



City of Portland
Bureau of Development Services
Land Use Services Division

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

Date: September 24, 2008
To: Interested Person
From: Crystal Hitchings, Land Use Services
503-823-7583 / 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 08-147515 AD

GENERAL INFORMATION

Applicant: Fred Fleener
7403 SE 65th Ave
Portland, OR 97206

Site Address: 7403 SE 65TH AVE

Legal Description: S 2' OF LOT 3 BLOCK 22 N 50' OF LOT 4 BLOCK 22, BRENTWOOD & SUB

Tax Account No.: R099910890

State ID No.: 1S2E20BC 13100

Quarter Section: 3737

Neighborhood: Brentwood-Darlington, contact Steve White at 503-788-2096.

Business District: Eighty-Second Avenue, contact Nancy Chapin at 503-774-2832.

District Coalition: Southeast Uplift, contact Cece Hughley Noel at 503-232-0010.

Zoning: R5a, Residential 5,000 with an Alternative Design Density Overlay Zone

Case Type: AD, Adjustment Review

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

Proposal:

The applicant has submitted a request for two Adjustments to the side building setbacks in order to legalize existing, non-conforming construction, including a carport and an addition to the rear of the home. The site is developed with a single-dwelling residence, a detached garage, located to the northwest of the home, and a carport attached to the garage and located to the north of the home. The carport is currently located zero feet from the north side property line and approximately 10 feet from the front (east) property line. The addition to the home was constructed along the western façade of the home, and is located 3 feet from the south side building setback, which is the location of the original home.

The R5 zone requires side building setbacks of 5 feet and garage entrance setbacks of 18 feet. The existing setback of the entrance to the carport will be increased to 18 feet in order to meet the required garage entrance setback, and will not need an Adjustment. The north side of the carport will be re-located from 0 to 2 feet from the north side property line, which is the same setback of the detached garage. Therefore, an Adjustment is required to allow the north wall of

the carport to be located 2 feet from the north property line. The addition at the rear of the house is located 3 feet from the south side property line, which is the same setback of the original home. Therefore, an Adjustment is required to allow the addition to be located 3 feet from the south side property line.

The single-dwelling residential zones allow an exception (33.110.220.D.5) to extend established non-conforming building lines, under certain conditions. In this case, the conditions that would allow this exception are not met on either the north or south side setbacks. Therefore, both Adjustments to the setbacks are required.

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 site is located on the west side of SE 65th Avenue, between SE Flavel and SE Ogden Streets. The 5,200 square-foot lot is developed with a home originally built in 1947, an attached garage, and an attached carport. An addition to the home built some years ago effectively connected the garage to the home. The carport is also connected to the home and the garage. A deck is located at the rear of the home. A 6-foot wooden fence on the north property line extends along the driveway and carport, beginning at the front setback and ending at the garage façade. A 6-foot wooden fence extends along the south side property line beginning at the front setback and ending at approximately the southeast corner of the house. The fence lowers to 3.5 feet within the front setback. A 3.5-foot wooden fence also encloses the front yard. The carport and garage are located along the north property line, and the site is accessed from SE 65th by a paved driveway along the north property line. The carport entrance is about 10 feet west of the front property line, but will be relocated to 18 feet. This portion of SE 65th Avenue is designated as a local service street, and is developed with a 12-foot curb only.

The adjacent lot to the south of the subject site is developed with a home and attached garage. A cement driveway leads to the attached garage, and another cement pad leads to a detached shed located in the northwest corner of the lot. The north wall of the house on the adjacent lot to the south is approximately 23 feet from the south wall of the home on the subject site.

The adjacent lot to the north of the subject site is developed with a home and a detached garage. The garage is located in the southeastern corner of the site, and the front yard area between the garage and the subject site is paved. The south wall of the garage on the adjacent lot to the north is approximately 17 feet from the support posts which constitute the north wall of the carport.

