



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

Amanda Fritz, Commissioner  
 Paul L. Scarlett, Director  
 Phone: (503) 823-7300  
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 TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** September 17, 2014  
**To:** Interested Person  
**From:** Mark Walhood, City Planner  
 503-823-7806 / [mark.walhood@portlandoregon.gov](mailto:mark.walhood@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 14-166393 AD**

**GENERAL INFORMATION**

**Applicant:** Kevin Ebner  
 4640 SW Ormandy Way / Portland OR 97221

**Owner:** Marisa Ebner  
 4640 SW Ormandy Way / Portland OR 97221

**Site Address:** 4640 SW ORMANDY WAY

**Legal Description:** BLOCK 35 LOT 7, GREEN HILLS  
**Tax Account No.:** R340306930  
**State ID No.:** 1S1E07AD 01500  
**Quarter Section:** 3324  
**Neighborhood:** Bridlemile, contact Claire Colman-Evans at 503-740-7460., Southwest Hills Residential League, contact Nancy Seton at 503-224-3840.

**Business District:** None  
**District Coalition:** Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.  
**Zoning:** **R10/R10p** (R10 or Single-Dwelling Residential 10,000 base zone, and 'p' or Environmental Protection overlay zone)

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

**PROPOSAL:** The applicants are proposing an extensive remodel on the existing midcentury home at 4640 SW Ormandy Way. There is an existing covered and pier-supported carport structure and exterior stairway on the site today, up near the street. The house is down the hill below the street and existing carport. The current proposal is an addition to the home in the general location of the carport, partially following the current setback line along the north edge of the property. The new addition would have a double-car enclosed garage and driveway/walkway entry along the street, an enclosed entry foyer and stair next to the garage, and enclosed living space below with a new covered and attached connection to the existing home.

Regulations of the R10 zone require new structures to meet the required 10'-0" minimum side building setbacks. Environmental zoning on the downhill portion of the lot eliminates the

front, street, and garage entrance setbacks, but side setbacks must still be met or Adjusted. In this case, the north wall of the new garage addition at the uppermost/street level is proposed to be located where the current carport wall is located, at 3'-0" from the north side property line. The living area directly below the carport would be located 2'-0" further back, at 5'-0" from the north side property line (the new garage would cantilever out 2'-0" beyond the living area below).

Parking regulations for houses limit the amount vehicle paving to 40 percent or less of the 'front yard'. The 'front yard' area is the area between the front lot line and the closest point of the house. With this proposal the front yard area is 347 square feet lot in size, but contains 180 square feet of vehicle area, or 51.8% of the front yard.

Therefore, in order to construct the carport and residential addition as proposed, the applicant has requested Adjustments to:

1. Reduce the north side setback from 10'-0" to 3'-0" for the garage, and from 10'-0" to 5'-0" for the living area directly below the garage (33.110.220.B); and
2. Increase the vehicle paving allowed from 40% to 51.8% of the front yard area (33.266.120.C.3).

**RELEVANT APPROVAL CRITERIA:** In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found at **33.805.040.A-F, Adjustment Approval Criteria.**

## ANALYSIS

**Site and Vicinity:** The site is a trapezoidal hillside lot of 10,000 square feet, located on the west frontage of SW Ormandy Way. Approximately 1 mile southwest of the Oregon Zoo, the property is located in an established neighborhood north of Patton Road and south of the Sunset Freeway. The site slopes steeply downhill to the west from the roadway frontage, towards a heavily forested hillside below. Homes in the neighborhood range in size and vintage, but most are well-spaced apart from each other. This particular street has a heavy overhead canopy of trees, and the nearest home to the north is approximately 50 feet away from the existing carport, and with limited visibility between structures due to the heavy vegetation. The abutting street is paved with an asphalt two-way roadway, but no public sidewalks.

**Zoning:** The Residential 10,000 base zone is a single-dwelling zone with a maximum density of 1 home per 10,000 square feet of site area. The zone is intended to preserve and enhance the character of single-dwelling neighborhoods. The Environmental Protection overlay zone is located on the most downhill, western section of the site, outside the area of work up near the street being considered in this Adjustment application. Because no new disturbance or alterations are proposed within the resource area of the Environmental overlay zoning, these regulations are not relevant to the Adjustment proposal.

