



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 28, 2013
To: Interested Person
From: Douglas Hardy, Land Use Services
503-823-7816 / Douglas.Hardy@portlandoregon.gov

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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 13-137515 AD

GENERAL INFORMATION

Applicant: Corey Omev / Ernest R. Munch Architecture/Urban Planning
111 SW Oak Street, Suite 300 / Portland, OR 97204

Property-Owners: Heather and Justin Abbott
11575 SW 16th Drive / Portland, OR 97219

Site Address: 11575 SW 16th Drive

Legal Description: Lot 12, Aldercrest
Tax Account No.: R013300790
State ID No.: 1S1E33BD 00700
Quarter Section: 4127
Neighborhood: Arnold Creek, contact Liz Marantz at 503-823-3161
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592
Zoning: R20cp Single-Dwelling Residential 20,000 with an Environmental Conservation and Environmental Protection overlay

Case Type: Adjustment (AD)
Procedure: Type II, Administrative decision with appeal to the Adjustment Committee

PROPOSAL

The applicant is proposing to demolish the existing manufactured dwelling on the site, and construct in 2014 a new two-story residence generally in the same location as the existing dwelling. In order to allow the residents to continue to live on the site while the new dwelling unit is being constructed, the applicant also proposes constructing a new Accessory Dwelling Unit (ADU) with a garage/shop in the southeast corner of the site. The ADU will be constructed before the manufactured dwelling is removed from the site.

The design standards that apply to ADUs require the exterior of the ADU to match the appearance of the existing primary dwelling on the site for such architectural elements as exterior finish materials, roof pitch, trim, windows, and depth of eaves. Additionally, the ADU is required to be placed 60 feet from the front lot line, or six feet behind the primary dwelling on the site. Though the ADU will match the exterior appearance of the proposed two-story

dwelling, it will not match the exterior finish materials, roof pitch, trim, windows or eave depth of the existing manufactured dwelling. The applicant is therefore requesting an Adjustment to allow the exterior finish materials, roof pitch, trim, windows and depth of eave for the ADU to differ from that of the existing manufactured dwelling. The applicant is also requesting an Adjustment to allow the proposed ADU to be closer than 60 feet from the front (south) lot line, and in front of the primary dwelling on the site. This last Adjustment is necessary in order to locate the ADU outside the Environmental Conservation and Environmental Protection areas that are mapped on the remainder of the site.

RELEVANT APPROVAL CRITERIA

In order to be approved, this proposal must comply with the Adjustment Review approval criteria of Chapter 33.805.040.A-F of the Portland Zoning Code.

ANALYSIS

Site and Vicinity: The 42,250 square foot, irregularly shaped sloped site is located at the northwest corner of SW 16th Drive and SW Coronado Street in the Arnold Creek neighborhood. The site is heavily treed, with a manufactured dwelling located in the northwest corner of the site. The dwelling is set back approximately 140 feet from SW 16th Drive and 100 feet from SW Coronado Street. Given the dense, mature tree growth and the depth of the property, the only visible development on the site from either street is the driveway that is accessed from SW 16th Drive. An open channel stream runs diagonally through the center of the site.

The surrounding area within a 400 foot radius is also heavily treed, and developed primarily with single-dwelling residences. Similar to the subject site, views into most of these properties from the street are screened by dense tree growth.

Zoning: The subject site is located in a Single-Dwelling Residential 20,000 (R20) zone, with an Environmental Conservation (c) overlay mapped in the northwest portion of the site, and an Environmental Protection (p) overlay mapped diagonally through the center of the site over the open channel stream.

The use regulations of the Single-Dwelling zones are intended to create, maintain and promote single-dwelling neighborhoods. The regulations allow for some non-household living uses but not to such an extent as to sacrifice the overall image and character of the single-dwelling neighborhood. The development standards work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The development standards are generally written for houses on flat, regularly shaped lots. Other situations are addressed through special regulations or exceptions.

The Environmental Conservation zone conserves important resources and functional values in areas where the resources and functional values can be protected while allowing environmentally sensitive urban development. The Environmental Protection zone provides the highest level of protection to the most important resources and functional values. Development will be approved in the environmental protection zone only in rare and unusual circumstances.

The proposed ADU is located in the southeast portion of the site which is mapped with neither the Environmental Conservation nor the Environmental Protection overlay.

