



City of Portland, Oregon
Bureau of Development Services
Land Use Services

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

Date: May 22, 2009
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 09-121005 AD

GENERAL INFORMATION

Applicant: Patricia Gallegos, property owner
11420 SE Reedway St
Portland, OR 97266

Interested Party: Minerva Campuzano, property owner
11420 SE Reedway St
Portland, OR 97266

Site Address: 11420 SE REEDWAY ST

Legal Description: E 64.08 OF W 128.17' OF LOT 1 BLOCK 4, KIRKPATRICK AC
Tax Account No.: R455801240
State ID No.: 1S2E15DB 04700
Quarter Section: 3642

Neighborhood: Powellhurst-Gilbert, contact John McDonald at 503-753-4226.
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Plan District: Johnson Creek Basin

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 requesting two Adjustments to reduce the side and rear building setbacks in order to allow an existing detached accessory structure to remain in its current location. The 24-foot by 12-foot structure is located 6 feet, 7 inches from the west side property line and 6 feet, 5 inches from the south (rear) property line. The structure is approximately 9 feet in height as measured at the midpoint of the highest gable. The structure will be used in conjunction with a Type B Accessory Home Occupation for an acupuncture business, and an

application for this permit has been submitted concurrent to this Adjustment application. A gravel parking pad and walkway for use by the home occupation are located on the west side of the site.

The R10 Zone requires side and rear building setbacks of 10 feet. Because the structure is located within 10 feet from the side and rear property lines, an application has been submitted for **Adjustments** to Section **33.110.220** and **Table 110-3, Setbacks**, with a request to allow the building to remain in its current location, which is 6 feet, 7 inches from the west side property line and 6 feet, five inches from the south (rear) property line.

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 8,320 square foot site is located on the south side of SE Reedway Street, just west of SE 115th Avenue. SE Reedway becomes a dead-end street just one site west of the subject site, and is an unimproved, gravel street in this location. The site is developed with a single-dwelling, single-story, ranch style home originally built in 1959, a detached garage, and a detached accessory structure (the subject of this land use review). The home is located just north of the center of the lot, the garage is located in the southeast corner of the lot, and the accessory structure is located in the southwest corner of the lot. The front and rear yard are generally open lawn, with some mature trees and other vegetation along the common west side property line and in the front yard.

Within 200 feet of the subject site and adjacent to the site, development is single-dwelling residential. Some properties to the west and one block south are undeveloped.

Zoning: The subject site and surrounding areas to the north, south, and east are zoned R10, single-dwelling residential. The area to the west is zoned OS, open space. Properties to the west and south have environmental overlay zones. Further to the south, properties are industrially zoned, some of which also have environmental overlay zones.

The single-dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing. The R10 zone is a low density single-dwelling zone. The R10 zone allows attached and detached single dwelling structures and duplexes. The R10 zone requires side and rear building setbacks of 10 feet.

The property is located within the Johnson Creek Basin Plan District. The Johnson Creek Basin plan district provides for the safe, orderly, and efficient development of lands which are subject to a number of physical constraints, including significant natural resources, steep and hazardous slopes, flood plains, wetlands, and the lack of streets, sewers, and water services. Restrictions are placed on all new land uses and activities to reduce stormwater runoff, provide groundwater recharge, reduce erosion, enhance water quality, and retain and enhance native vegetation throughout the plan district. The development standards of the plan district prohibit certain developments within the Johnson Creek Floodway as defined by the Federal Emergency Management Agency; prohibit the release of water from Powell Butte reservoirs into Johnson Creek; and require that erosion and sediment controls be used on all vegetation removal activities.

The proposed location of the shed, which is the southwest corner, is not within any defined floodway, floodplain, or flood hazard area, although the northern portion of the site is within a potential flood hazard and 100-year floodplain area. No vegetation is proposed to be removed.

