



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: August 19, 2008
To: Interested Person
From: Sheila Frugoli, Land Use Services
503-823-7817 / frugolis@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 08-139801 AD

GENERAL INFORMATION

Applicant: Thomas E Reynolds
P.O. Box 30747
Portland, OR 97294

Site Address: 5806A NE 57TH AVE

Legal Description: S 70' OF LOT 1 BLOCK 5 W 22' OF S 70' OF LOT 2 BLOCK 5,
KILLINGSWORTH GARDENS

Tax Account No.: R450001860
State ID No.: 1N2E18DD 10100
Quarter Section: 2436

Neighborhood: Cully, contact Steve Yett at 503-282-3251.
Business District: None
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.

Plan District: None
Zoning: R5h, Single Dwelling Residential 5,000 zone with the h, Aircraft Landing Overlay zone

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

Proposal: The applicant is requesting an Adjustment to Zoning Code standards in order to receive a building permit and legally establish an Accessory Dwelling Unit (ADU). In order to receive approval, the applicant is requesting to vary from ADU design standards as follows: (1) exceed the maximum size of the ADU from the allowed 33 percent of the living area of the house to 76.8 percent, (2) allow the exterior finish materials and roof pitch of the ADU and the house to not match, and (3) allow the ADU to be located in front of the house rather than 6 feet behind.

The applicant has two structures on his lot, the original house which is a one-story, 958 square foot dwelling. And, a detached, two-story structure was constructed in 1990 with a garage, shop and storage area (1,246 square feet). The applicant resides in the newer structure and wishes to utilize the smaller house as an accessory dwelling. To legally establish two dwellings on the lot, he is seeking this Adjustment and building permit to legalize the newer structure as a dwelling unit and to establish the older, smaller home as the ADU. The Zoning Code allows detached accessory dwelling units in single-dwelling zones.

*NOTE: Although staff advised the applicant to propose establishing the original (smaller) house as the ADU, upon further consideration, staff has determined that such a request would result in a more complex review and greater complexity in addressing the code enforcement for the newer accessory structure. Therefore, this review will address the following Adjustments: **1) exceed the maximum size of the ADU from the allowed 33 percent of the living area of the house to 130 percent, (2) allow the exterior finish materials and roof pitch of the ADU and the house to not match, and (3) allow the detached ADU structure to be 18 feet, 3.5 inches tall which exceed the maximum allowed height of 18 feet No elements of the submitted site plan or elevations have changed.***

Relevant Approval Criteria:

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

ANALYSIS

Site and Vicinity: The 8,960 square foot lot contains a 958 square foot, one-story residence which was constructed in 1954. The original house sits approximately 25 feet from the front property line, at NE 57th Avenue. Back, approximately 83 feet from the front property line is the newly constructed, 2-story structure with a one-car garage and a dwelling unit. The rear yards of the abutting lots, with landscaping and garden area, provide separation between the detached accessory structure and the homes on the lots. Directly across NE 57th Avenue, is a large garden area at the rear of the lot. The home at 5644 NE Simpson Street is located relatively close to NE Simpson Street.

The nearby lots, particularly those fronting NE Simpson Street are relatively large, over 10,000 square feet in area. The homes, in this Killingsworth Garden subdivision were constructed in the 1940s. South of the subject site is the Century Terrace Subdivision. The lots are smaller, generally less than 8,000 square feet. They are developed with ranch-style homes, built in the 1960s. Access to this subdivision is provided via NE 57th Avenue or NE 55th Avenue. NE 57th Avenue is an unimproved street with no sidewalks, curbs or paving.

Zoning: The site is located in the R5h, Single-Dwelling Residential 5,000 zone and the Aircraft Landing overlay zone. The R5 zone allows residential development at a density of 1 dwelling per 5,000 square feet. Accessory dwelling units are allowed on single-dwelling residential lots and do not count towards the density limit.

The “h”, Aircraft Landing overlay zone provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation. The height limit of 45 feet in the R5 zone is more restrictive than the height limit of the overlay zone.

Per Section 33.205.030.D.4, converting an existing detached accessory structure into an ADU, is allowed. However, provisions such as the size, the height, bulk, setbacks and finish materials must still be met. Section 33.205.030.D.4.d states that if floor area is added to the detached accessory structure, the entire structure must meet the standards of Paragraph C.7 through C.11. These standards require the exterior finish material, roof pitch, trim and windows of the ADU to match the house and require a minimum 1-foot deep eaves.

In 1990, a building permit was issued and received final inspection approval for a 2-story garage and shop. The ground-level was approved with a garage (parking area), shop and a bathroom. The bathroom was approved because the applicant submitted a recorded covenant for a “second sink”. The covenant stated that the owner understood/accepted the restriction that the addition of a sink will not encourage a property owner to unlawfully convert the structure into an additional dwelling. Moreover, the Covenant provides notice to all subsequent owners that the property’s permitted use is as a single-family dwelling. The approved plans identified the upper-story to be used for “storage”, with a note stating: “no living space approved”.