Land Use History: City records indicate there is one past land use review for this site. In 1999, an Environmental Review was approved to allow the construction of a garage at the south end of the manufactured dwelling (LUR 99-00566 EN).

Agency Review: A Notice of Proposal was mailed April 29, 2013. The following City bureaus have responded with comments:

The Bureau of Environmental Services (BES) responded with no objections to the requested Adjustment, and provided information regarding sanitary service and stormwater management that must be met at the time of building permit review (Exhibit E.1). BES notes that any disturbance related to meeting stormwater management requirements that occurs within the environmental overlay zone, and which does not meet the environmental overlay zone development standards (Zoning Code Chapter 33.430) may trigger an Environmental review.

The Portland Bureau of Transportation responded with no issues regarding the requested land use review, but noted that street improvements along SW 16th Drive will likely be required as a condition of building permit approval (Exhibit E.2).

The Water Bureau responded with no objections to the requested Adjustment, and provided information about obtaining water service for the proposed development (Exhibit E.3).

The Fire Bureau responded with no issues regarding the requested Adjustment, but noted that at the time of building permit the applicant will be required to demonstrate that the fire flow requirements from Appendix B of the Fire Code will be met for any new development (Exhibit E.4). The Fire Bureau also noted that a fire flow request done as part of the previous land use review at this site indicated a very low fire flow.

The Bureau of Development Services Site Development Section responded with no issues regarding the requested land use review. Site Development included comments in their response related to the site's Potential Landslide Area designation, the floodway, the septic system on the site, and erosion control, all of which must be addressed at the time of building permit review (Exhibit E.5).

The Portland Parks & Recreation Urban Forestry Division responded that the project does not appear to conflict with any existing trees in the public right-of-way (Exhibit E.6). Urban Forestry notes that if any right-of-way trees need to be removed or cut, a written permit must first be acquired from Urban Forestry. Removal of trees in the right of way will require mitigation.

Neighborhood Review: No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose

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

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that 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 several of the design standards that apply to detached ADUs. Specifically, these include

- the design standards that require the exterior of the ADU to match the appearance of the primary dwelling on the site including exterior finish materials, roof pitch, trim, windows, and depth of eaves; and
- the requirement that the ADU be placed 60 feet from the front lot line, or six feet behind the primary dwelling on the site.

The purpose for the ADU design standards, as stated in Section 33.205.030.A of the Zoning Code, is as follows:

Standards for creating accessory dwelling units address the following purposes:

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

The proposal will equally or better meet the purpose of the regulation based on the following findings:

- The applicant proposes demolishing the existing manufactured home on the site following completion of the ADU, and constructing a new primary dwelling in 2014. The design of the ADU is intended to reflect the architecture of the new primary dwelling in terms of exterior finish materials, roof pitch, trim, windows, and depth of eaves. Once the new primary dwelling is constructed, the ADU will conform to all the design standards of Zoning Code Sections 33.205.030.C and D, with the exception of the ADU being closer to the front lot line than the primary dwelling. Based on the proposed phasing, the discrepancy in appearance between the ADU and the primary dwelling will exist only until the existing manufactured dwelling is demolished and replaced with the new home. Having the appearance of the ADU match the more permanent new primary dwelling, which will be constructed with higher quality materials and have an improved level of design than the existing manufactured dwelling, better ensures that the ADU will be compatible with the desired character and livability of the surrounding residential zone.
- The proposal equally supports the intent of respecting the general placement of structures that is expected in the Single-Dwelling zones. The proposed ADU, while located closer to the street lot lines than either the existing or proposed primary dwellings on the site, will still conform to the minimum required 20 foot front setback and 10 foot side setback that is required for dwellings in the R20 zone.
- Because the site is mapped with Environmental Conservation and Protection overlays, the Zoning Code allows building setbacks along street lot lines to be reduced to zero. More than three-quarters of the site is mapped with one of these environmental overlays; the only portion of the site not mapped with one of these overlays is in the southeast corner of the property, where the ADU is proposed. As such, placing the ADU

in the proposed location is an attempt to balance the desire to minimize the impact of development on the site's environmental resources, while still setting the building back a suitable distance from the street lot lines and respecting the character of the neighborhood. This is consistent with the intent of the regulation to allow flexibility in the siting of buildings so that they fit the topography and other physical features of the site.