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 April 27, 2009. The following Bureaus have responded with no issues or concerns (Exhibits E.1-E.3):

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

The following Bureaus have submitted additional comments to assist with the building permit process:

- The Site Development Section of BDS (Exhibit E.4)
- The Life Safety Bureau (Exhibit E.5)
- The Bureau of Environmental Services (Exhibit E.6)
- Water Bureau (Exhibit E.7)

Neighborhood Review: A “Notice of Proposal in Your Neighborhood” was mailed on April 27, 2009. 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 applicant is requesting an Adjustment to **Section 33.110.220 and Table 110-3, Setbacks**. The purpose statement for this regulation 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.*

The structure is located in the rear, southwest corner of the subject site, about 100 feet from SE Reedway Street. The home in front of the structure and the mature trees along the

west side property line partially obscure the structure from the street. The home on the adjacent lot to the west is located toward the front of that lot, leaving an open rear yard adjacent to the rear yard of the subject site, with an attached carport between the adjacent home and the client parking/walkway area on the subject site. Mature trees and other vegetation and a 6-foot fence along the common side property line provide screening between the two rear yards. The structure is located 6 feet, 7 inches from the common side property line, and is partially screened from view of the adjacent yard by the fence and vegetation. The adjacent site to the south is configured such that the open, rear yard of that site is also adjacent to the rear yard of the subject site, and the 6-foot fence and existing vegetation along the common rear property line also provides screening between the two rear yards.

Adequate access for fire fighting and separation for fire protection are provided by the 6 foot, 7 inch setback from the side and 6 foot, 5 inch setback from the rear property lines. Adequate space remains to allow air circulation. The structure is located north of the adjacent site to the south, and does not affect light on that site. The structure is located east of the adjacent site to the west, and the relatively low height of the structure (approximately 9 feet), in combination with the existing mature vegetation and 6-foot fence, mean that the structure will not significantly affect light on the adjacent site.

Accessory structures in the nearby neighborhood are typically located in side and/or rear corners of the lots, and are typically one-story structures of a similar height to the subject structure. The subject structure meets the exceptions to setback standards which allow detached garages meeting certain size and front setback requirements to be located by right within side and rear setbacks. A number of the detached garages and accessory structures in the nearby neighborhood that also appear to meet the size requirements of this exception appear to be located within rear and side setbacks. Several attached garages and primary structures in the nearby neighborhood appear to be located in side or rear setbacks. The proposal to locate the 1-story accessory structure approximately 6.5 feet from the rear and side setbacks reflects the general building scale and placement of existing accessory structures within the neighborhood.

The subject structure is over 35 feet from the adjacent structure to the west, and over 45 feet from the adjacent structure to the south. This separation provides a reasonable physical relationship between structures.

The rear yard of the subject site is separated from the rear yards of the adjacent sites to the south and the west by a 6-foot fence and existing vegetation, and the subject structure is separated from the adjacent homes by at least 35 feet. The south façade of the structure has no windows, and will not affect privacy. The west façade has two windows and one door, and views into the adjacent site are mainly obscured by the existing fence and vegetation. A gravel walkway leads along the west side property line to the door at the north façade of the structure, and also allows access to the door at the west façade. The north door will provide the main entrance, and the west door will be a secondary exit door to allow privacy for overlapping clients. The north door is approximately 8.5 feet from the property line. The fence and existing vegetation provide physical and visual separation between the lots, and options for privacy for the adjacent lot remain.

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; and

Findings: Only the north façade of the accessory structure is visible from SE Reedway Street, and this is mostly obscured by the primary home and by mature trees and other vegetation along the west side property line and by a 6-foot fence with gate between the client parking area and the entrance walkway. The accessory structure is designed, sided, trimmed, and painted similarly to that of the primary home, and compliments existing development on the site. The wooden fence and gate are

attractive as viewed from the street. The wooden fence and gable of the roof will be the most visible aspect of the structure from the adjacent lots, and these features will be further softened by existing vegetation. The proposed reduced setbacks of 6 feet, 7 inches and 6 feet, 5 inches do not significantly detract from livability. 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 setback reductions are requested, to the west side and the rear building setbacks. The single-dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing. The R10 zone is a low density single-dwelling zone. The R10 zone allows attached and detached single dwelling structures and duplexes. The request to allow the detached accessory structure to remain in the setbacks does not impede housing opportunities on the subject site or on adjacent sites. This criterion is met.