Development within 200 feet of the subject site is predominantly single-dwelling residential. Lots vary in size, but generally range from approximately 3,000 to approximately 8,000 square-foot lots. A religious institution is located at the intersection of SE 65th and SE Flavel.

Zoning: R5a. The base zone of the site and area surrounding the site is R5, Residential 5,000, which is a high density Single-Dwelling Residential Zone. 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 R5 Zone requires side building setbacks of 5 feet.

The site and surrounding area is also designated with an Alternative Design Density Overlay Zone. This zone is intended 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 zone allows increased density that meets additional

design compatibility requirements. This proposal does not trigger the requirements of the “a” overlay zone.

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

Agency Review: A “Request for Response” was mailed **August 28, 2008**. The following Bureaus have responded with no issues or concerns (Exhibits E.1-E.4):

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

The following Bureaus have submitted additional comments:

- Bureau of Environmental Services (Exhibit E.5): has no concerns, and submitted information for the benefit of the applicant as it relates to future permitting of the proposed work. BES noted that at the time of permit application, the applicant must submit for BES review a site utility plan and stormwater report that includes sizing calculations.
- **Site Development Section of BDS** (Exhibit E.6): noted that the applicant must locate the cesspool, obtain a permit to decommission the cesspool, and final that permit prior to finaling the building permit for the addition. Stormwater runoff from impervious areas (rooftops, driveways, and patios) must be managed with onsite stormwater facilities. Onsite infiltration, such as a soakage trench, is feasible at this location. Gutters and downspouts on the existing structure(s) may need to be modified or moved to accommodate the proposed development. A utility plan and stormwater report will be required at the time of permit review.
- **Life Safety Bureau** (Exhibit E.7): has no concerns and submitted comments intended to provide the applicant with preliminary Building Codes information.

Neighborhood Review: A “Notice of Proposal in Your Neighborhood” was mailed **August 28, 2008**. No written responses were received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose (Adjustments)

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue 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 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 application is for Adjustments to the north and south side setbacks. The purpose statement of Section 33.110.220 Setbacks is as follows:

Purpose: *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 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.*

North Side Setback: The carport is being relocated 2 feet from the north side lot line, which is the location of the north wall of the garage. The carport is supported by posts and open on the north and east sides, and is attached to the house and garage on the south and west sides. Because of its open style, fire access to the home and garage are not restricted by the carport. Because it does not protrude further toward the north lot line than the garage, fire access around the side of the garage to the rear of the lot is not further restricted by the carport. However, because structure-free access to the rear of the site is limited to this 2-foot passageway and the 3-foot passageway on the south side of the home, a condition of approval is warranted which requires that no structures shall be constructed to block these passageways in the future. Fire separation between the structures on the subject site and the adjacent lot to the north is not further reduced by the carport. The nearest structure on the adjacent lot to the north is approximately 17 feet from the carport, a distance which provides adequate fire separation between structures. The carport is lower than the garage and house, and is only slightly higher than the 6-foot fence. Therefore, existing light is maintained on the adjacent lot to the north. The open style of the carport allows air to flow freely, therefore existing air is maintained on the adjacent lot to the north.

The height of the carport is lower than the height of the 1-story garage. It is 9 feet, 7 inches in height where it attaches to the home, and tapers down to 8 feet, 8 inches in height on the northern facade. The carport is 30 feet long, which is shorter than the home and equal to the length of the garage. The carport is 12 feet wide, which is consistent with the width of a typical 1-car garage. Together, all structures on the lot meet the required maximum building coverage standards. Because of the low height, consistent size, and open design of the carport, the proposal is compatible with the building scale of other development in the area. The carport is located 2 feet from the north property line, and is an extension of the existing established building wall of the garage. Because it is less than 3 feet from the property line, the exception to the setback standard that would otherwise allow the extension of the garage wall does not apply to the carport. However, because it is in line with the existing garage wall, and because there are a number of examples in the immediate area of other structures located within the 5-foot setback, the proposed setback is consistent with the placement of other structures in the area.

