



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: June 29, 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 08-176339 AD

GENERAL INFORMATION

Applicant: Daniel Piesik
220 N Morgan St
Portland OR 97217

Property Owner: Joshua Snyder
220 N Morgan St
Portland, OR 97217-1736

Site Address: 220 N MORGAN ST

Legal Description: W 60' OF LOT 1&2 BLOCK 1, GREEN C LOVE ADD
Tax Account No.: R340000010
State ID No.: 1N1E15AB 08100
Quarter Section: 2330

Neighborhood: Piedmont, contact Kat Halpenny at 360-798-9951.
Business District: North Portland Business Assoc, contact Jim Schaller at 503-517-9915.
North-Northeast Business Assoc, contact Joyce Taylor at 503-445-1321.

District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Zoning: R2h, Multi-dwelling Residential 2,000 with an Airport Height Overlay

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

Proposal:

The applicant is proposing to legalize an existing attached workshop and shed. The structures are located on the west side of the existing home, at a 0-foot setback from the west side property line. The workshop and shed are attached to each other and are attached to the home via a breezeway between the garage and the home. The structures are all one story in height. The garage has a gabled roof, while the shop and shed have shed-style roofs. The combined

structures are approximately 41 feet long by 18.5 feet wide. The portion of the structures located within the west side setback is 36.6 feet long. The shop is 9.5 feet tall at its highest point, and the shed is 8 feet tall at its highest point.

When the area of a building wall is 1,000 square feet or less, the R2 zone requires a minimum side setback of 5 feet. Therefore, an Adjustment is required to allow the workshop and shed to be located at 0-foot setback from the west side 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 6,000 square foot site is located on the south side of N Morgan Street, between N Haight and N Vancouver Avenues. The site is developed with a single-dwelling home originally built in 1941. A garage, shop, and shed located on the west side of the site are attached to the home via a small breezeway. The rear yard is characterized by open lawn with mature trees along the rear lot line, and also contains a concrete patio and wooden deck. The front yard contains landscaping and a pedestrian connection to N Morgan Street. The east side yard is just over 5 feet wide and contains open lawn. The site is accessed by a driveway from N Morgan that runs adjacent to the west side property line. N Morgan is designated as a local service access street and is improved with a 3-foot planting strip, a 6-foot sidewalk, and an additional 1-foot ROW behind the sidewalk.

Within 200 feet of the site, development consists of single- and multi-dwelling residential structures. Lots are approximately 5,000 to 6,000 square feet in size, and are typically oriented east/west, with the exception of some lots which are oriented north/south. The subject site is oriented north/south and is bounded by 5 other lots. Two adjacent lots to the west bound the site along the west wall of the shed/shop structures that are located within the setback. Both of these adjacent lots contain detached structures that are located within the setbacks and adjacent to the subject shop and shed.

A number of other sites in the nearby area contain attached and detached garages that appear to be located within side setbacks, however, many of these also appear to meet the exceptions laid out in Section 33.120.283 that allow these garages. In addition, several examples can be found in both the immediate and surrounding neighborhood of detached garages that appear to be located within side setbacks that do not meet these exceptions, as well as some primary structures that appear to be located within side setbacks (see exhibit G.6).

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

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 December 18, 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:

- The **Site Development Section** of BDS (Exhibit E.5): commented that all stormwater runoff from structures and paved areas on the lot must be managed to avoid adverse effects to existing development on-site or on adjacent properties, and a detailed site utility plan will be required at the time of building permit application.
- The **Life Safety Bureau** (Exhibit E.6): stated that there appears to be no conflicts between this proposal and applicable building codes for the purpose of obtaining a LU approval, and provided additional information regarding fire rating requirements for roof eaves and walls.
- The **Bureau of Environmental Services** (Exhibit E.7): at the time of building permit application, BES will require a site utility plan showing that gutters will be installed per Site Development's requirements. In addition, the site utility plan should show proposed on-site management of the roof runoff, i.e. via splashblocks to vegetated areas, or a facility such as a drywell (with Site Development's approval).

Neighborhood Review: A "Notice of Proposal in Your Neighborhood" was mailed on December 18, 2008. A total of three written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal. All responses were written in opposition to the proposal. *The applicant extended the 120-day review period in order to personally contact respondents regarding their concerns. The applicant has stated that he had conversations with two of the respondents, and that the concerns appear to have been resolved.*

Response F.1 expressed a general concern for reduced safety and reduced appearance, citing these as leading to reduced property values. Additionally, this respondent suggested that the applicant would need to access their adjacent site to complete the addition.