Later, without permits the bedroom and upper-patio were added. This, as well as the conversion of space into living area/dwelling unit was done without building permits and in conflict with the covenant. In order to legalize the structure for use as an ADU or other non-garage accessory structure, an Adjustment to applicable standards must be requested and approved.

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 **July 8, 2008**. The following Bureaus have responded with no issues or concerns:

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

The Site Development Section of BDS responded with the following comments: City records show that the existing structure was connected to the public sewer system in 1991 (Plumbing Permit 113218). However, the records do not indicate that the on-site cesspool was decommissioned at the time. Plumbing records indicate rain drains on the garage are directed to a drywell (permit 90-100452). Onsite infiltration is acceptable at this location and the existing system(s) may remain. (Exhibit E.1).

The Life Safety Plans Examiner Section of BDS responded with the following comments: A separate Building Permit is required to legalize the work completed without a permit, and the proposal must be designed to meet all applicable building codes and ordinances. (Exhibit E.2)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 8, 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

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 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: Section 33.205.030 identifies the purposes of the ADU design standards, as follows:

- *Ensure that accessory dwelling units are compatible with the desired character and livability of Portland's residential zones;*
- *Respect the general building scale and placement of structures to allow sharing of common space on the lot, such as driveways and yards;*
- *Ensure that accessory dwelling units are smaller in size than houses, attached houses, or manufactured homes; and*
- *Provide adequate flexibility to site buildings so that they fit the topography of sites.*

In order to legalize, an Adjustment to vary from the following ADU design standards is needed: 1) exceed the maximum size of the ADU from the allowed 33 percent of the living area of the house to 130 percent, (2) allow the exterior finish materials and roof pitch of the ADU and the house to not match, and (3) allow the detached ADU structure to be 18 feet, 3.5 inches tall which exceed the maximum allowed height of 18 feet

To retain the single-dwelling character, where the house on the lot is the predominant structure, the code limits the size of ADUs to 33 percent of the living area of the house or 800 square feet, whichever is less. The Zoning Code defines an ADU as:

A second dwelling unit created on a lot with a house, attached house, or manufactured home. The second unit is created auxiliary to, and is always smaller than the house, attached house or manufactured home.

In this situation, the dwelling in the newer structure (not counting the floor area of the garage and shop space) is 1,246 square feet. This exceeds the floor area of original home, which has 958 square feet of living space. The request is to legally establish the ADU and allow continued use of the existing living area and therefore exceed the maximum size of the unit from 33 percent to 130 percent. Measured at the mid-point of the "Dutch colonial" gambrel style roof, the structure is 18 feet, 3.5 inches in height. The maximum allowed height is 18 feet. Lastly, rather than alter the exteriors of the proposed ADU, the applicant is asking to waive the requirements that the primary dwelling and the ADU visually match in exterior finish materials, roof pitch, trim, window proportion and orientation and eave depth.

As stated above this site is zoned R5, Single Dwelling Residential 5,000. Zoning Code Section 33.110.010 states, "The single-dwelling zones are intended to preserve land for housing opportunities for individual households." The findings under approval criterion B directly address the purpose statement that calls for compatibility with the desired character and livability of residential zones.

The Zoning Code allows the conversion of existing detached accessory structures into ADUs. Further, the Zoning Code allows "living area" such as artist studios, home office, recreation rooms and bedrooms in detached accessory structures. Detached structures of this type must be located outside of the setback areas, must be less than 30 feet in height and must have a smaller footprint (building coverage) than the house and may not exceed 15 percent of the site area with building coverage. The fact that the detached accessory structure meets current Zoning Code height and setback standards and that living area is allowed in accessory structures cannot be overlooked. It is only when "independent living facilities include provisions for sleeping, cooking and sanitation and when designed for residential occupancy by a group of people" does the Zoning Code deem it a dwelling unit.

This structure exists and can provide garage and living space. This Adjustment Review will not revoke that allowance.

The porch-covered entrance to the original dwelling faces the driveway, rather than NE 57th Avenue. A very large deciduous tree is located between the street property line and the side of the house. A portion of the detached structure is visible from the street; however, there are no houses on the west side of NE 57th Avenue that directly face the subject property. The new structure is set back over 80 feet from the street lot line and has the appearance of a garage-like accessory structure. The bedroom and upper-level outdoor deck is screened from view by the house and is not visible from the street. Further, this structure exceeds the maximum height for a detached ADU by less than 4 inches. The minimal increase in height is not noticeable. The detached ADU does not overwhelm the site. The development on this site retains the look and scale of single dwelling development. Therefore, the purpose of the size and height are still equally met.