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

Findings: City designated resources are shown on the zoning map by the 's' overlay; historic resources are designated by a large dot, and by historic and conservation districts. There are no such resources present on the site. Therefore, this criterion is not applicable.

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

Findings: There are no discernible impacts that would result from granting the requested adjustment. 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.

Accessory Home Occupations are regulated under Zoning Code Section 33.203, Accessory Home Occupations. Accessory home occupations are activities accessory to uses in the Household Living category. They have special regulations that apply to ensure that home occupations will not be a detriment to the character and livability of the surrounding neighborhood. The regulations ensure that the accessory home occupation remains subordinate to the residential use, and that the residential viability of the dwelling is maintained. The regulations recognize that many types of jobs can be done in a home with little or no effects on the surrounding neighborhood. A Type B home occupation, which is being requested by the applicant through a separate process from the land use review, is one where the residents use their home as a place of work, and either one employee or customers come to the site. The specific standards of Type B home occupations are outlined below.

33.203.030.C Additional Type B home occupation regulations.

1. Hours. Customers may visit the site only during the hours of 7 am to 9 pm.
2. Nonresident employees. One nonresident employee is allowed with a Type B home occupation provided no customers come to the site at any time. Home occupations that have customers coming to the site at any time are not allowed to have nonresident employees. For the purpose of this Chapter, the term “one nonresident employee” includes an employee, business partner, co-owner, or other person affiliated with the home occupation, who does not live at the site, but who visits the site as part of the home occupation. The term “one nonresident employee” does not allow employee shifts, with each shift staffed by a different employee, even when only one nonresident employee is at the site at any one time.
3. Customers. Only eight customers or clients may visit the site in a day.
4. Retail sales. Retail sales of goods must be entirely accessory to any services provided on the site (such as hair care products sold as an accessory to hair cutting).
5. Number of Type B home occupations. More than one Type B home occupation per dwelling unit is prohibited.

33.203.040 Site-Related Standards

A. Outdoor activities.

1. All activities must be in completely enclosed structures.
2. Exterior storage or display of goods or equipment is prohibited.

B. Appearance of structure and site. The dwelling and site must remain residential in appearance and characteristics. Internal or external changes which will make the dwelling appear less residential in nature or function are prohibited. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks, or adding commercial-like exterior lighting.

33.203.050 Impact-Related Standards

A. Nuisances. Accessory home occupations are regulated by the standards contained in Chapter 33.262, Off-Site Impacts, except noise, which is regulated by Subsection C. below.

B. Hazardous substances. Hazardous substances are prohibited, except that consumer quantities are allowed. Consumer quantities of hazardous substances are packaged and distributed in a form intended or suitable for sale through retail sales outlets for consumption by individuals for purposes of personal care and household use.

C. Noise. The maximum noise level for a home occupation is 50 DBA. Noise level measurements are taken at the property line. Home occupations that propose to use power tools must document in advance that the home occupation will meet the 50 DBA standard.

D. Vehicles. No more than one vehicle may be used in association with the home occupation. The maximum size of the vehicle used in association with the home occupation is a pickup truck in the medium truck category.

E. Deliveries. Truck deliveries or pick-ups of supplies or products, associated with the home occupation, are allowed at the home only between 8 am and 5 pm. Vehicles used for delivery and pick-up may not include heavy trucks.

A Type B home occupation permit can be revoked for failure to comply with the regulations of this Chapter, through the procedures identified in Paragraph 3.30.040.B.5 of Title 3, Administration. When a Type B home occupation permit has been revoked, a new Type B home occupation permit will not be issued to the applicant or other persons residing with the applicant for 2 years.