Response F.2 expressed concern for impacts to livability resulting from noise caused by machinery used on the site, and stated that noise often lasts "into the late evening". This respondent stated that there are "7 good reasons listed in the ordinance" (referring to the purpose statement for setbacks) which protect the safety of neighboring residences, and specifically mentioned fire safety and access as being a safety concern, but did not give any details about these review criteria in specific response to the proposal.

Response F.3 expressed concerns regarding noise, stating that noise often lasts until 10 pm. Safety was also mentioned, but no details were given.

All 3 responses stated that the applicant should be subject to the guidelines set forth by the City and that, because no permits had been obtained prior to construction and the structures were built illegally, the Adjustment should not be granted.

Staff Response: Issues related to appearance, livability, and safety are directly relevant to the approval criterion of this land use review and are discussed under approval criterion A and B below. Property values are not included in the approval criteria.

*Construction noise is regulated by Title 18 Noise Control, Chapter 18.10, Maximum Permissible Sound levels, Subsection 18.10.060, Construction Activities and Equipment. This chapter prescribes maximum allowed noise levels for each land use zone, and further prescribes maximum allowed noise levels for construction noise during nights, weekends, and holidays. Code violations should be reported to **Housing and Nuisance Investigations**. Call (503) 823-7306, visit Neighborhood Inspections staff in person at 1900 SW 4th Ave. Suite 5000, between 8:00 am and 5:00 pm, or send a letter to Neighborhood Inspections, 1900 SW 4th Ave. Suite 5000, Portland OR 97201. Please visit the City website at <http://www.portlandonline.com/bds> for further information about reporting code violations.*

Whether or not the applicant previously obtained building permits and legally or illegally constructed the structures is not an applicable review criterion. The Adjustment process provides an opportunity for the applicant to obtain land use permits through a public review. An Adjustment will be approved if the proposal meets all applicable review criteria. After the land use review process is complete, specific code requirements ensuring structural and fire safety issues will be addressed through the building permit process. The structures will be required to meet these building codes prior to final issuance of a permit.

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

The shed and portion of the shop located within the side setback are lower in height than the garage and house—the shed is 6', 3" in height at the low end adjacent to the property line, and 8' in height where it connects to the garage, and the shop is 9.5 feet in height, with a flat roof. This lower height means that the structures do not obstruct light to adjacent properties.

Because the two adjacent lots to the west are oriented east/west with the homes located at the front of the lots, while the subject site is oriented north/south, both of the primary residential structures on the adjacent lots to the west are located over 40 feet from the common property line. Separation for fire protection remains. Fire access to these structures is available to the east of the shop/shed, through the open breezeway which connects these structures to the home. The back yard is open, and access is unimpeded. Access for fire fighting remains. Prior to issuance of a building permit, the shed and shop structures on the subject site will be required to be upgraded to meet current fire codes, which includes adding a minimum of 1-hour fire rating to the west wall.

In general, development in the neighborhood is dense, and a number of accessory and primary structures appear to be located within setbacks. The adjacent property to the northwest contains a detached garage located approximately 0-feet from the rear property line, and an enclosed hot-tub structure which is located approximately 2 feet from the side and rear property line. The adjacent property to the southwest contains a detached shed which is located approximately 7 feet from the common property line, and which is approximately 36 feet long, with an additional overhang structure on the north side that appears to be located 0-feet from the north side property line.

The width of the entire garage/shop/shed structure is 18.5 feet. The length along the side property line is 33 feet. Total square footage of the entire garage/shop/shed structure is approximately 642 sf. A garage that is 24' by 24' and meets specific height and front setback restrictions would be allowed by right and would consist of 576 square feet. The requested Adjustment would allow an additional 66 square feet of structure in this location above what would be allowed by right, were all exception criteria met.