The ADU design standards are based on the expectation that ADU structures blend into a residential area when the dominant architectural elements of the primary structure are repeated on the ADU structure. If the two structures match, the ADU structure will appear related but subordinate to the house. The development on the subject property offers an excellent example, illustrating that the appearance of the structures can be significantly different. Yet, the structures connote single-dwelling residential development. The “Dutch colonial” architectural style of the new structure, although larger than the original house, is in keeping with many garages, shops and accessory buildings found in Portland neighborhoods. The southern portion of the structure with patio deck above and bedroom below is located behind the house and is not visible from the street. Because this new structure is set back at least 80 feet from the street, it does not dominate the site. Further, because the original dwelling does not have a garage, the new building, with its prominent garage door, has the appearance of providing accessory parking for that dwelling. The 80-foot deep, 18-foot wide driveway provides ample off-street parking for both the accessory and primary dwellings. Therefore, the purpose of the regulation is still met even without requiring matching roof pitches, eaves, horizontal siding and windows.

For the reasons stated above, 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, the site is residentially-zoned. The Zoning Code allows the conversion of detached accessory structures into ADUs. Before the alterations, without permits, this was an accessory structure that met 1990 standards and meets current Zoning Code standards in height and setbacks. Living space for activities such as bedrooms, game rooms, home offices, and party rooms are allowed outright. The legal conversion of all or some of the floor area in the accessory building into a dwelling (with sanitary, cooking and sleeping facilities) will not lessen the livability of nearby residents.

The structure is set back 5 feet from the rear property line of the northern abutting lot (at 5720 NE Simpson) and is at least 14 feet from the east lot line which abuts the rear yard of the property at 5734 NE Simpson. The detached accessory structure is located over 50 feet from the houses on those two adjacent lots. There are no windows on the northern wall of the building. There are windows on the upper and lower level of the eastern wall and the upper-level patio deck faces a portion of the eastern abutting property. But as noted earlier, the house on that lot is located a substantial distance from the shared property line. It is not anticipated that the ADU will create any more impacts to the livability of nearby residents than the usual impacts created in detached accessory structures.

The ADU development standards are intended to reduce impacts to livability by applying standards such as height limits and setbacks. Structures that are constructed as detached ADUs must also meet architectural standards for exterior finish materials, trim, windows, and roof pitch that match the house. These standards are intended to achieve a structure that matches key features of the home yet does not dominate the site. As stated above, although different in style, the two existing structures do not detract from the residential character of the surrounding area. The newer structure does not dominate the site or street. Both structures are finished with trimmed windows and siding which appears to have been recently painted. The front yard and graveled driveway appear to be well maintained.

The legalization of a structure that has been occupied as a residence for a number of years will not lessen the livability of nearby residents. Compliance with conditions that require the applicant to obtain all necessary permits, will complete this 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: The applicant is requesting one Adjustment—to vary from applicable design standards cited under Section 33.205.030. Therefore, this criterion does not apply.

- 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 zone. Historic resources are designated by a large dot. 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 significant adverse impacts that would result from adjusting the ADU design standards. No mitigation is necessary. Therefore, 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: Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase “p” (Environmental Protection overlay zone) or a “c” (Environmental Conservation overlay zone). As there are no such designations on this site, this criterion is not applicable.

CONCLUSIONS

The Zoning Code allows the conversion of existing living area and detached accessory structures into ADUs. This detached garage/shop was built under permits. It meets current Zoning Code height and setback standards for a garage. The request to legally establish an ADU in this structure, which has been functioning as such for a number of years, will not impact the livability of nearby residents. A condition will require the applicant obtain all the necessary permits. Based on the findings of this report, the approval criteria are met or will be met through compliance with conditions of approval. Therefore this requested Adjustment should be approved.

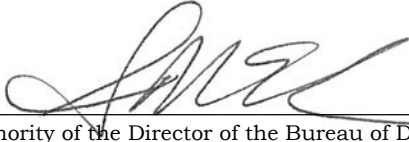
ADMINISTRATIVE DECISION

Approval of an Adjustment to Zoning Code Section 33.205.030 to vary from the following Accessory Dwelling Unit (ADU) design standards:

- 1) exceed the maximum size of the ADU from the allowed 33 percent of the living area of the house to 130 percent,
- 2) allow the exterior finish materials and roof pitch of the ADU and the house to not match, and
- 3) allow the detached ADU structure to be 18 feet, 3.5 inches in height, which exceeds the maximum allowed height of 18 feet,

to establish a detached 1,246 square-foot ADU on the site, per the approved plans (Exhibits C.1 –C.4) signed and dated August 14, 2008, subject to the following condition:

- A. To legalize the 1,246 square foot detached accessory dwelling unit, building permits must be obtained. All associated fees, including System Development Charges (SDCs) must be paid to establish an ADU on the site. As part of the building permit application submittal, each of the four sets of drawings must reflect the information and design approved by this land use review as indicated on Exhibits C.1 –C.4. The sheet on which this information appears must be labeled: "Proposal and design as approved in case file # LU 07-156100 AD."