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

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **July 18, 2014**. The following Bureaus have responded:

The *Bureau of Environmental Services* (BE) has reviewed the proposal and responded with technical information the applicant will need to address during permitting, but no objections or recommendations regarding this land use review. BES will require the applicant to address technical standards related to stormwater management, and will coordinate with BDS Site Development staff on whether the existing on-site septic system can remain in use or if the house must connect to the public sanitary sewer in SW Ormandy Way. Exhibit E.1 contains staff contact and additional information.

The *Development Review Section of Portland Transportation* has reviewed the proposal for

potential impacts regarding the public right-of-way, and for other transportation-related regulations and criteria. Portland Transportation has no objection to the two requested Adjustments (Exhibit E.2).

The *Water Bureau* has reviewed the proposal and responded with information regarding available water services, but no objections or concerns regarding the two requested Adjustments (Exhibit E.3).

The *Fire Bureau* has reviewed the proposal and has no concerns with the requested Adjustments, although Fire Code regulations must be met at time of building permit review (Exhibit E.4).

The *Site Development Section of Bureau of Development Services* has reviewed the proposal and responded with comments regarding issues that must be addressed prior to and during permitting, but no objections or recommendations regarding the two requested Adjustments. City records show that the septic system installed in 1964 with the original house is still in place. If connection to the public sanitary sewer is not completed as part of this project, the applicant must receive approval for a Septic Planning Review from Multnomah County, as well as a Sanitary Evaluation Permit from the Trades Counter in the City of Portland Development Services Center. Exhibit E.5 contains staff contact and additional information.

The *Urban Forestry Division of Portland Parks and Recreation* has reviewed the proposal responded with no objections to the requested Adjustments if all City tree code regulations are observed. City Code Title 20.40 requires a street tree review for new construction projects and improvements to existing structures that exceed \$25,000 in value. Exhibit E.6 contains staff contact and additional information.

The *Life Safety Section of the Bureau of Development Services* has reviewed the proposal and responded with specific comments regarding Building Code-related issues, but no objections or recommendations regarding the two requested Adjustments. A separate building permit is required for the project, and the proposal must be designed to meet all applicable Building Codes and Ordinances. Exhibit E.7 contains staff contact and additional information.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on July 18, 2014. 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 of Adjustment Reviews

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 Adjustment 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 has requested two Adjustments:

- a. Reduce the **north side setback** from 10'-0" to 3'-0" for the garage, and from 10'-0" to 5'-0" for the living area directly below the garage (33.110.220.B); and
- b. Increase the maximum allowed **front yard vehicle area** from 40% to 51.8% (33.266.120.C.3).

With regards to the **north side setback**, the purpose of the regulation is as follows (relevant excerpts of 33.110.220.A):

*"The setback regulations... serve several purposes:*

- *They maintain light, air, separation for fire protection, and access for fire fighting;*
- *The 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;*
- *The 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."*

The site is a relatively small lot for the neighborhood, with a curving pie-shaped layout that limits the street frontage to approximately 40 feet in length, much shorter than all other nearby homes. The site is also constrained by the environmental zoning downhill to the west, which encourages development to cluster up closer to the road, but not into the side setbacks. The nearest home is over 50 feet away to the north of the existing carport, and is mostly visually obscured from the home by dense trees and vegetation. The proposed addition is respectful of the existing architecture of the home and other nearby midcentury designs, and the placement of the garage up near the street is also in keeping with neighborhood patterns. There are no windows in the new north-facing side wall within the setback, which increases privacy for the adjacent home over the existing open carport structure. Because there is room to maneuver around all sides of the house in the event of fire, without any potential impacts upon the surrounding neighbors of the single-story portion of the garage that projects into the north side setback, the setback reduction will at least equally meet the above regulatory purpose statements.