The rear property lines of each of the two adjacent properties to the west of the subject site share approximately half of the subject site's west side property line. Approximately 9 feet of the shed runs along the rear property line of the adjacent site to the northwest, and approximately 24 feet of the shed/shop runs along the rear property line of the adjacent site to the southwest. The adjacent site to the northwest contains a garage and an enclosed hot-tub structure between the outdoor area of that adjacent site and the subject shed, which is essentially not visible from the rear yard or home on the adjacent site. The adjacent site to the southwest contains a garage and shed at the northwest corner of the property, meaning that all but approximately 10 feet of the 24-foot expanse of the shop/shed is obscured from the rear yard of that adjacent site. Neither property is unreasonably imposed upon by the location and length of the shed/shop. A reasonable physical relationship is maintained and the proposal reflects the general building scale and placement of structures in the area.

The existing window in the west wall of the shop will be removed as required to meet building codes. The structure will not contain any windows along the west property line, and therefore the privacy on adjacent residential properties will not be reduced.

For these reasons, the purpose statement for setbacks is equally met, and 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: Due to its low height, the shed/shop structure is minimally visible from N Morgan Street. Because of the configuration of the subject site and two adjacent lots to the west, the 33-foot expanse of the west façade of the shed/shop is divided along the rear property lines of the two adjacent sites. Approximately 9 feet of the structure is exposed to the property to the northwest, and approximately 24 feet of the structure is exposed to the property to the southwest. The rear yard and home on the adjacent site to the northwest is almost completely shielded from the subject shed/shop by a garage and hot tub located on that adjacent site. The property to the southwest is partially shielded from the shed/shop structure by a garage located on that adjacent property. Activity occurring within the shop will be adjacent to the shed on the adjacent lot to the southwest and rear corner of that lot's yard, and will be buffered from the residence by approximately 50 feet of physical separation. Noise generated within the shop that also conforms to the standards of the noise ordinance (Title 18) will not significantly detract from the livability of the adjacent lots to the west.

However, the façade of the wall which faces the west property line is not sided, and is currently covered with tarpaper and laths. In order to not detract from the livability and appearance of the residential area, as experienced from the adjacent lot to the southwest, a condition of approval (condition B) is warranted to require that the exterior west wall of the shop and shed be sided to match the existing home.

Fire safety will be achieved through upgrading the west wall to meet current fire codes. For these reasons, and with the condition of approval noted above, this criterion is met.

C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: Only one adjustment is requested. This criterion is not applicable.

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: Potential impacts for reduced side building setbacks include fire safety and access, physical relationships between structures, appearance, and privacy. These impacts are mitigated by the building code requirement to upgrade the west wall to meet fire codes, and by the low height of the structure and the fact that only a relatively small portion of the expanse of the west façade of the shed/shop runs along the rear property line of each of the two adjacent properties. A condition of approval requires that the west façade be sided to match the existing home, thereby improving the appearance of the structure. With this condition, 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 location of the shed/shop structure within the west side setback, relative to the configuration of and development on the adjacent lots to the west, equally meets the purpose statement for setbacks. With Condition B requiring that siding to match the primary home be installed on the west exterior façade, together with building code requirements for installing not less than 1-hour fire-resistive material along the west wall, the request for a reduced setback does not significantly affect the livability or appearance of the residential area. All approval criteria are met, and this Adjustment should be approved.

ADMINISTRATIVE DECISION

Approval of an Adjustment to **Section 33.120.220, Setbacks**, to allow the workshop and shed to be located at a 0-foot setback from the west side property line, per the approved site plans, Exhibits C-1 through C-3, signed and dated June 25, 2009, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related condition (B) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 09-120294 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. The west exterior wall of the shop and shed shall be sided with an approved siding material that matches the siding of the existing home.

Staff Planner: Crystal Hitchings

Decision rendered by:  **on June 25, 2009.**

By authority of the Director of the Bureau of Development Services

Decision mailed: June 29, 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 November 6, 2008, and was determined to be complete on December 15, 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 November 6, 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 requested to extend the 120-day review period by a total of 120 days (see exhibit G.8). Unless further extended by the applicant, **the 120 days will expire on: August 14, 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 July 13, 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 **July 14, 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.