Decision rendered by:  on August 14, 2008
By authority of the Director of the Bureau of Development Services

Decision mailed: August 19, 2008

Staff Planner: Sheila Frugoli

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 23, 2008, and was determined to be complete on July 3, 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 23, 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 September 2, 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.

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 **September 3, 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:

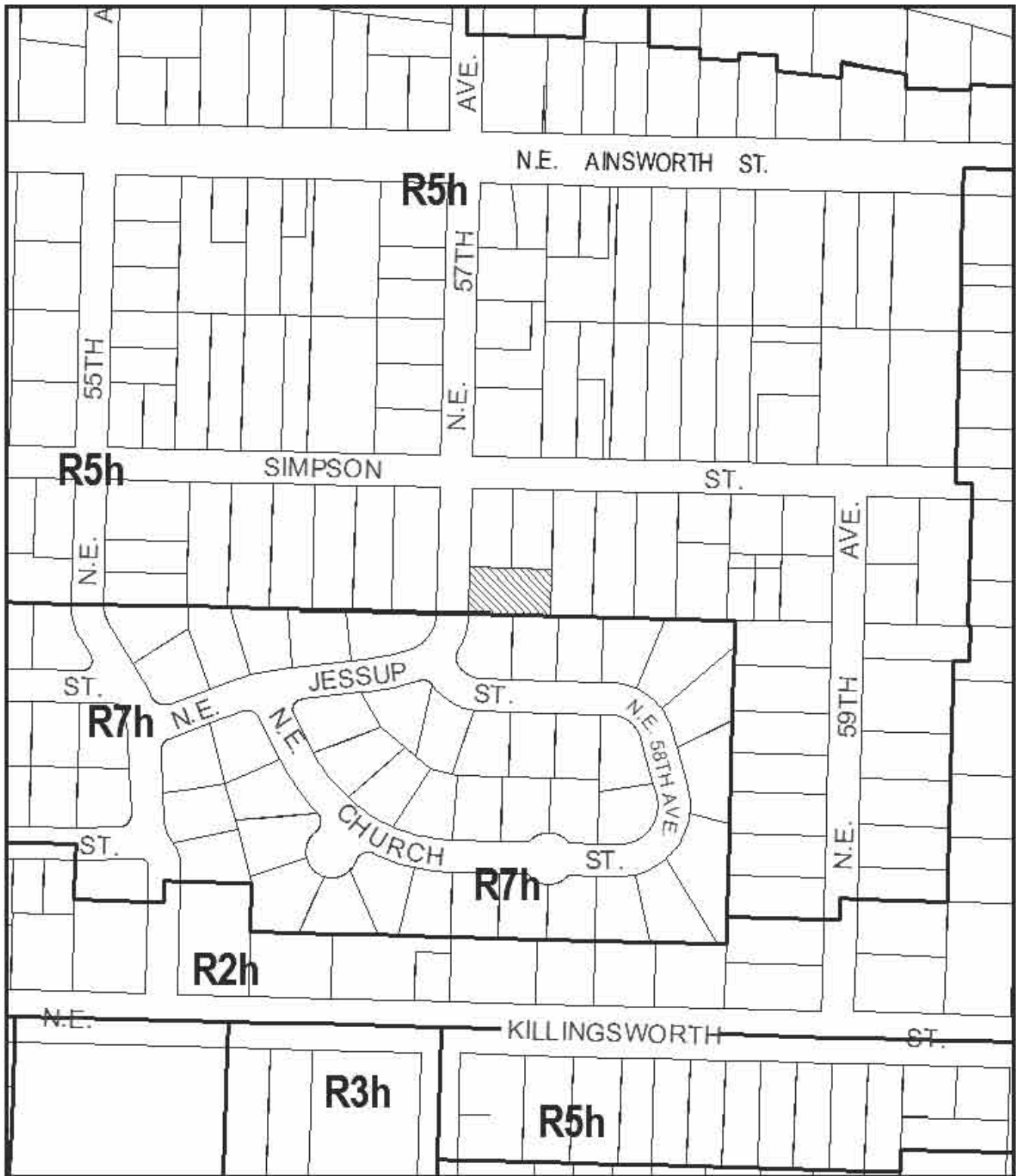
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. ADU Structure Exterior Elevations - Left, Right, Front and Rear (attached)
 3. ADU Structure - First Floor (attached)
 4. ADU Structure - Second Floor (attached)
 5. General Specifications Sheet
 6. Photos of the ADU and House
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Site Development Review Section of BDS
 2. Life Safety Plan Review Section of BDS
- F. Correspondence: None
- 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).