- As for building scale, the ADU will have a footprint of 864 square feet (which includes a 329 square foot one-car garage that is not counted toward the floor area of the ADU), and a height of just under 18 feet. By contrast, the new primary dwelling will be of a much larger scale, with a footprint (including the garage) of approximately 1,470 square feet and a height of just over 25 feet. Furthermore, the primary dwelling will be set back approximately 125 feet from SW 16th Drive, and 100 feet from SW Coronado Street. In this location, the primary dwelling will be scarcely visible from the street. The difference in scale between the two structures and the location of the two structures on the site ensure that the ADU will still be viewed as being accessory to the primary dwelling.
- The Adjustment request will have no impact on the intent of the regulation to allow the sharing of common space on the lot. The site is 42,250 square feet in area, with a distance of approximately 110 feet between the primary dwelling and the ADU. This provides more than ample common open space that can be shared between the two units.

Based on these findings, the proposal equally meets the intent of the regulation that is being adjusted, 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, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: As the site is located in a Single-Dwelling Residential zone, this criterion requires demonstrating that proposal will not significantly detract from the livability or appearance of the residential area. The requested Adjustment is not expected to have any significant detrimental impacts on the livability or appearance of the surrounding residential area. The exterior appearance of the proposed ADU is intended to match the new primary dwelling to be built on the site, which will replace an existing manufactured dwelling. The existing manufactured dwelling has a low quality exterior finish material (Louisiana Pacific composite siding), with a minimal roof pitch, shallow eaves and a single story. This existing dwelling is out of the character with the two to three story homes that are typical in the single-dwelling zone, and which have exterior finish materials of wood or other higher quality materials. The proposed primary dwelling on the site, which the ADU will match, will have lap siding, deep eaves, and substantive trim that emphasizes the major architectural elements of the home. Both the proposed primary dwelling and ADU will contain substantial window area, with the proportion and orientation of these windows matching between the two structures.

The ADU will be located closer to the front lot line than either the existing or proposed primary dwelling on the site. However, as described in Approval Criterion A, above, the ADU will still meet the minimum required front and (street) side setbacks (20 feet and 10 feet, respectively), thereby respecting the intended character of the surrounding R20 zone. Additionally, given the size of the lot, at 42,250 square feet, with a depth from SW 16th Drive of almost 270 feet and a depth of the approximately 290 feet from SW Coronado Street, the lot can easily accommodate the two dwellings while still retaining the single-

dwelling character of the neighborhood. The new primary dwelling will be placed a considerable distance from either of the streets (at a minimum distance of 100 feet). This distance, in combination with the heavy tree cover within the interior of the lot and along the two street lot lines, will reduce the visibility of the primary dwelling as seen from the street, thereby further maintaining the desired single-dwelling character of the area.

As proposed, this criterion is met.

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

Findings: The applicant is requesting an Adjustment from the design standards that apply to ADUs. These standards are included in a single section of the Zoning Code, and under a single purpose statement. As such, the request is considered to be a single Adjustment. Even if the proposal was considered to contain more than one Adjustment request (to the exterior appearance of the ADU and the location of the ADU in relation to the primary dwelling), the cumulative effect of these requests would still result in a project that is consistent with the overall purpose of the R20 Single-Dwelling zone.

The purpose of the Single-Dwelling zones is included in Zoning Code Section 33.110. Generally, this purpose statement reads that the use regulations are intended to create, maintain and promote single-dwelling neighborhoods. The development standards of the Single-Dwelling zones are intended to work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. As detailed in the findings above, the development on the site will still retain the appearance of a single-dwelling development. The ADU will be placed closer to the street than both the existing and proposed the primary dwelling, but it will still appear as an accessory structure given its more diminutive scale. Additionally, the substantial distance between the ADU and the primary dwelling on this large site, with only limited visibility of the primary dwelling from the street, further maintains a single-dwelling character of development.

Proposing exterior finish materials and other key architectural elements for the ADU that reflect the proposed house, as opposed to the existing manufactured dwelling, will result in a more attractive development, which is consistent with the intent of the Single-Dwelling zone development standards.

As proposed, this criterion is met.