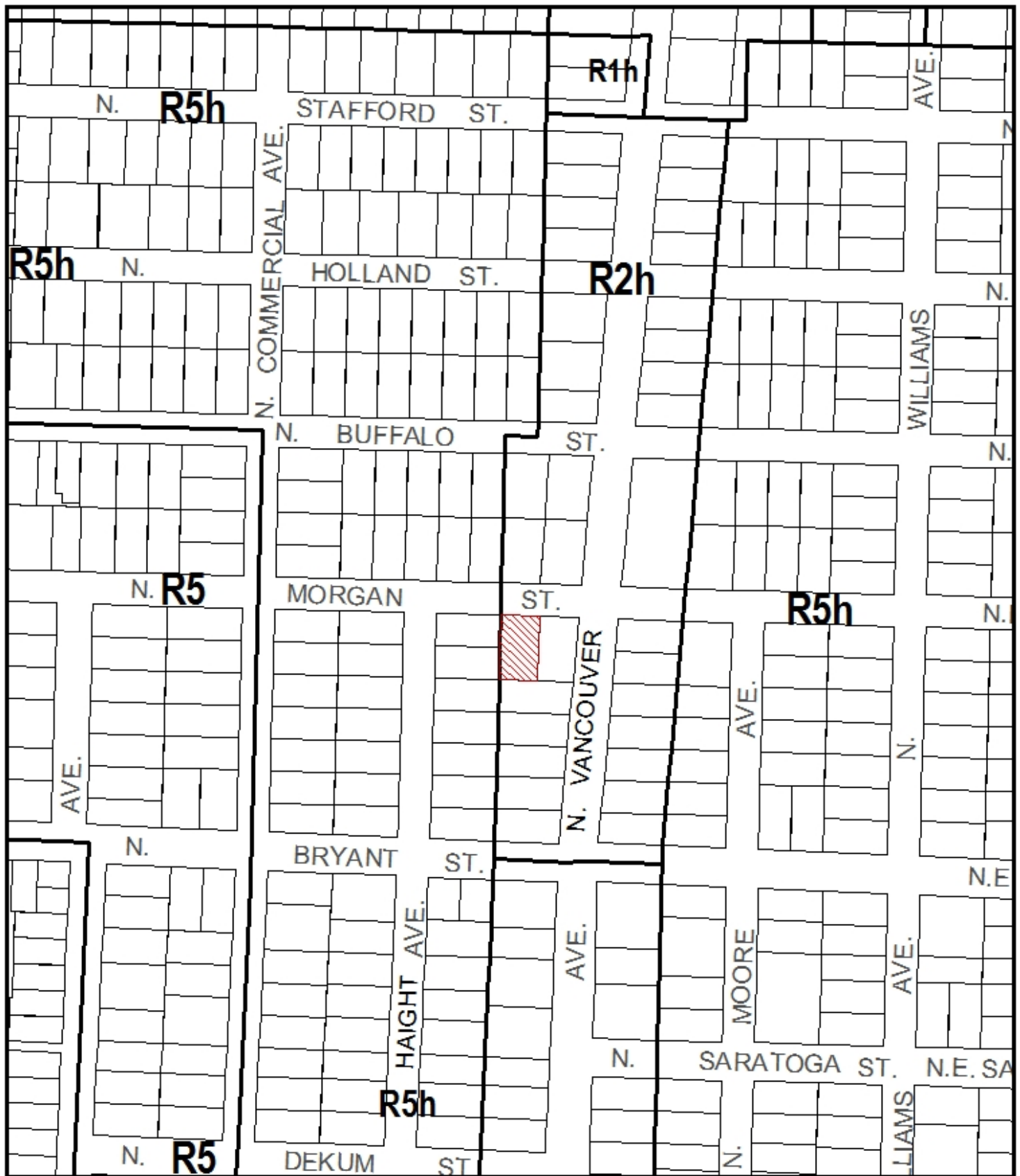
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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. West elevation (attached)
 - 3. North elevation (attached)
 - 4. East and South elevations
 - 5. Applicant photos of adjacent properties and subject site
 - 6. Staff photos of adjacent properties and subject site
 - 7. Applicant photos of nearby properties
- 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. Site Development Review Section of BDS
 - 6. Life Safety Bureau
 - 7. Bureau of Environmental Services
- F. Correspondence:
 - 1. Robert Boland; December 28, 2008; objection to Adjustment
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. Incomplete letter
 - 4. TRACS IQ folder comments (08-175204)
 - 5. Aerial and street photos of subject site and adjacent properties
 - 6. Accessory and Detached structures potentially within setbacks
 - 7. Sanborn Map and 1963 permit for detached structures on adjacent sites to west
 - 8. Request for Extension of 120-day Period