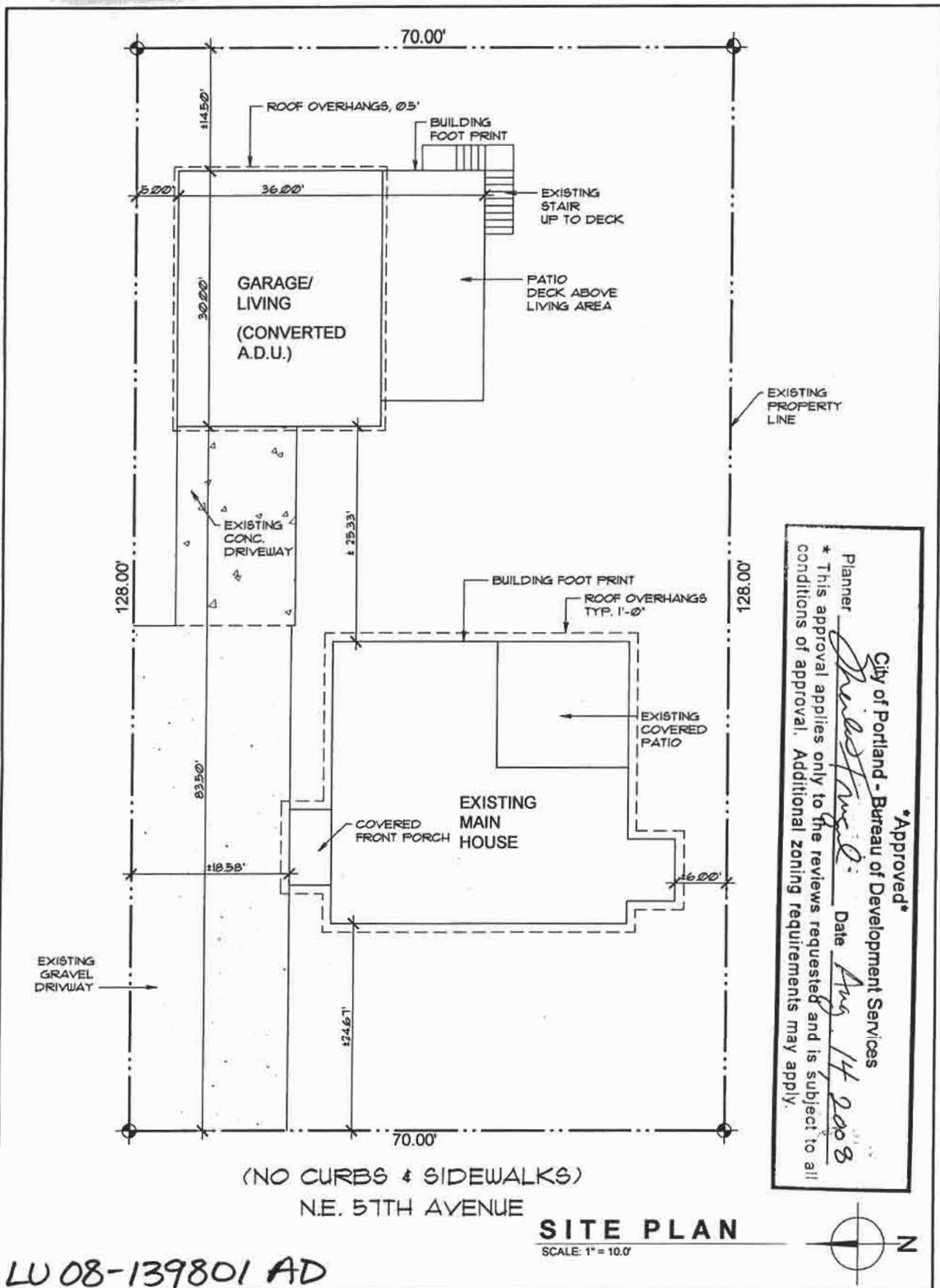


ZONING

 Site

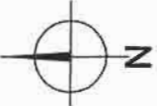


File No. LU 08-139801 AD
 1/4 Section 2436
 Scale 1 inch = 200 feet
 State Id 1N2E18DD 10100
 Exhibit B (Jun 25, 2008)



(NO CURBS & SIDEWALKS)
N.E. 57TH AVENUE

SITE PLAN
SCALE: 1" = 10.0'