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

Findings: City-designated scenic resources are identified on the Official Zoning Maps with a lower case "s," and historic resources are identified either with a dot or as being within the boundaries of a Historic or Conservation district. Because there is neither a scenic nor historic resource designation on the site, this criterion is not applicable.

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

Findings: As detailed above in response to Approval Criteria A through, C, there are no adverse impacts for which mitigation would be required.

This is 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: More than three-quarters of the site is mapped with an environmental overlay, both an Environmental Conservation and Environmental Protection overlay. The Adjustment request to locate the ADU in the southeast corner of the site, and in front of the primary dwelling, is directly the result of the applicant trying to avoid impacts on the environmental resources within these overlays. The southeast corner is the only portion of the site not mapped with one of these overlays. If the standard that requires the ADU to be placed 60 feet from the front lot line or six feet behind the house were to be met, the ADU would be placed well within one of the two environmental overlays, thereby impacting the environmental resources.

As the proposed location for the ADU will have the least impact on environmental resources, this criterion is met.

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.

This land use review does not approve the location of the proposed primary dwelling on the site or site improvements related to this structure. Additionally, this review does not determine whether the proposed primary dwelling and related site improvements meet the regulations that apply to development in the Environmental overlays. Determination of whether the proposed primary dwelling and site improvements associated with the primary dwelling meet the regulations of the Environmental overlays will be required in advance of, or at the time the building permit application is submitted for this building.

CONCLUSIONS

The applicant has demonstrated that the relevant approval criteria for the requested Adjustment have been met. The request to have the exterior appearance of the ADU match the proposed house on the site instead of the existing manufactured dwelling, and to allow the ADU to be closer to the street than the primary dwelling results in a proposal that is still consistent with the intent of the regulations that are being adjusted. The Adjustment request will not detract from the livability or appearance of the surrounding residential area, but rather will be an enhancement to the neighborhood. The Adjustment request will still result in a proposal that is consistent with the intent of the Single-Dwelling zones, and that will minimize impacts on the environmental resources on the site.

ADMINISTRATIVE DECISION

Approval of an Adjustment to allow the proposed ADU to not match the exterior finish materials, roof pitch, trim, windows and depth of eave of the existing manufactured dwelling on the site (Zoning Code Section 33.205.030.C), and to allow the proposed ADU to be closer than 60 feet from the front (south) lot line, and in front of the primary dwelling on the site (Zoning Code Section 33.205.030.D). The appearance, size and location of the proposed ADU must be in conformance with the approved site plan and building elevations (Exhibits C.1 and C.4), with the proposal subject to the following condition:

- A. As part of the building permit application submittal, each of the four 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 and C.4. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-137515 AD."

Staff Planner: Douglas Hardy

Decision rendered by:  **on May 24, 2013.**

By authority of the Director of the Bureau of Development Services

Decision mailed: May 28, 2013

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 9, 2013, and was determined to be complete on April 29, 2013.

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 9, 2013.

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 27, 2013.**

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 11, 2013**, at 1900 SW Fourth Avenue. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, 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. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. 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 call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, 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 12, 2013**.
- 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.

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:

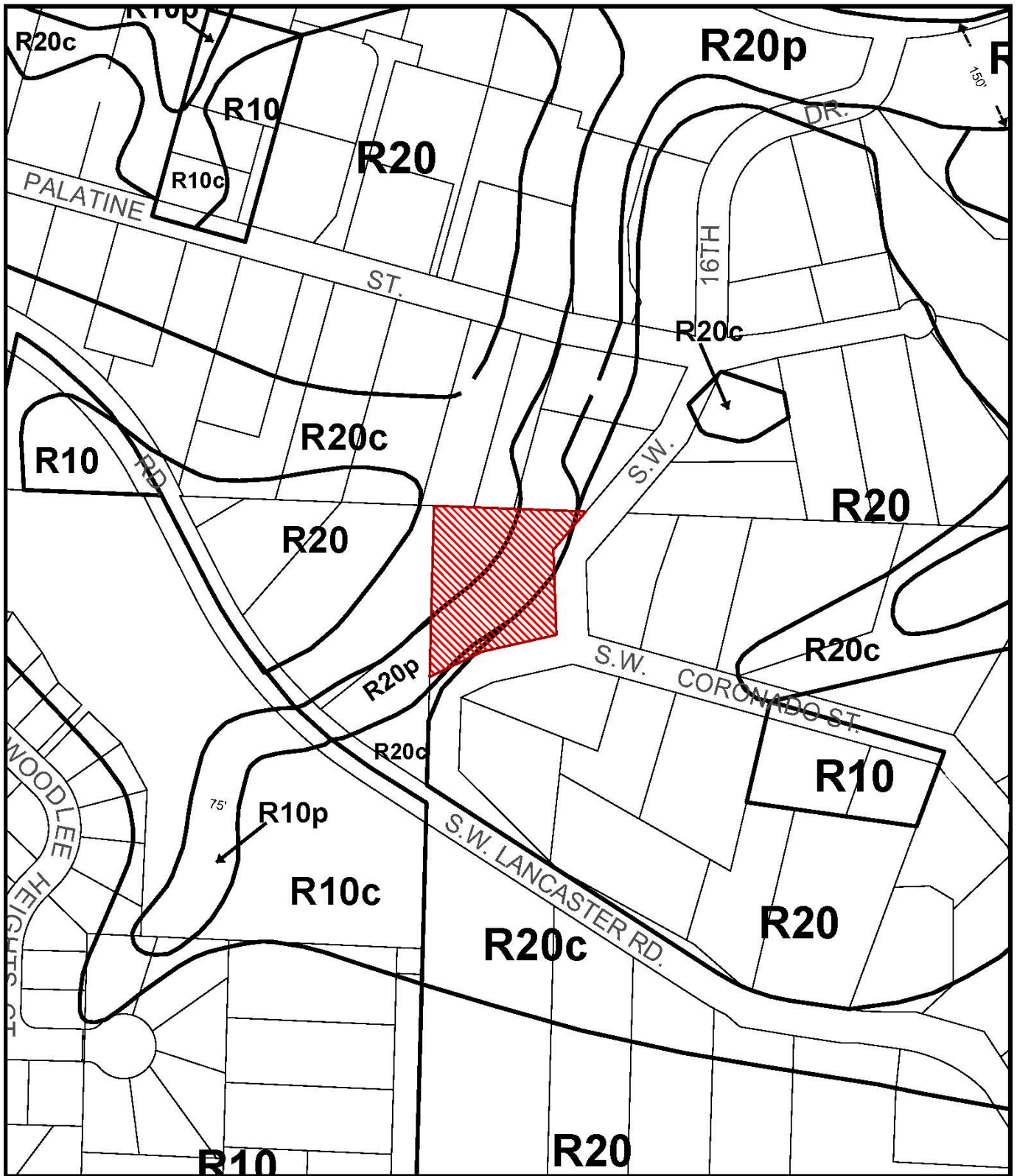
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Written narrative, dated April 9, 2013
 2. Response to BDS Letter of Incompleteness, received April 24, 2013
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site plan (attached)
 2. Proposed primary dwelling north and east building elevations
 3. Proposed primary dwelling south and west building elevations
 4. Proposed ADU building elevations (attached)
 5. Proposed primary dwelling floor plans
 6. Proposed ADU floor plans
 7. Proposed ADU section
 8. Proposed ADU shop section
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Portland Bureau of Transportation
 3. Water Bureau
 4. Fire Bureau
 5. Bureau of Development Services Site Development Section
 6. Portland Parks & Recreation Urban Forestry Division
 7. Bureau of Development Services Life Safety Plans Examiner
- F. Correspondence (none)
- G. Other:
 1. Original LU Application
 2. BDS Letter of Incompleteness, dated April 18, 2013