With regards to the **front yard vehicle area** increase, the purpose of the regulation is to "enhance the appearance of neighborhoods" (33.266.120.A). As proposed, the new driveway would allow a new two-car garage and two-car driveway between the home and the street, consistent with most other homes in the neighborhood. The pie-shaped lot and much smaller street frontage in relationship to all other nearby homes in the neighborhood, as well as the considerable distance to the nearest abutting homes to the north and south, help to reduce the visual impact of the proposed driveway. The pedestrian zone is neatly separated from the driveway surface with raised planters, providing definition to the pedestrian-focused entry door and foyer, ensuring an attractive front yard experience for arrivals by either mode. The home has been thoughtfully designed to blend in with the existing development on the site and surrounding neighborhood, including a welcoming vehicle entry and front yard zone on this steeply sloping lot. As proposed, the front yard area will improve and enhance the appearance of the site over the existing situation.

Therefore, this criterion is met.

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

**Findings:** As discussed above under findings for criterion A, the proposal will enhance the site over the existing situation, without detracting from the livability or appearance of the neighborhood. Therefore, 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 overall purpose of the R10 zone is to create, maintain, and promote single-dwelling neighborhoods. The zone preserves land for housing and provides housing opportunities to individual households. As a remodeling project that expands and upgrades the existing hillside home on the property, in a sensitive manner that is in keeping with nearby home designs and front yard layouts, the project is consistent with this overall purpose. Therefore, this criterion is met.

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

**Findings:** There are no City-designated scenic or historic resources on the site. Therefore, this criterion does not apply.

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

**Findings:** There are no significant impacts resulting from the requested Adjustments that require mitigation, given the size of the site frontage in relation to the surrounding lots, the attractive building and front yard design, and the distance to nearby homes in this wooded hillside setting. Therefore, 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 existing home footprint is located outside the resource area of the Environmental Protection overlay zoning on the site. No impacts or disturbance is proposed or anticipated in the environmental zones associated with this project. Existing, in-place regulations will require the applicant to clearly identify the zoning lines on their building permit site plans, with construction fencing or other site development controls shown to ensure no impacts to the environmentally-zoned area. Therefore, 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.

For the building permit, the applicant will be required to more clearly identify the location of the Environmental overlay zoning on the downhill portion of the site, including the location of the zoning line, the 25'-0" transition area, and construction fencing or other limits to the remodeling work that keep all disturbance in conformance with the applicable regulations in Chapter 33.430, Environmental Zones.

City Code Title 20.40 requires a street tree review for new construction projects and improvements to existing structures that exceed \$25,000 in value. A written permit from the City Forester is required to remove, destroy, cut (including roots), break, injure, or plant any tree of any size in or upon any street, park, or public area.

## CONCLUSIONS

The applicant has proposed a remodel and expansion of an existing hillside home, with a new carport and entry vestibule where an old wooden carport is now located. The site is a relatively small pie-shaped lot in the neighborhood, with a shorter frontage than found nearby. The

proposed addition is attractive and in keeping with both the home's architecture and surrounding properties, and will not result in any detrimental neighborhood impacts. Because the approval criteria can be met, the request must be approved.

## ADMINISTRATIVE DECISION

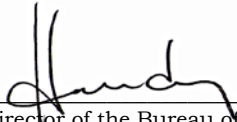
**Approval of an Adjustment** to reduce the north side setback from 10'-0" to 3'-0" for the garage, and from 10'-0" to 5'-0" for the living area directly below the garage (33.110.220.B).

**Approval of an Adjustment** to increase the maximum allowed front yard vehicle area from 40% to 51.8% (33.266.120.C.3).

Both of the above approvals are granted based on the approved plans and drawings, Exhibits C.1 through C.5, all signed and dated September 12, 2014, and subject to the following condition:

- 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.5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File #LU 14-166393 AD."

**Staff Planner: Mark Walhood**

**Decision rendered by:**  **on September 12, 2014.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: September 17, 2014.**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on June 6, 2014, and was determined to be complete on **July 14, 2014.**

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on June 6, 2014.

*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 November 10, 2014.**

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

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

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project

elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

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

**Appealing this decision.** This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on October 1, 2014** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> 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](http://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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **October 2, 2014 – (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: **OR**
- **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.