Approved

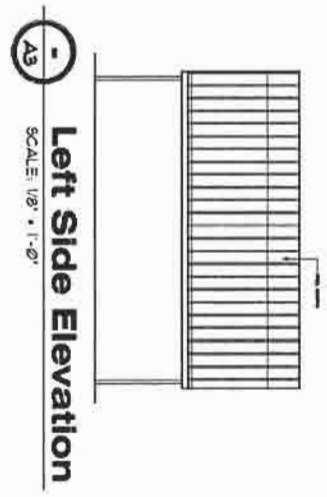
City of Portland - Bureau of Development Services

Planner: *Christina D.* Date: *Aug 14 2008*

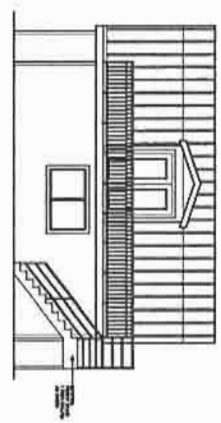
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU 08-139801 AD

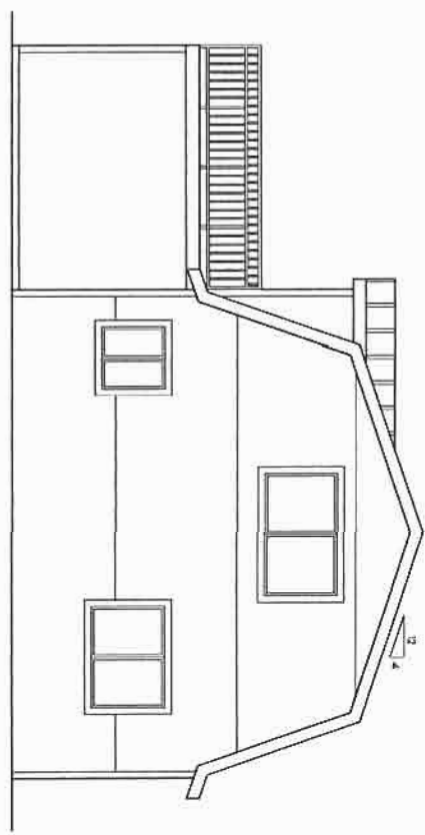
<p>PROJECT ADDRESS: 5806 NE 57TH AVENUE PORTLAND, OR</p> <p>PROJECT LEGAL: PRO. ID: R197817 LOCATED IN THE SE 1/4 SE 1/4, OF SEC 18, T. 1N., R.2E, W.M. MULTNOMAH CO., OR.</p> <p>DATE: 06-23-2008 FILE NO: 08-442</p>	<p>LOT COVERAGE: LOT AREA 8,960.0 SQ. FT. EXISTING MAIN BUILDING AREA 1,252.5 SQ. FT. (NOT INCLUDING OVERHANGS) EXISTING GARAGE/SHED 1,044.0 SQ. FT. (CONVERTED TO ADU) TOTAL BUILDING AREA: 2,296.5 SQ. FT.</p> <p>LOT COVERAGE 25.63% ZONING: R5h</p>	<p>PROPOSED FOR: THOMAS E. REYNOLDS</p> <p>CONCEPT Design & Associates</p> <p>12929 SE DIVISION ST, STE 102, PORTLAND, OR 97236 PHONE (503)762.4102 FAX (503) 761.7617</p>
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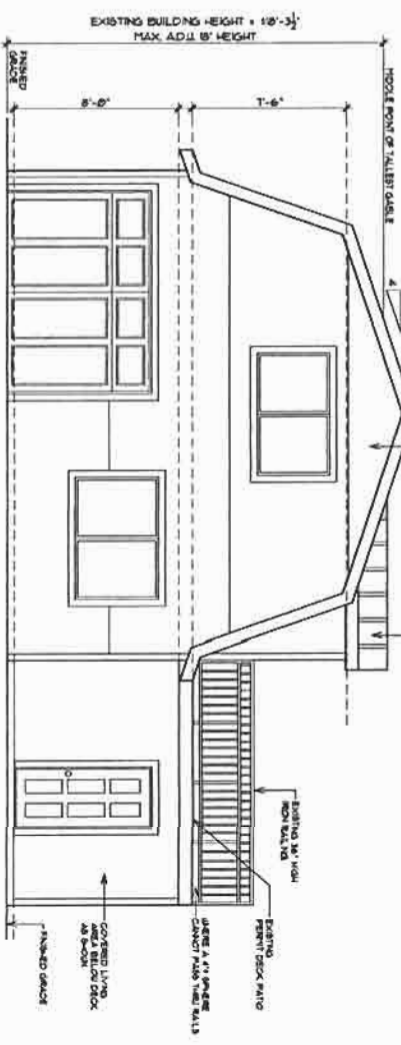
A3
Left Side Elevation
SCALE: 1/8" = 1'-0"



A3
Right Side Elevation
SCALE: 1/8" = 1'-0"



A3
Rear Elevation
SCALE: 1/4" = 1'-0"



A3
Front Elevation
SCALE: 1/4" = 1'-0"

Approved
 City of Portland - Bureau of Development Services
 Planner: *Shelley* Date: *Aug 14 2008*
 * This approval applies only to the reviews requested and is subject to all conditions of the zoning requirements may apply.