CONCLUSIONS

The request to allow the detached accessory structure to remain within the side and rear setbacks meets the purpose statement for setbacks and all other applicable approval criteria. This Adjustment should be approved.

ADMINISTRATIVE DECISION

Approval of two **Adjustments to Section 33.110.220, Setbacks, and Table 110-3, Development Standards**, to allow the new, 12' by 24' detached accessory building to remain in its current location, which is 6 feet, 7 inches from the west side property line and 6 feet, five inches from the south (rear) property line, in significant conformance with the **south and west elevations** as shown on the approved plans, Exhibits C-1 through C-2, signed and dated May 20, 2009, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 09-121005 AD."

Staff Planner: Crystal Hitchings

Decision rendered by:  **on May 20, 2009.**

By authority of the Director of the Bureau of Development Services

Decision mailed: May 22, 2009

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 April 13, 2009, and was determined to be complete on April 23, 2009.

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 April 13, 2009.

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. Unless further extended by the applicant, **the 120 days will expire on: August 21, 2009.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on June 5, 2009** 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 **June 8, 2009 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.

- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

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

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

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

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

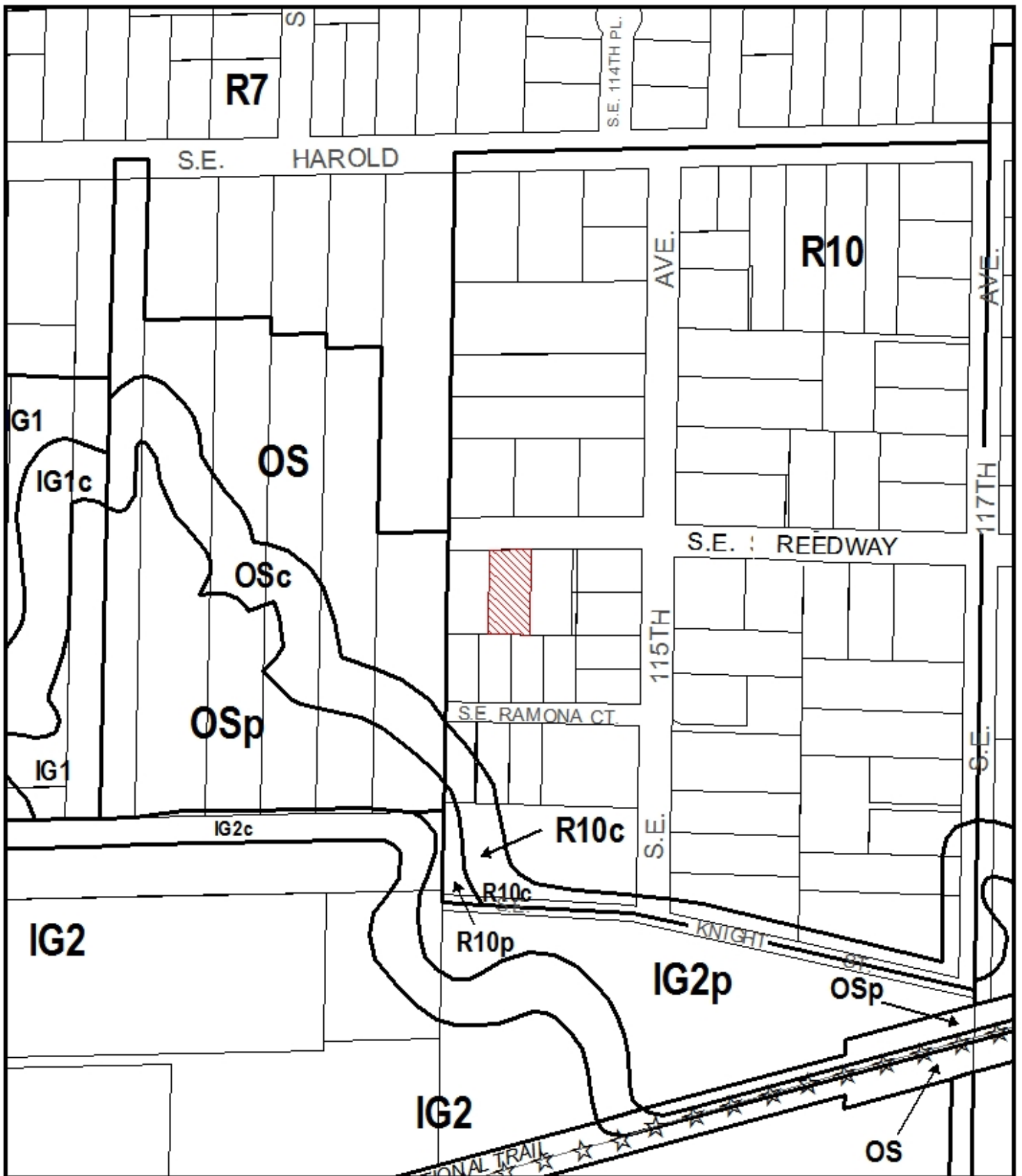
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevations (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Bureau of Parks, Forestry Division
 - 4. Site Development Review Section of BDS
 - 5. Life Safety Bureau
 - 6. Bureau of Environmental Services
 - 7. Water Bureau
- F. Correspondence:
 - None Received
- G. Other:
 - 1. Original LU Application
 - 2. FEMA Flood Hazard/100-year floodplain map