The carport extends the existing building wall of the garage. A fence is located along the property line which is only slightly lower than the roof of the carport. The adjacent garage to the north is located approximately 17 feet from the carport, and 15 feet from the property line. For these reasons, a reasonable physical relationship is maintained between the structures. The 6-foot wooden fence extending along the north property line obstructs views between the subject site and the adjacent site to the north. Additionally, the carport is not adjacent to another home—the closest structure on the adjacent lot is a garage, which obstructs views and helps blocks noise between the carport and the adjacent home. For these reasons, privacy is not affected for the home on the adjacent lot to the north.

A portion of the carport will be removed so that the entrance to the carport will be at least 18 feet from the property line, thereby providing sufficient room for a vehicle to park in the driveway without obstructing the public right-of-way or driver visibility.

To ensure that the carport is relocated to a 2-foot north side setback and that the entrance is relocated to an 18-foot front setback, a condition of approval is warranted requiring that the carport shall be relocated from its existing setbacks to meet the proposed front and north side setbacks prior to the issuance of building permits.

South Side Setback:

The addition which was constructed onto the rear of the home is one story and the portion within the setback is the lowest end of the gabled roof. The addition is located at the same setback as the original, existing home. A separation between the addition and property line of 3 feet provides adequate access to the rear of the property for fire fighting. However, because structure-free access to the rear of the site is limited to this 3-foot passageway and the 2-foot passageway on the north side of the garage, a condition of approval is warranted which requires that no structures shall be constructed to block these passageways in the future. The home on the adjacent lot to the south is approximately 20 feet from the home on the subject site. With this condition, and due to the low height of the addition and the distance between structures, light, air, fire separation and fire access are maintained.

The south wall of the addition extends the established building wall of the home by 14 feet. An exception would have allowed the extension of this wall by right if the existing portion of wall within the setback were 60% of the entire south facing façade of the existing home. However, the portion of existing wall within the setback is only 55.5%. Several examples of primary structures located within side building setbacks can be found in the area. The addition is only 1 story in height, and follows the roofline of the existing home. The addition is constructed to the side and rear of the home and does not change the appearance of the home from SE 65th Avenue. For these reasons, building scale and placement of the addition is consistent with development in the neighborhood.

A wooden fence extends along the south property line, obscuring views between the subject site and the adjacent site to the south, and the south façade of the addition contains two small windows with frosted glass. The home on the adjacent lot has an attached garage which is located on the north side of the home, and a driveway and additional yard north of the driveway separates the two sites. For these reasons, privacy is not affected for the home on the adjacent lot to the south.

With the condition of approval requiring that no structures be allowed to block the remaining fire access passageways along the north and south property lines, the proposal equally or better meets the purpose statement for setbacks, and therefore this criterion is met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The applicant has submitted photographs, and these have been confirmed by staff in the field, showing that carports are not uncommon in the neighborhood. Additionally, structures located within the side setback are not uncommon in the neighborhood. The addition extends the established building wall of and is fully integrated into the architecture of the home, and is not visible from the street. A wooden fence along both the north and south property lines obscure views between the sites, and both the carport and addition are of a low profile. For these reasons, and

those described in detail above, the proposal does not significantly detract from the livability and appearance of the residential area. 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: Two Adjustments are being requested. The overall purpose of the single-dwelling zones is to preserve land for housing and to provide housing opportunities for individual households. The proposal to legalize a carport and addition to the home that do not detract from the livability or appearance of the residential area and provide opportunities to maximize the use of a residential lot remains consistent with the overall purpose of the zone. Therefore, this criterion is met.

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

Findings: There are no such resources present on the site. This criterion is not applicable.

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

Findings: There are no discernible impacts that would result from granting the requested adjustment. 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. 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 carport and addition do not significantly or negatively affect adjacent lots and are compatible with the existing character of the neighborhood. With the conditions of approval B. and C. listed below, all approval criteria are met, and therefore this proposal should be approved.