NOTE:
 SEE EXISTING ATTACHED PERMIT DRAWINGS FOR STRUCTURAL DETAILS, SPECS. OF EXISTING GARAGE/SHED THAT WAS PERMITTED ON 02/1997

LV 08-139801 AD

www.ConceptHomeDesign.com

DATE	08-23-2008
SCALE	1/4" = 1'-0"
FILE	08-42
DESIGN/DETAILED	REL
REVISIONS	
PLANNING	
REYNOLDS	
SHEET NO.	A3

2ND FLOOR PLAN

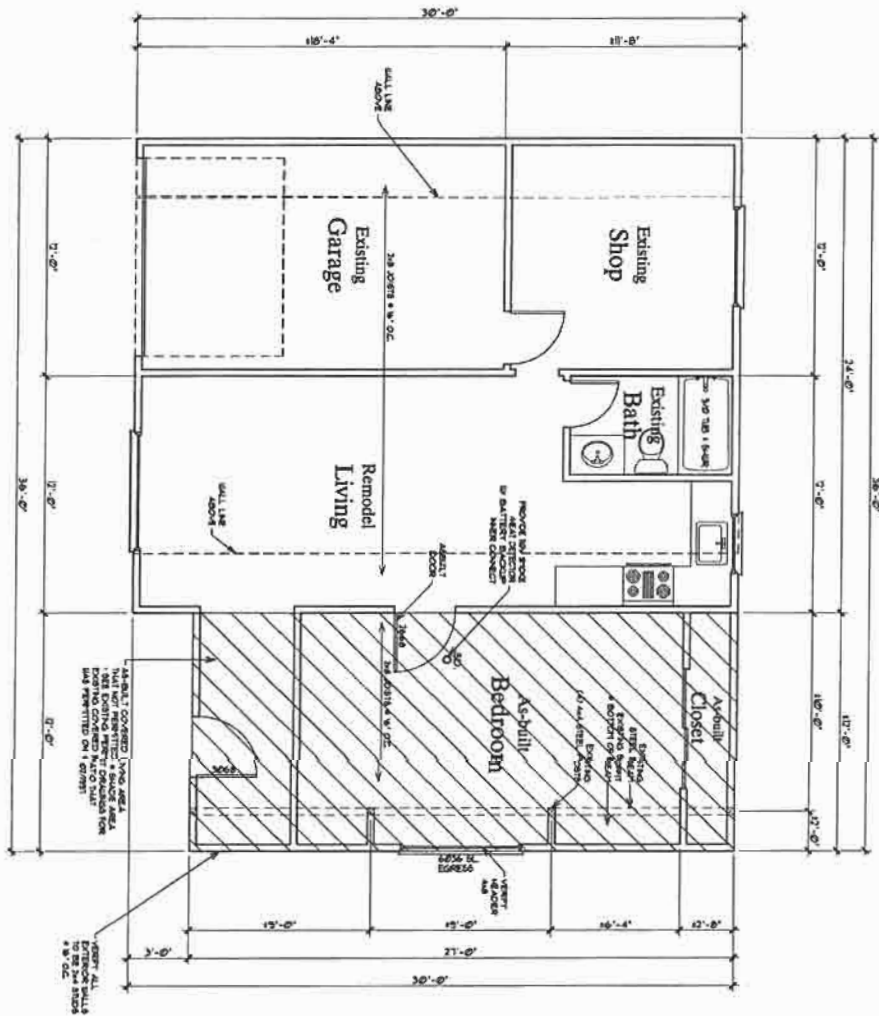
PROJECT ADDRESS:
 5806 NE 57TH AVENUE
 PORTLAND, OREGON

THOMAS E. REYNOLDS

CONCEPT
 Design & Associates

12029 S.E. DIVISION ST., SUITE 102 - PORTLAND - OREGON 97236
 PHONE: 503-762-4102 FAX: 503-761-7687

Approved
 City of Portland - Bureau of Development Services
 Planner Shelley Date Aug 14 2008
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



EXISTING GARAGE & SHOP AREA	340 SQ. FT.
EXISTING BATH & HALLWAY	170 SQ. FT.
EXISTING COVERED PATIO	274 SQ. FT.
EXISTING COVERED PATIO CONVERTED TO BEDROOM & BATH	274 SQ. FT.
TOTAL ADJL LIVING AREA	694 SQ. FT.