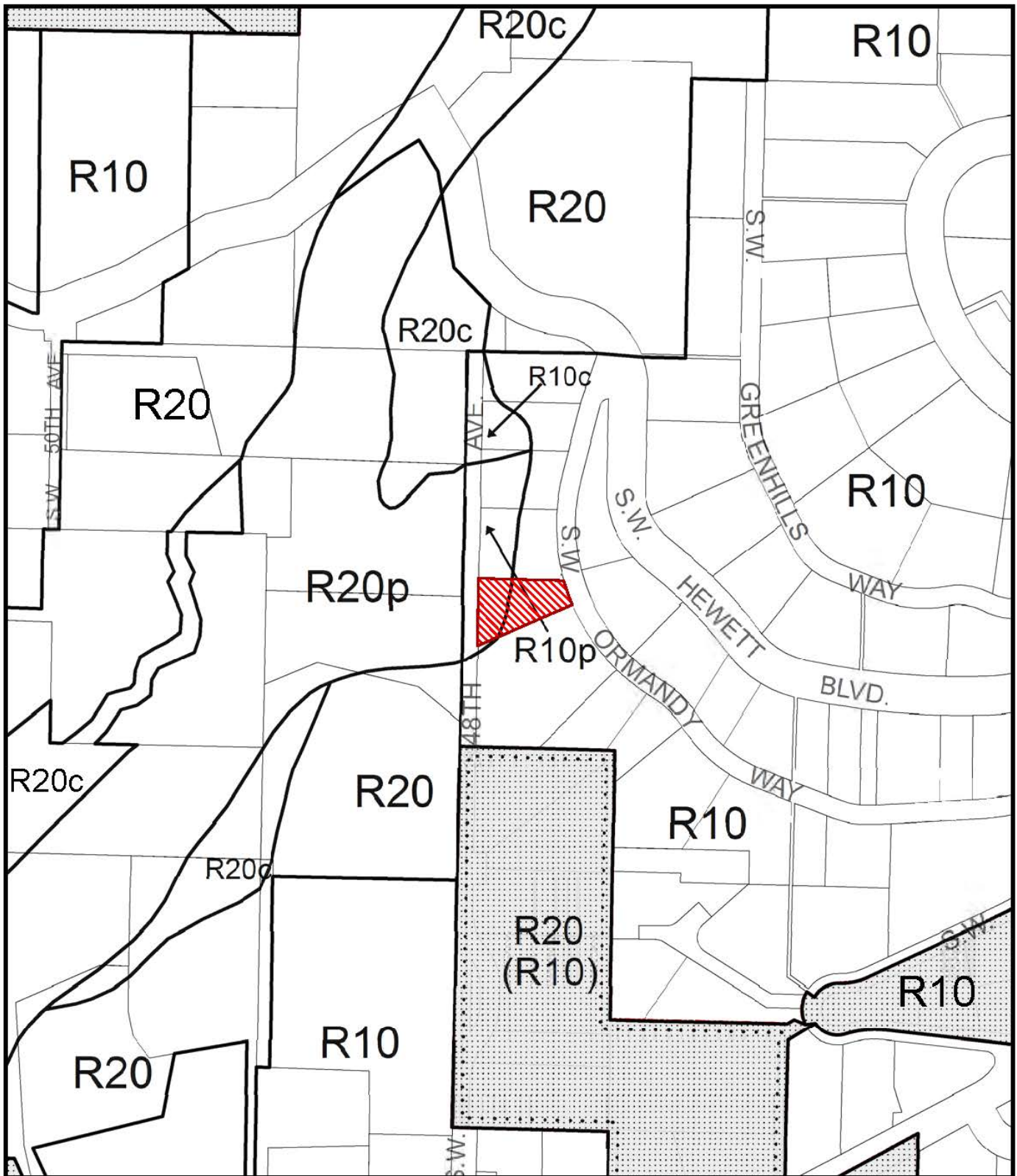
#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
  1. Original submitted site plans – reference only
  2. Original narrative
  3. Supplemental narrative, rec'd. 7/14/14
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan (attached)
  2. East/Front and West/Rear Elevations (attached)
  3. South and North Elevations (attached)
  4. Color Perspective Renderings
  5. Large, Scalable Plan Set of Revised Site Plan and Original Elevations, matching C.1-C.3, Above – 3 pages total
- D. Notification information:
  1. Mailing list
  2. Mailed notice
- E. Agency Responses:
  1. Bureau of Environmental Services
  2. Development Review Section of Portland Transportation
  3. Water Bureau
  4. Fire Bureau
  5. Site Development Section of Bureau of Development Services
  6. Urban Forestry Division of Portland Parks and Recreation
  7. Life Safety Section of Bureau of Development Services
- F. Correspondence:
  1. *(none received at time of decision mailing)*
- G. Other:
  1. Original LU Application Form and Receipt
  2. Incomplete letter from staff to applicant, sent 7/5/14
  3. Site photos