ZONING



File No. LU 08-176339 AD

1/4 Section 2330

Scale 1 inch = 200 feet

State Id 1N1E15AB 8100

Exhibit B (Nov 10, 2008)



NORTH

IMPERVIOUS AREA

DRIVEWAY 5206 SQFT

BUILDING COVERAGE

BUILDING FOOTPRINT 1984

LOT AREA

6.000

PATIO 441 SQFT / DECK 510

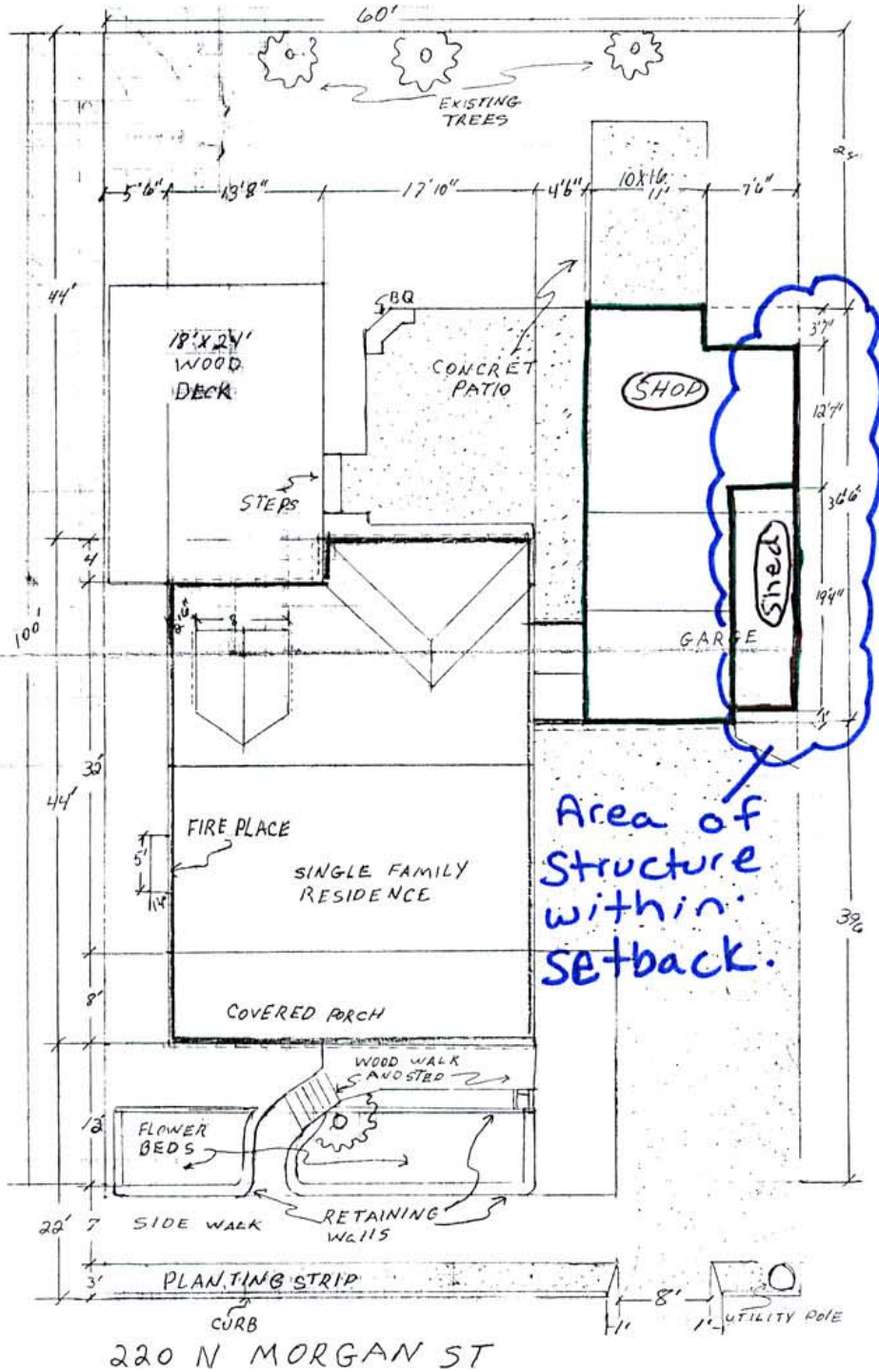
WALK 122 SQFT

ROOF AREA

(INCL. OVERHANG) 208586

TOTAL _____

City of Portland - Bureau of Development Services
 Approved*
 Crystal Hildring
 Date 6-25-09
 Additional zoning requirements may apply.