ADMINISTRATIVE DECISION

Approval of two Adjustments to Section 33.110.220, Setbacks, to allow the north wall of the carport to be located 2 feet from the north property line and to allow the south wall of the addition on the south side of the home to be located 3 feet from the south side property line, in significant conformance with the approved plans, Exhibits C-1 through C-3, signed and dated September 22, 2008, subject to the following conditions:

- A. As part of the building permit application submittal, **the following development-related condition (B-D) must be noted on each of the 4 required 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 08-147515 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. No structures shall be constructed in a manner that obstructs the existing passageways between the south façade of the home and the south property line (3-foot passage), and between the north façade of the garage and the north property line (2-foot passage). These passages must be maintained to provide sufficient room for human access and for fire response access to the rear of the lot. **This language shall be added as a note on the site plan submitted for building permits.**
- C. The following changes to the setbacks of existing development must be made prior to issuance of a building permit:
1. the existing setback of the entrance to the carport shall be increased to 18 feet in order to meet the required garage entrance setback; and
 2. the north side of the carport shall be re-located from 0 to 2 feet from the north side property line.
- D. The applicant must locate the cesspool, obtain a permit to decommission the cesspool, and finalize that permit prior to issuance of the building permit for the addition.

Decision rendered by:  **on September 22, 2008.**
By authority of the Director of the Bureau of Development Services

Decision mailed: September 24, 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 July 21, 2008, and was determined to be complete on August 26, 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 July 21, 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 October 8, 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 **October 9, 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:

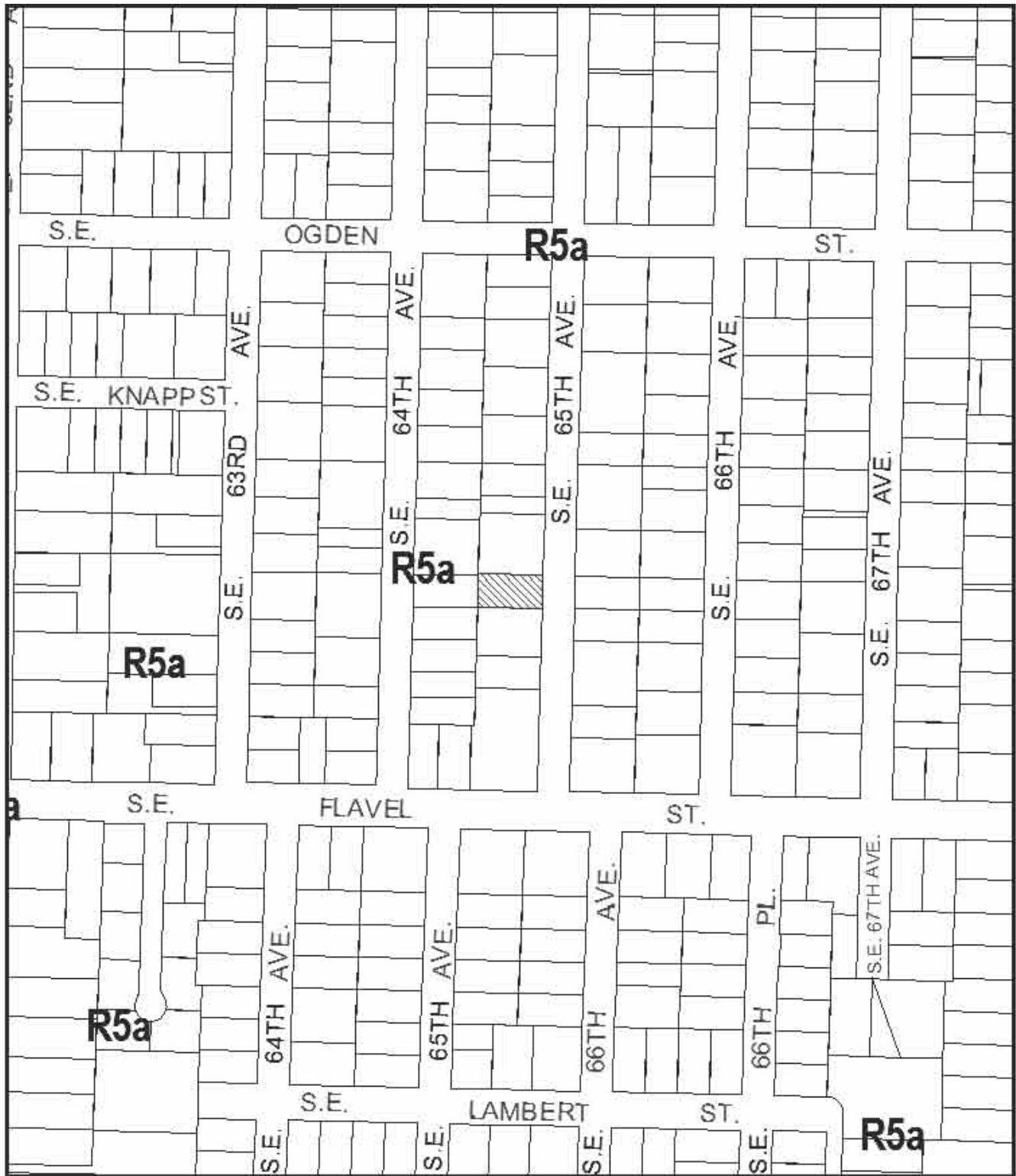
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - a. site plan, site only
 - 2. South elevation (attached)
 - 3. Section plan, carport (attached)
 - 4. Floor plan
 - 5. Foundation plan
 - 6. Photos of area
 - 7. Photos of site
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Bureau of Parks, Forestry Division
 - 5. Bureau of Environmental Services
 - 6. Site Development Review Section of BDS
 - 7. Life Safety Bureau
- F. Correspondence:
 - None Received
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. Incomplete letter, dated July 25, 2008
 - 5. Tax 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