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



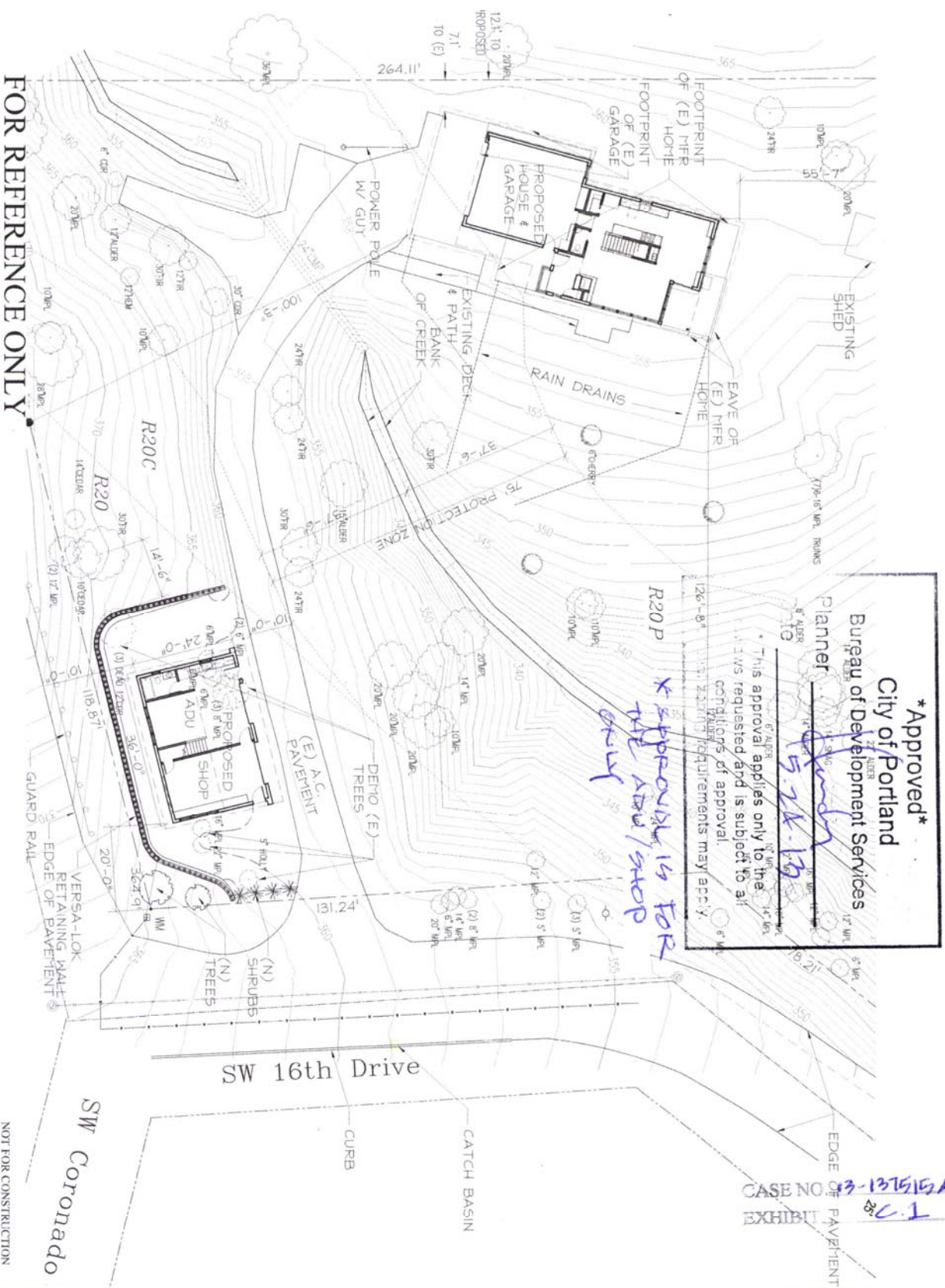
ZONING

 Site



File No. LU 13-137515 AD
 1/4 Section 4127
 Scale 1 inch = 200 feet
 State_Id 1S1E33BD 700
 Exhibit B (Apr 11, 2013)

FOR REFERENCE ONLY



*** Approved ***
 City of Portland
 Bureau of Development Services
 Planner
 [Signature]
 5.21.13
 This approval applies only to the conditions of approval.
 R20P
 * Approval is for the ADU/Shop only