ZONING

 Site



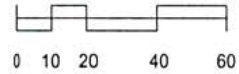
NORTH

This site lies within the:
JOHNSON CREEK BASIN PLAN DISTRICT

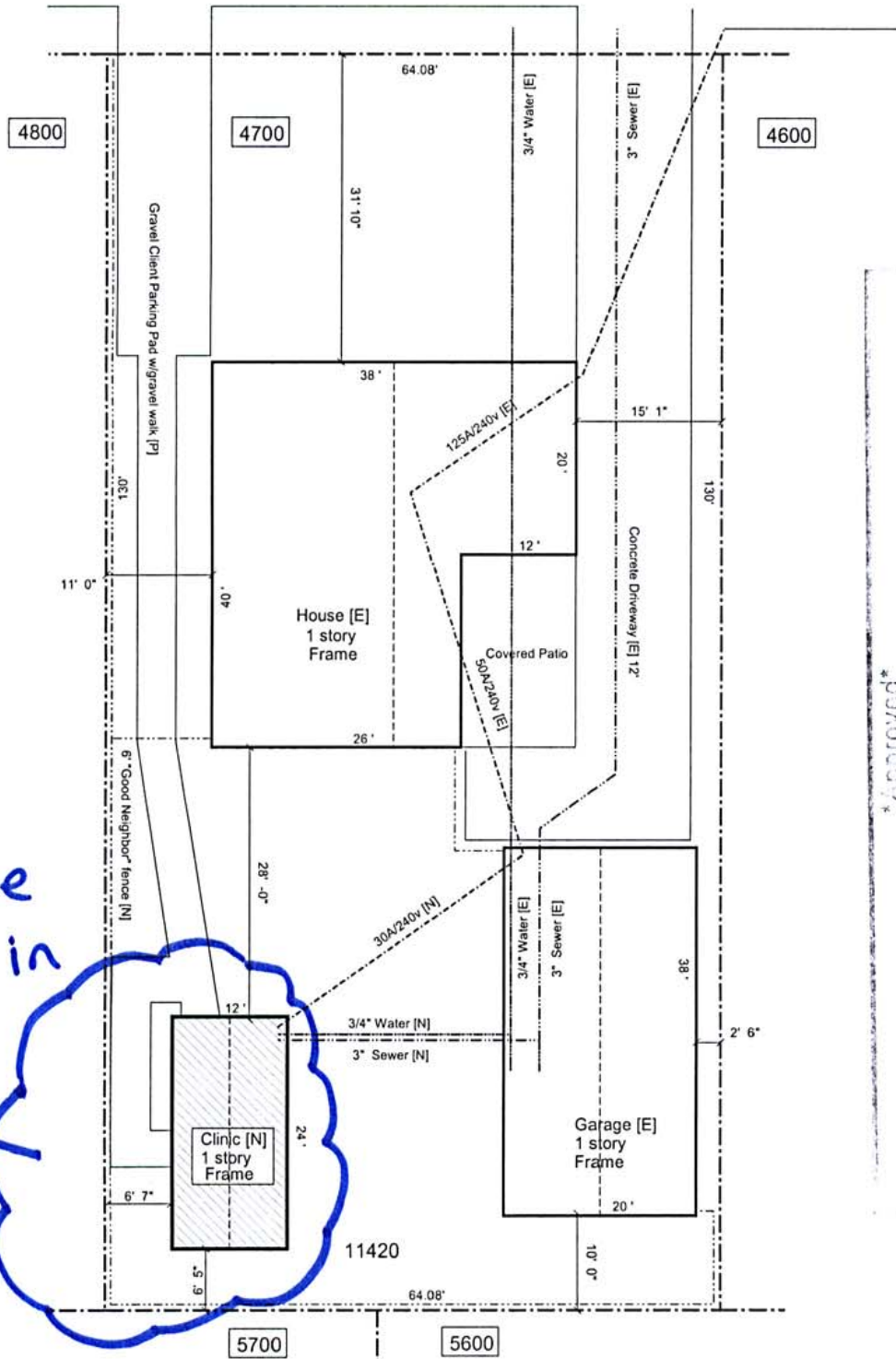
File No.	LU 09-121005 AD
1/4 Section	3642
Scale	1 inch = 417 feet
State_Id	1S2E15DB 4700
Exhibit	B (Apr 16, 2009)