**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

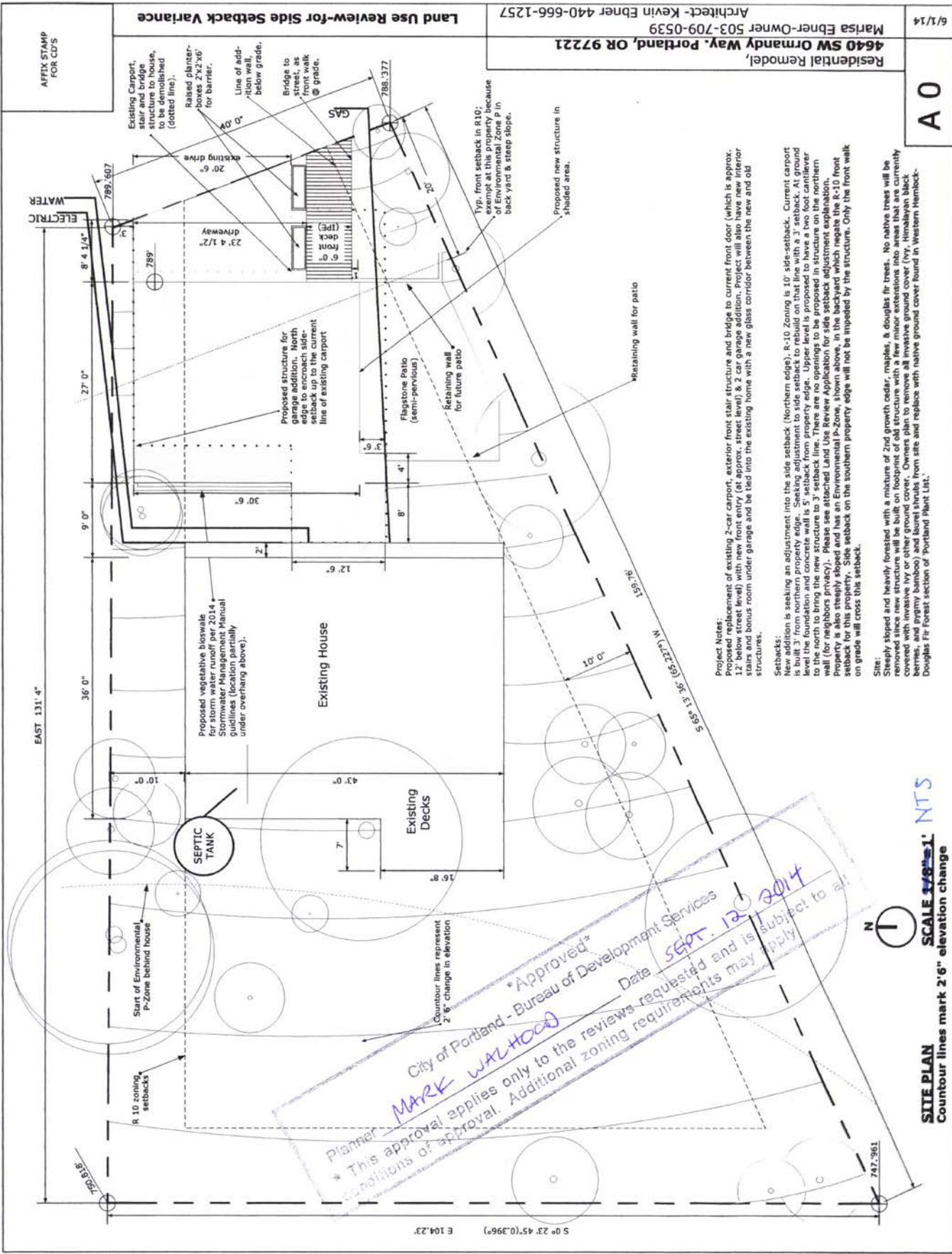
-  Site
-  Multnomah County



File No. LU 14-166393 AD  
 1/4 Section 3324  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E07AD 1500  
 Exhibit B (Jun 10, 2014)

