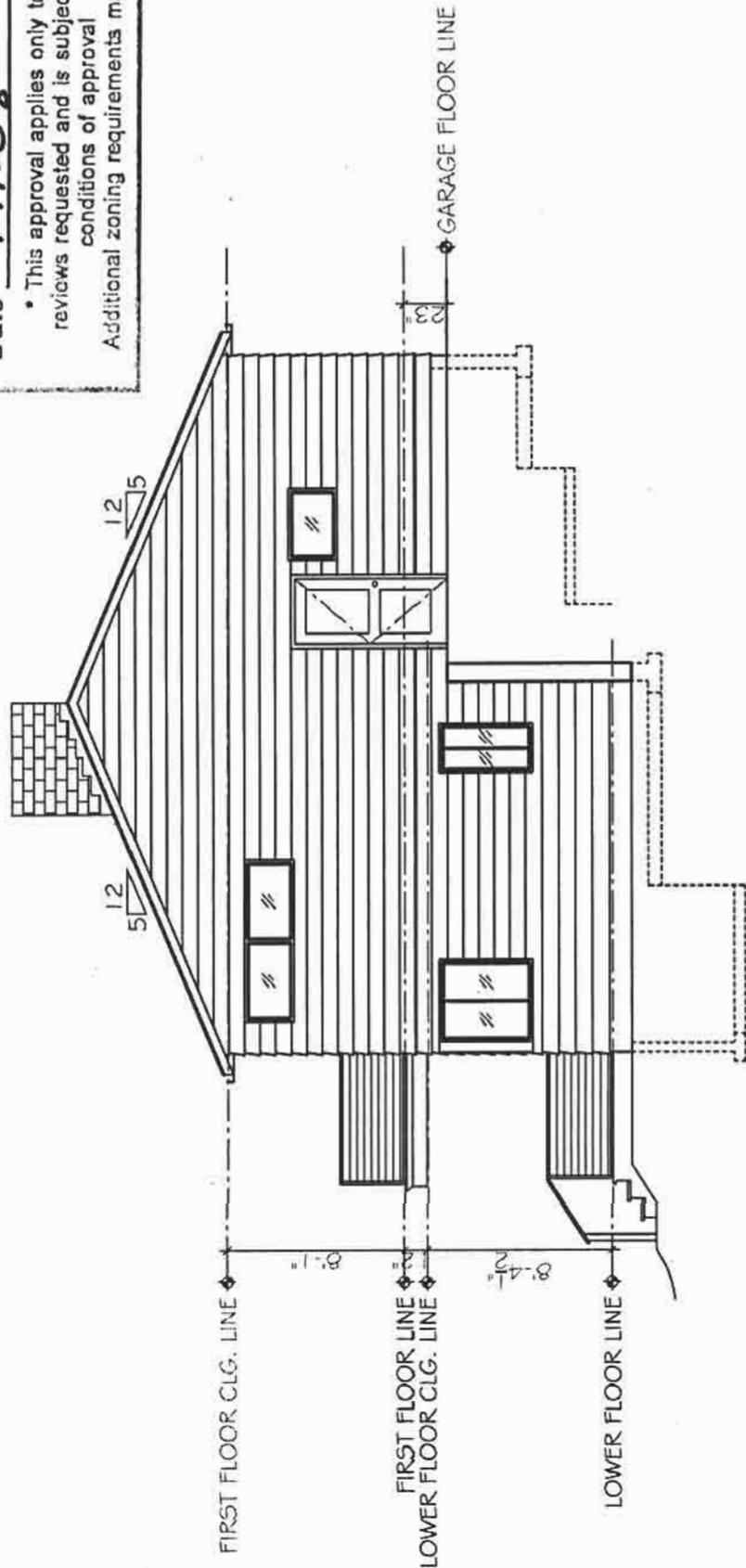
SHEET NAME & NUMBER

**EXTERIOR  
ELEVATIONS**

**A5.1**

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner *Crystal Hitchings*  
 Date *7-11-08*

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



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

**BELL/  
 CANDRIAN  
 RESIDENCE**  
 4444 SW Council Crest Dr.  
 Portland, OR 97239

AL STONE  
 REMODELING & DESIGN LLC

Email  
 alfredstonedesign@msn.com

503 997 1051 Phone  
 CCB #175549

1793 MAPLELEAF ROAD  
 LAKE OSWEGO, OREGON 97034

NO.	REVISION / ISSUE	DATE
1	PROPOSED LAYOUT	5-27-08
2	UPDATED LAYOUT	5-28-08
3	UPDATED LAYOUT	6-13-08

SCALE: 1/8" = 1'-0" DATE: 6-12-08  
 DRAWN BY: JW/WT PAGE: 5 OF 6

SHEET NAME & NUMBER  
**EXTERIOR ELEVATIONS**

**A4.2**

LU 08-133968 AD

Exhibit C.3