CASE NO. 13-137616-20
 EXHIBIT C.1

Abbott Home

11575 SW 16TH DRIVE PORTLAND OR, 97219

ERNEST R. MUNCH
 ARCHITECTURE • URBAN PLANNING, LLC

111 S.W. OAK ST. SUITE 300
 PORTLAND, OREGON 97204
 PHONE: (503) 224-1261

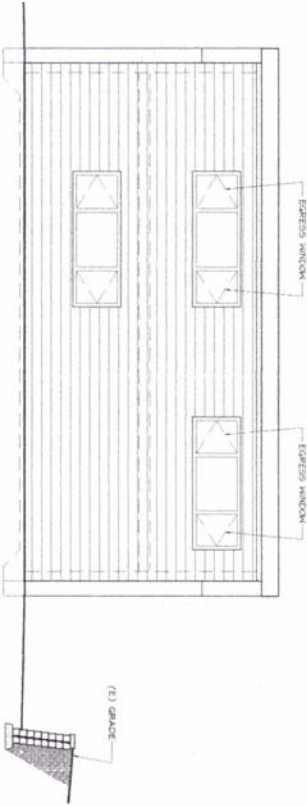
04-05-2013
 PRELIMINARY

A0.1

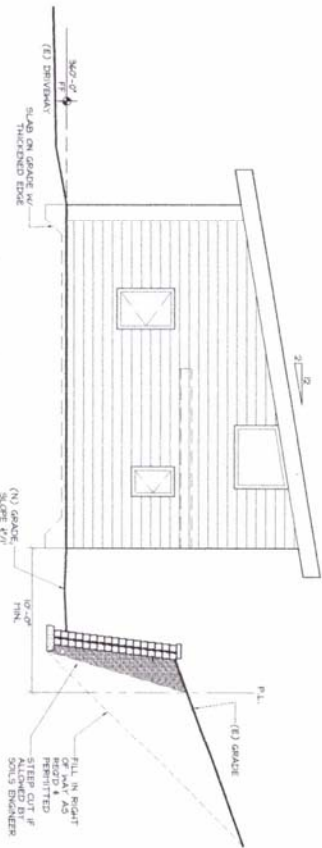
NOT FOR CONSTRUCTION

FOR REFERENCE ONLY

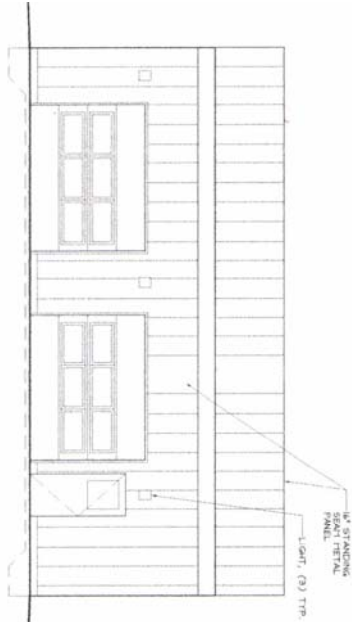
1 ADU/SHOP SOUTH ELEVATION 1/4" = 1'-0"



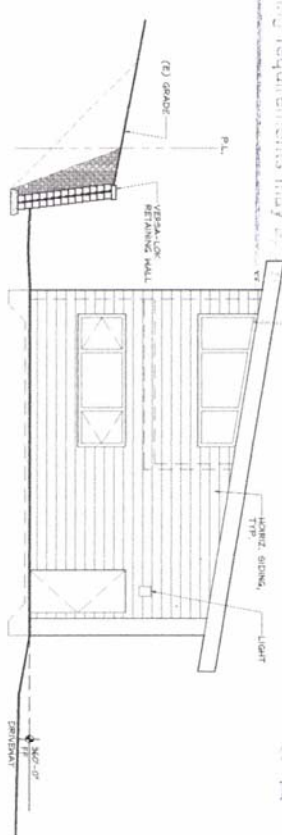
2 ADU/SHOP WEST ELEVATION 1/4" = 1'-0"



3 ADU/SHOP NORTH ELEVATION 1/4" = 1'-0"



4 ADU/SHOP EAST ELEVATION 1/4" = 1'-0"



*** Approved ***
 City of Portland
 Bureau of Development Services
 Planner [Signature]
 Date 9-28-13

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

CASE NO. 13-137515AD
 EXHIBIT C-4

NOT FOR CONSTRUCTION

Abbott Home
 11575 SW 16TH DRIVE PORTLAND OR, 97219

ERNEST R. MUNCH
 ARCHITECTURE • URBAN PLANNING, LLC
 111 S.W. GARD ST. • SUITE 300
 PORTLAND, OREGON 97204
 PHONE: (503) 224-1342
 FAX: (503) 224-7001



A3.3

04-05-2013
 PRELIMINARY