REDUCED SET: NTS

7/14/14



APPLY STAMP FOR CD'S

Land Use Review-for Side Setback Variance

Architect - Kevin Ebner 440-666-1257  
 Marisa Ebner-Owner 503-709-0539  
 4640 SW Ormandy Way, Portland, OR 97221  
 Residential Remodel,  
 6/1/14

A 0

**Project Notes:**  
 Proposed replacement of existing 2-car carport, exterior front stair structure and bridge to current front door (which is approx. 10' behind street front) with new front entry (approx. 10' behind street front) and 2 car garage addition. Exterior stained bonded wood room under garage and be tied into the existing home with a new glass corridor between the new and old structures.

**Setbacks:**  
 New addition is seeking an adjustment into the side setback (Northern edge), R-10 Zoning is 10' side-setback. Current carport is built 3' from northern property edge. Seeking adjustment to side setback to rebuild on that line with a 3' setback. At ground level, the new structure will be built on top of old structure with a few more sections into what was that are currently covered with invasive ivy or other ground cover. Owners plan to remove all invasive ground cover (Ivy, Himalayan black berries, and pygmy bamboo) and Laurel shrubs from site and replace with native ground cover found in Western Hemlock-Douglas Fir Forest section of Portland Plant List.

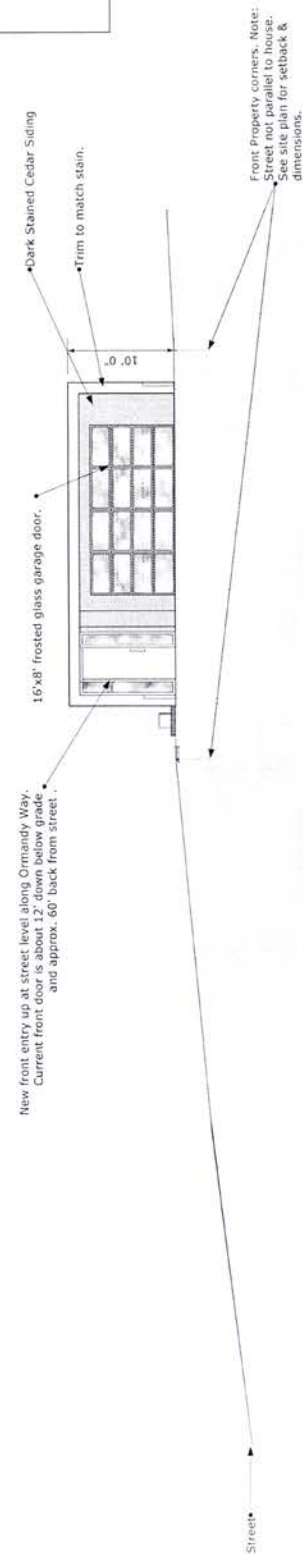
**Site:**  
 Steeply sloped and heavily forested with a mixture of 2nd growth cedar, maple, & Douglas fir trees. No native trees will be removed. New structure will be built on footprint of old structure with a few more sections into what was that are currently covered with invasive ivy or other ground cover. Owners plan to remove all invasive ground cover (Ivy, Himalayan black berries, and pygmy bamboo) and Laurel shrubs from site and replace with native ground cover found in Western Hemlock-Douglas Fir Forest section of Portland Plant List.