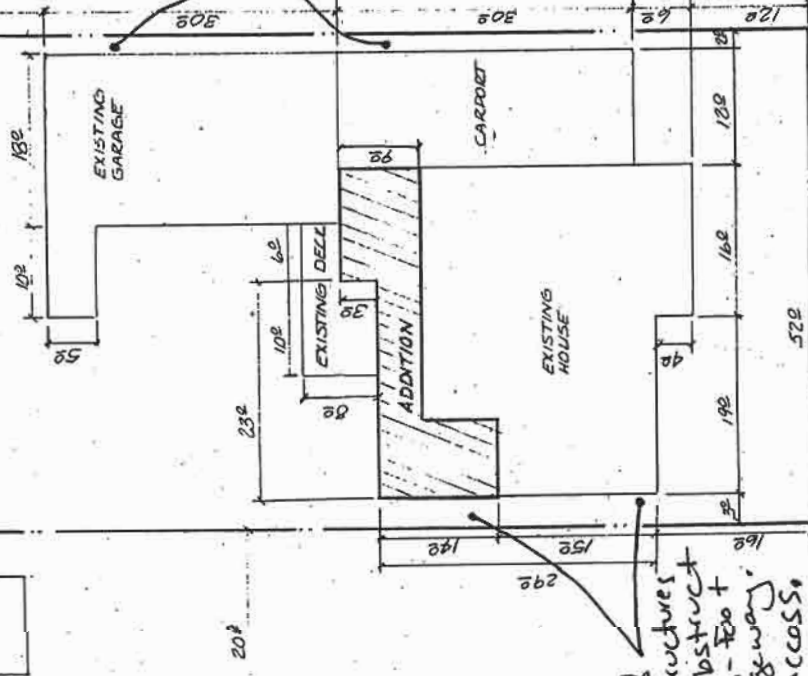
File No.	<u>LU 08-147515 AD</u>
1/4 Section	<u>3737</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S2E20BC 13100</u>
Exhibit	<u>B (Jul 22,2008)</u>

LOT AREA:
5200 S.F.