APPLICANT:
 Patricia Gallegos
 11420 SE Reedway St.
 Portland OR 97226
 503-577-9666

SE Reedway St.
 (Unimproved Local Street)
 11420



1" = 20'



Structure located in Setbacks

Approved
 City of Portland - Bureau of Development Services
 Planner: Crystal Hitchings Date 5-20-09
 This plan is approved only to the reviews requested and is not a final approval. Additional zoning requirements may apply.

NOTES

OWNER: Patricia Gallegos
 CONTRACTOR: Aaron brown / Versile Remodeling
 PARCEL: R199349 REF: 1S2E15DB
 ZONING: R10 JC / Lents TC / Map 3642
 EXISTING STRUCTURES:
 SFD 1 Sty Ranch (1959) 1280 sqft
 1 Sty garage (1977) 760 sqft
 NEW STRUCTURE:
 1 Sty Frame Clinic (2009) 240 sqft

LOT AREA: 8,320 sqft
 LOT COVERAGE: Existing: 2,040 sqft
 New: 325 sqft
 Total: 2,365 sqft
 ALLOWED ACCESSORY COVERAGE: 15% (1,248 sqft)
 Garage = 760 sqft + Clinic = 325 sqft = 1,085 sqft
 ALLOWED BLDG COVERAGE (All structures): 2,748 sqft
 House = 1,280 + Garage = 760 + Clinic = 325 = 2,365 sqft

SET BACKS: Front: 20' - Complies
 Side: 10' - Out of compliance
 Rear: 10' - Out of compliance
 MAXIMUM HEIGHT: 30' - Complies
 HAZARDS: None
 (Located 50' outside of 100 yr flood zone)
 HOME OCCUPATION PERMIT REQUIRED:
 Yes - Type B

Facades within setbacks

APPLICANT:

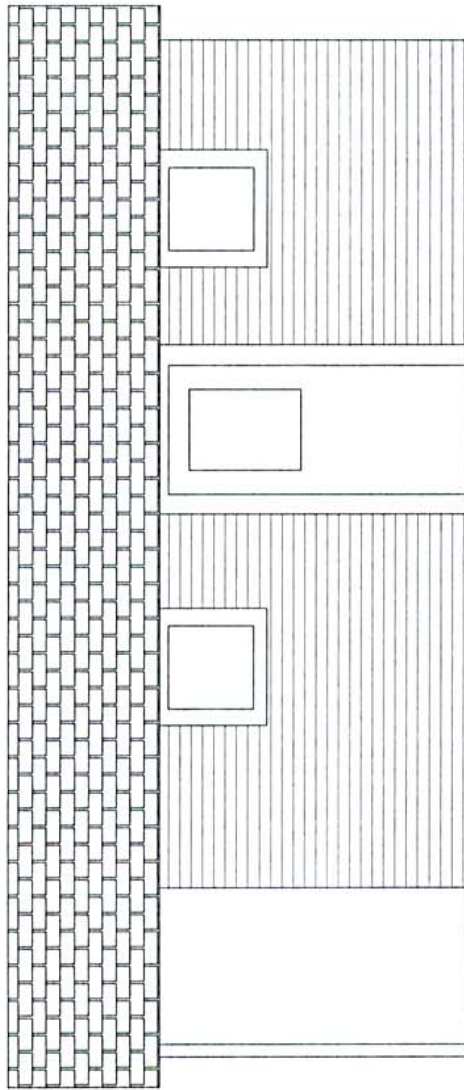
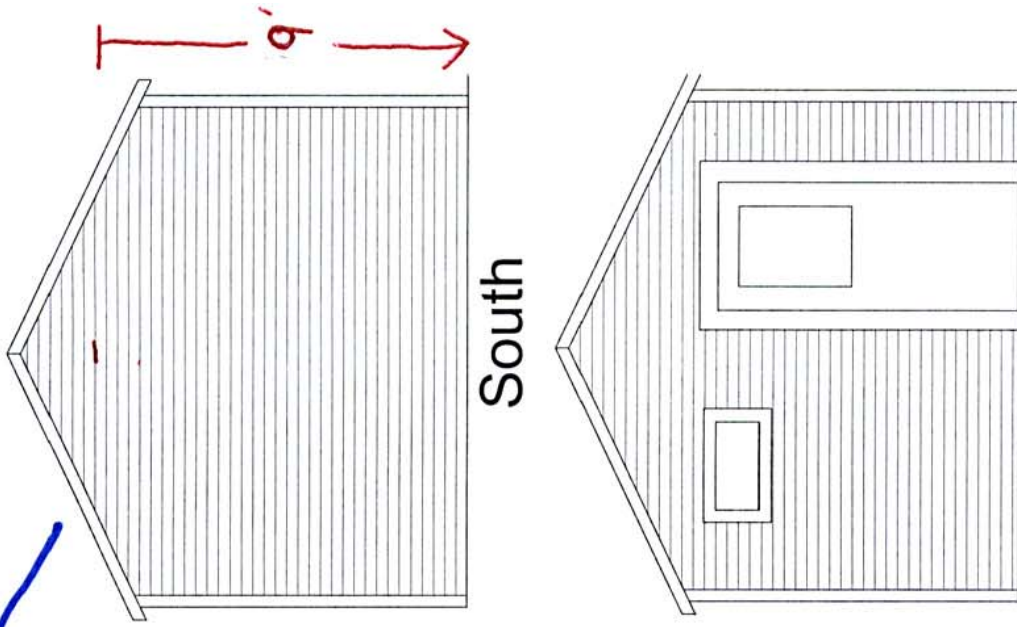
Patricia Gallegos

11420 SE Reedway St.

Portland OR 97226

503-577-9666

1" = 5'



West

24'

North

12'

Approved

City of Portland - Bureau of Development Services

Printer Crystal Hitting Date 5-20-09

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