City of Portland - Bureau of Development Services  
 \*Approved\*  
 Planner: **MARK WALSHOOD** Date: **SEPT. 12, 2014**  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

**SITE PLAN**  
 Scale 1/8"=1'-1"  
 Countour lines mark 2' 6" elevation change

CASE NO. LU 14-166393 A0  
 EXHIBIT C.1

Half size / 50% reduction

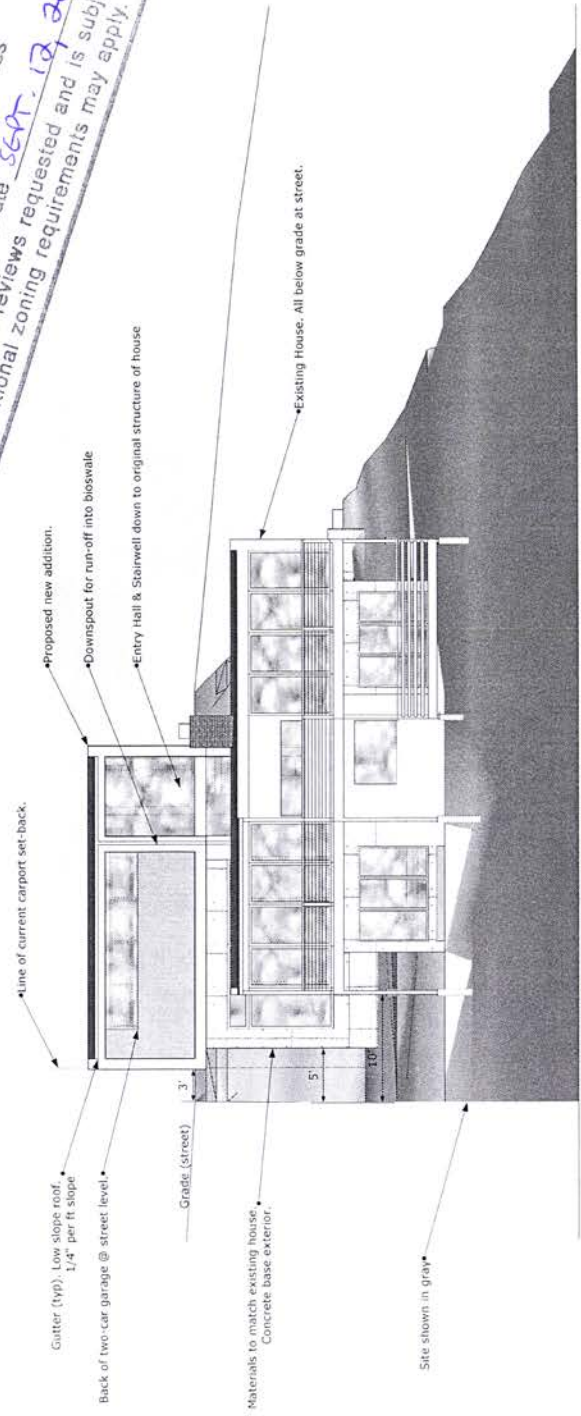


1/16" = 1'  
SCALE ~~1/8" = 1'~~

FRONT ELEVATION

EAST

Planner MARK WATSON \*Approved\*  
 City of Portland - Bureau of Development Services  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.  
 Date SEP. 17, 2014