BUILDING COVERAGE:
2175 S.F.

PROJECT LEGAL:
S 2' OF LOT 3, N 50' OF
LOT 4 BLOCK 22 - BRENTWOOD
PROJECT ADDRESS:
7403 SE 65th AVE.
PORTLAND, OR 97206

EXISTING SHED
58'



Required
NO structures
shall obstruct
this 3-foot
passageway.
Fire Access

Required
NO structures
shall obstruct
this 3-foot
passageway.
Fire Access

SITE PLAN
SCALE 1" = 10'



PROPERTY / RIGHT-OF-WAY LINE
SE 65th AVE.

125' TO EDGE
OF PAVEMENT

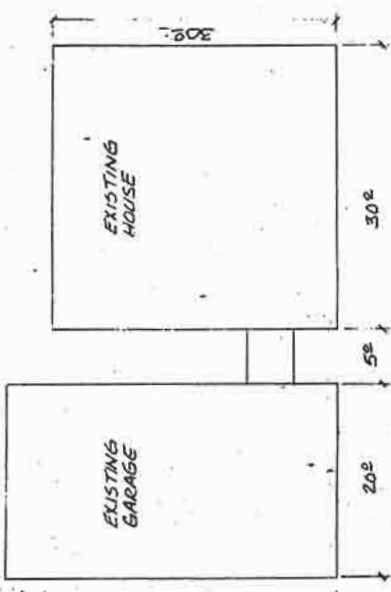
SITE PLAN
SCALE 1" = 10'



LOT AREA:
5200 S.F.

BUILDING COVERAGE:
1815 S.F.
360 S.F.
2175 S.F.

PROJECT LEGAL:
S 2' OF LOT 3, N 50' OF LOT 4 BLOCK 22
BRENTWOOD SUBDIVISION
PROJECT ADDRESS:
7403 SE 65th AVE.
PORTLAND, OR 97206