1st. Floor Plan
 SCALE: 1/4" = 1'-0"



LU08-139801AD

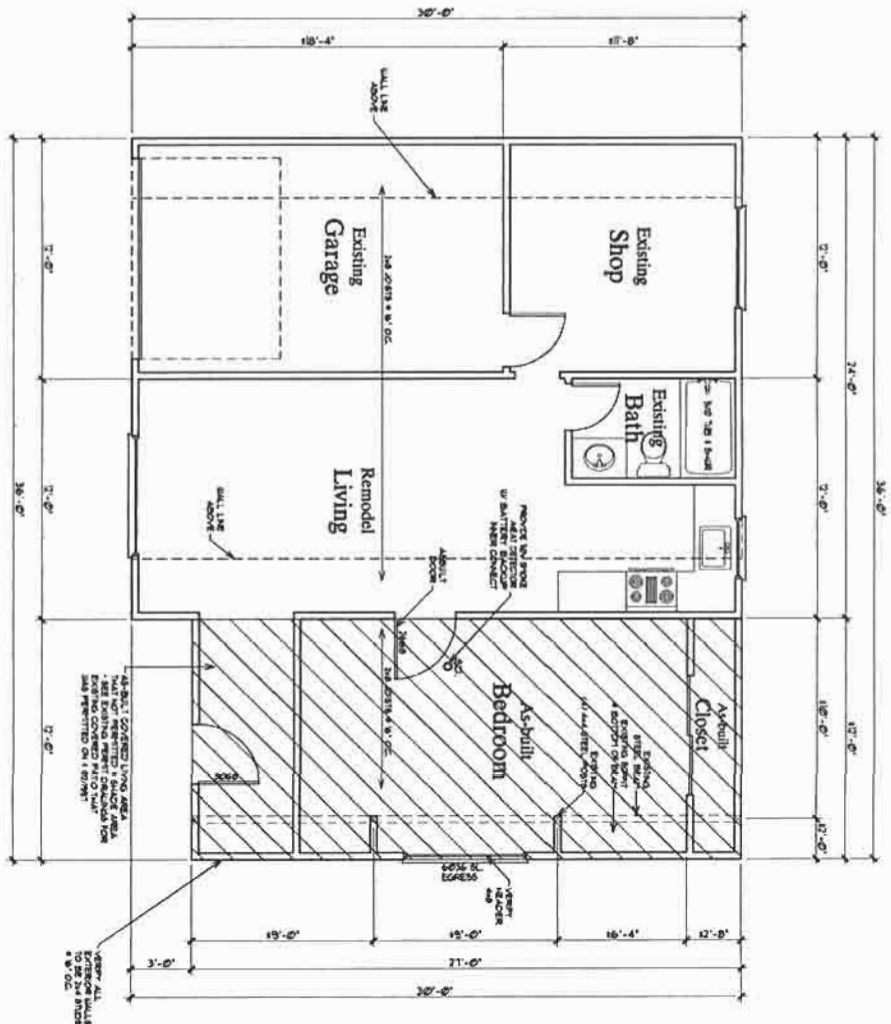
www.ConceptHomeDesign.com

1ST FLOOR PLAN	PROJECT ADDRESS: 5806 NE 57TH AVENUE PORTLAND, OREGON	 CONCEPT Design & Associates <small>12029 S.E. DIVISION ST., SUITE 102 - PORTLAND - OREGON 97236 PHONE 503-762-4102 FAX: 503-761-7617</small>
THOMASS E. REYNOLDS		

DATE	06-23-2008
SCALE	1/4" = 1'-0"
FILE	08-44
DESIGN/TEAM	KCL
REVISIONS	

A1

Approved
 City of Portland - Bureau of Development Services
 Planner: Shirley Meyer Date: Aug. 14, 2008
 * This approval applies only to the reviews requested and is subject to all
 rules of approval. Additional zoning requirements may apply.



EXISTING GARAGE & SHOP AREA
 EXISTING SHOP AREA THAT CONVERTED TO CLOSETED LIVING
 EXISTING CLOSETED AREA THAT CONVERTED TO BEDROOM & ENTRY WAY
 TOTAL ADJ. LIVING AREA: 634 SF

1st. Floor Plan
 SCALE: 1/4" = 1'-0"

LU 08-139801 AD

www.ConceptHomeDesign.com

A1	1ST FLOOR PLAN	PROJECT ADDRESS: 5806 NE 57TH AVENUE PORTLAND, OREGON	CONCEPT Design & Associates <small>1209 S.E. DIVISION ST., SUITE 102 - PORTLAND - OREGON 97204 PHONE: 503-762-4102 FAX: 503-761-7637</small>
REYNOLDS	THOMASS E. REYNOLDS		