1/16" = 1'  
SCALE ~~1/8" = 1'~~

REAR ELEVATION

WEST

AFFIX STAMP FOR CD'S

Land Use Review-for Side Setback Variance

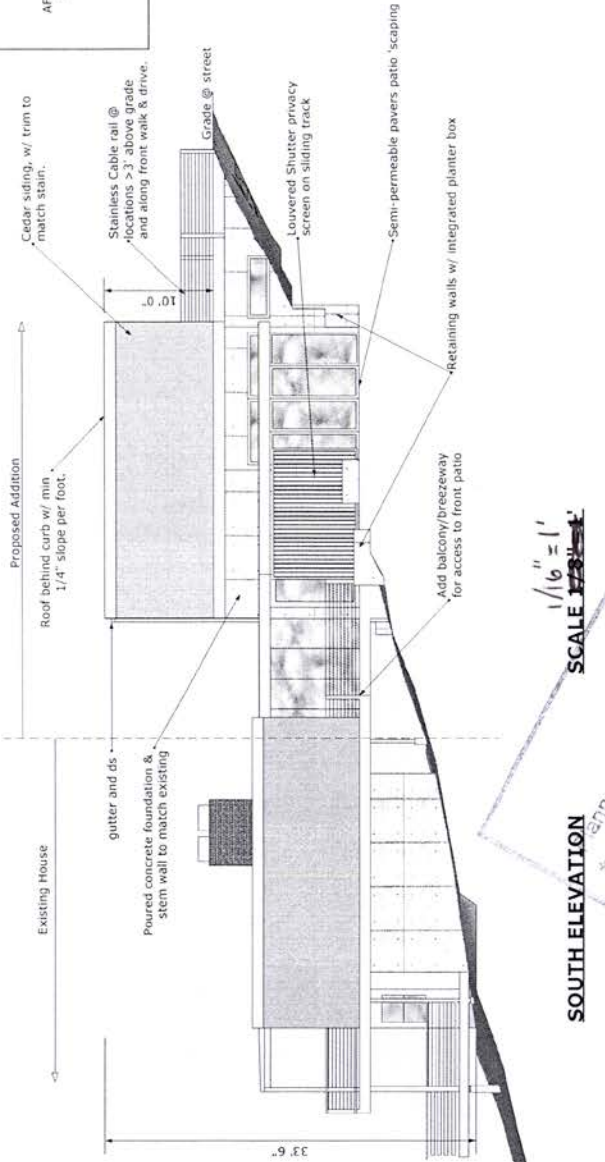
Residential Remodel,  
 4640 SW Ormsandy Way, Portland, OR 97221  
 Marsa Ebner-Owner 503-709-0539  
 Architect- Kevin Ebner 440-666-1257

A 1.0  
6/1/14

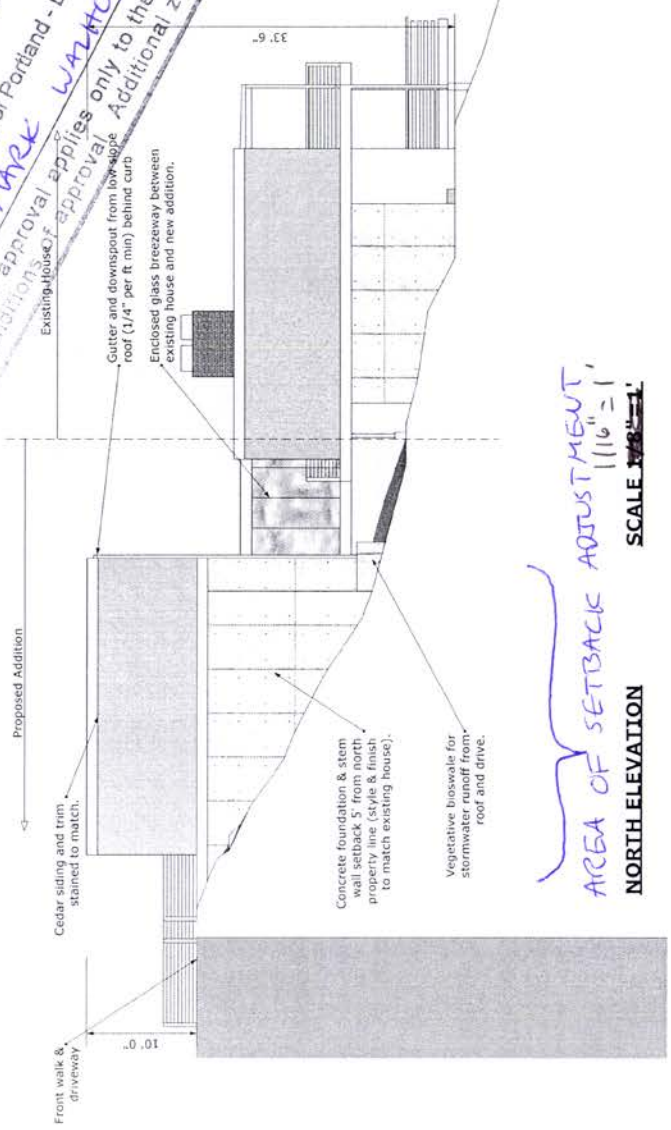
CASE NO 14-166393 AD  
 EXHIBIT C.2

Land Use Review-for Side Setback Variance

AFFIX STAMP FOR CDS



Half size



AREA OF SETBACK ADJUSTMENT, 1/16" = 1"

CASE NO. W 14-166393 AD  
EXHIBIT C.3