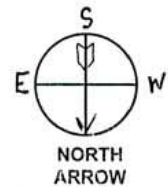
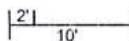


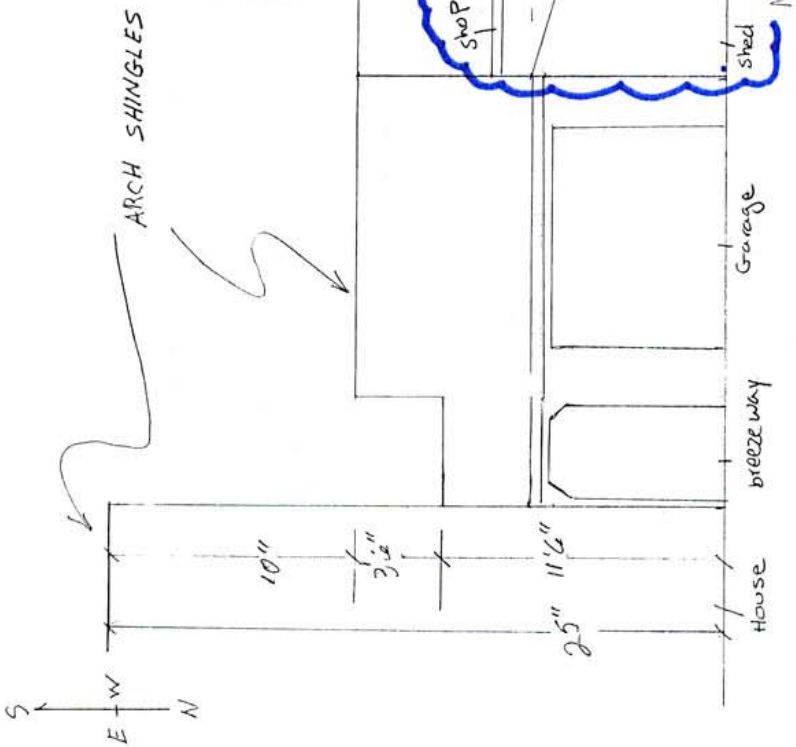
PROJECT LEGAL

PROJECT ADDRESS

SITE PLAN

SCALE 1" = 10'

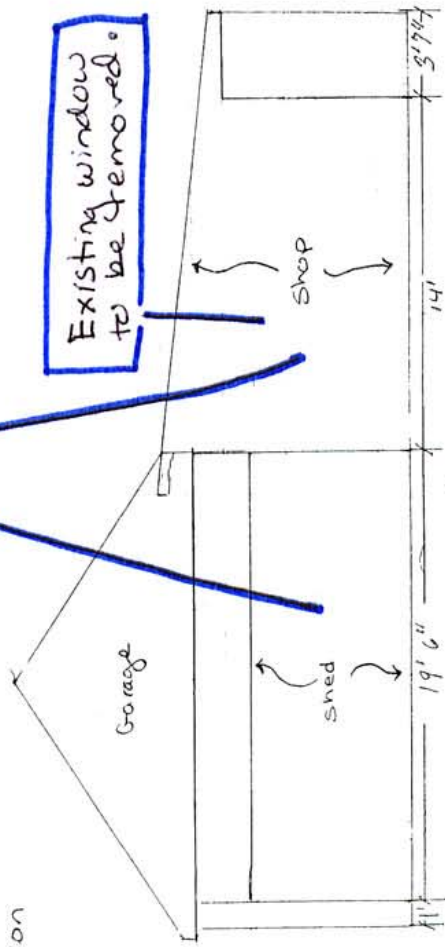




Area of structure w/in side setback.

Siding must be installed to match siding on existing home.

Existing window to be removed.



West Elevation

SCALE 2"=10'

220 N MORGAN ST

Pics:k

SCALE 2"=10'
220 N MORGAN ST

Approved
City of Portland
Bureau of Development Services
Planner Crystal Hilchiop
Date 6-25-09
This approval applies only to the conditions requested and is subject to all conditions of approval.
Additional building requirements may apply.