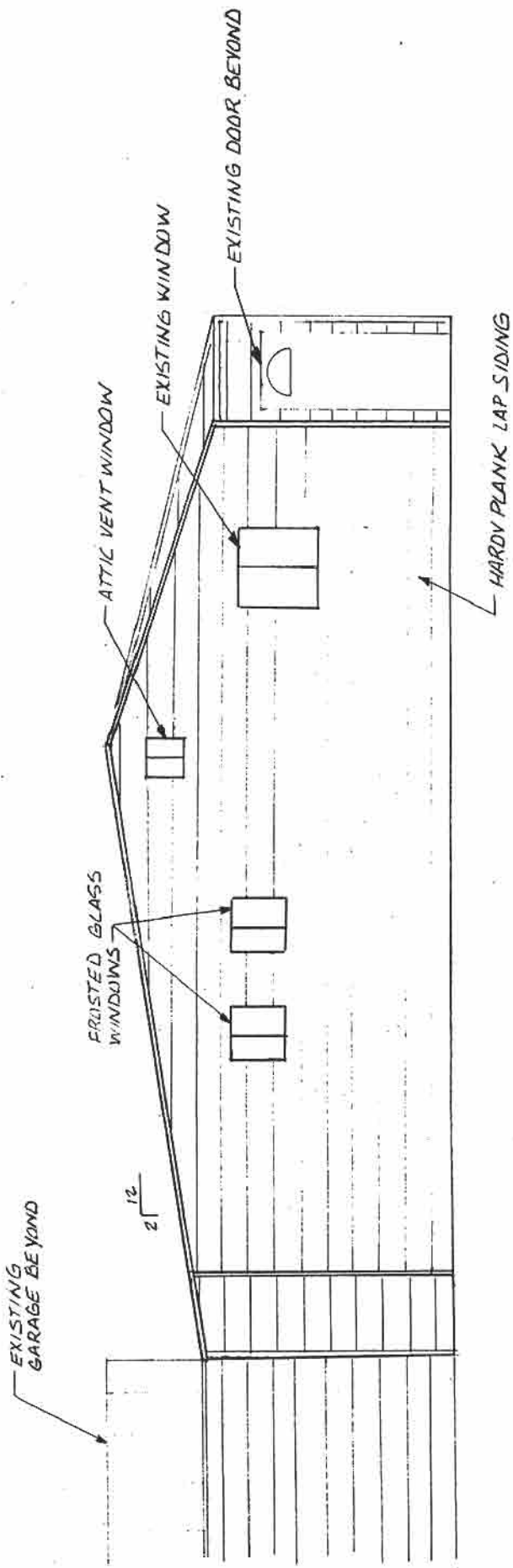
125' TO EDGE
OF PAVEMENT

SITE PLAN
SCALE 1" = 10'



Approved
City of Portland - Bureau of Development Services
Planner Crystal Hitching Date 9-22-08
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU 08-147515 AD Exhibit C.1

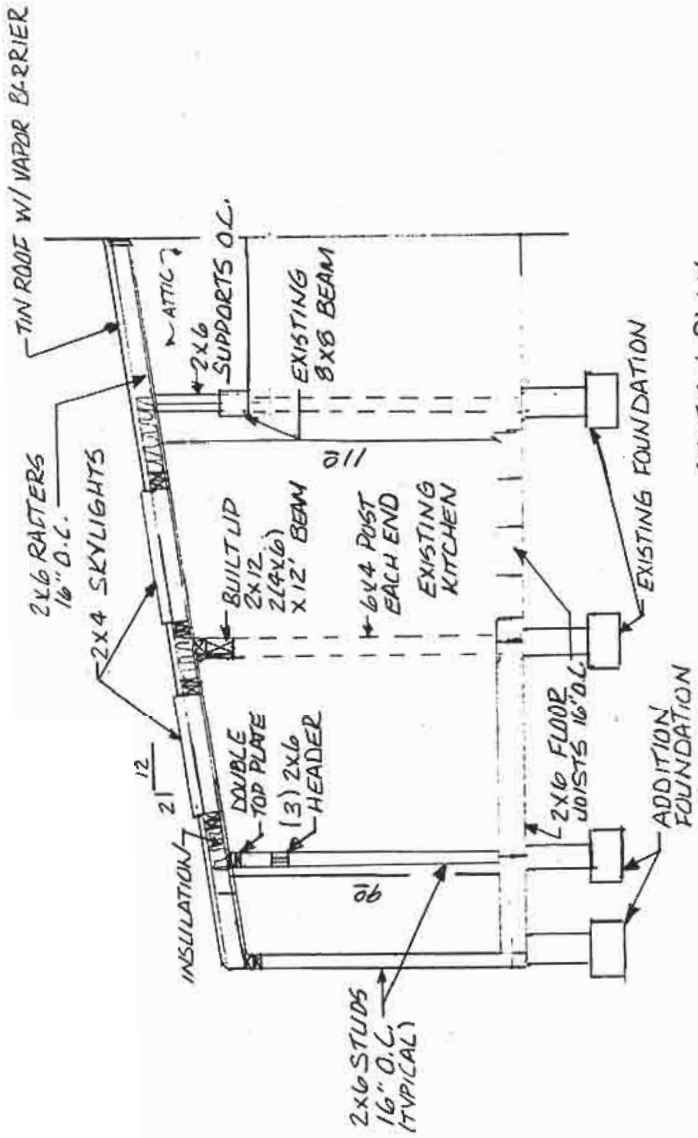


SOUTH ELEVATION
SCALE 1/4" = 1'0"

Approved
City of Portland - Bureau of Development Services
Planner Crystal Hicking Date 9-22-08
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU 08 - 147515 AD

Exhibit C.2



SECTION PLAN
SCALE 1/4" = 1'-0"

Approved
 City of Portland - Bureau of Development Services
 Planner Crystal Hitchings Date 7-22-08
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Exhibit C.3

LU 08-147515 AD