



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

Amanda Fritz, Commissioner
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Date: January 21, 2015
To: Interested Person
From: Amanda Rhoads, Land Use Services
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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 mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 14-227134 AD **SETBACK ADJUSTMENT FOR NEW GARAGE**

GENERAL INFORMATION

Applicant: John A Thompson
431 SE 33rd Ave / Portland, OR 97214-2040

Owners: Lynne Francis and John Thompson
431 SE 33rd Ave / Portland, OR 97214-2040

Site Address: 431 SE 33RD AVE

Legal Description: BLOCK 92 LOT 3, LAURELHURST
Tax Account No.: R479121480
State ID No.: 1N1E36CD 02700
Quarter Section: 3033
Neighborhood: Laurelhurst, contact Sean Green at 971-998-7376.
Business District: East Burnside Business Association, contact Rick Leipzig at 503-230-0231.

District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Plan District: Laurelhurst-Eastmoreland
Zoning: R5 -Single-Dwelling Residential 5,000
Case Type: AD - Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

The applicant proposes to replace an existing 10.5-foot by 15.5-foot single-story, flat-roof garage located in the north (side) setback with a larger garage measuring 24 feet long by 14 feet wide by 15 feet tall. The proposed roof pitch will match the pitch of the large dormer on the front of the house, and the proposed window matches a window in that dormer.

The Zoning Code has a provision that allows garages to be located in the side and rear setbacks as long as certain limitations are met. One of the limitations is that the garage walls must be

no taller than 10 feet. The proposed garage walls are 12 feet tall, so in order to be located in the side setback as proposed, an Adjustment is required. The applicant requests an Adjustment to 33.110.220.B and Table 110-3 to reduce the required side setback from 5 feet to 1 foot on the north property line for the proposed garage. No eaves are proposed.

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 5,750-square-foot residential lot is located in the Laurelhurst neighborhood. The site has frontage on SE 33rd Ave., which is in an area subject to special setbacks for the Laurelhurst Plan District. The front building setback for both sides of this street is 20 feet. Across SE 33rd and a few lots north is the 31-acre Laurelhurst Park, a large public park with active and passive recreational facilities.

The subject site is developed with a 1925 bungalow-style home with large peaked-roof dormer and small hipped-roof dormer on the front façade, both with vertical, six-section divided-light windows. The garage on the lot appears to have been built concurrent with the house or shortly thereafter in the side building setback. Most of the homes in the immediate area were constructed in the early 1900s. Many have detached garages located at the side and/or rear property lines.

Zoning: The Residential 5,000 (R5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. Minimum lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 5,000 square feet of site area.

The Laurelhurst/Eastmoreland Plan Districts enforce the special setback requirements of Ordinances 70343 and 70342 shown on maps available for review in the Development Services Center. This plan district maintains the established character of the Laurelhurst and Eastmoreland areas, characterized by homes with larger than normal building setbacks from the street.

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

Public Review: A “Notice of Proposal in Your Neighborhood” was mailed **December 3, 2014**.

Agency Review: The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1)
- Bureau of Transportation (Exhibit E.2)
- Water Bureau (Exhibit E.3)
- Fire Bureau (Exhibit E.4)
- Site Development Section of BDS (Exhibit E.5)
- Bureau of Parks-Forestry Division (Exhibit E.6)
- Life Safety (Building Code) Plans Examiner (Exhibit E.7)

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

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose (Adjustments)

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

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The applicant is requesting an Adjustment to the minimum setback requirement for structures in the R5 zone. The purpose of the setback requirement is stated in Zoning Code Section 33.110.220.A:

Purpose. *The setback regulations for buildings and garage entrances serve several purposes:*

- *They maintain light, air, separation for fire protection, and access for fire fighting;*
- *They reflect the general building scale and placement of houses in the city's neighborhoods;*
- *They promote a reasonable physical relationship between residences;*
- *They promote options for privacy for neighboring properties;*
- *They require larger front setbacks than side and rear setbacks to promote open, visually pleasing front yards;*
- *They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and*
- *They provide room for a car to park in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.*

Since the garage will be fairly small (336 square feet), low in height (15 feet from grade to the midpoint of the peak of the roof), and in the back yard, it will have little impact on the physical relationship between residences or the overall scale and placement of structures in the neighborhood. Other houses in the immediate area have garages that are also located in the setbacks, so the proposed placement is consistent with the neighborhood. The relatively small size of the building will also preserve access to light and air for neighboring lots. Since no windows are proposed on the north side of the building, the reduced setback from the north lot line will not impact neighbors' privacy. As the structure will be located behind the house, the proposal will not affect the open front yard.

The Building Code requires that exterior walls less than three feet from the property lines must be one-hour fire rated with no openings. A Plans Examiner indicated that the applicant would not be able to get a building code appeal approval to put eaves closer than 1 foot to the property line, so no eaves are proposed. The Fire Bureau reviewed the proposal and responded with no concerns.

As the existing driveway will remain unchanged, the proposal will not affect visibility for drivers backing onto the street and there will be ample space for cars to park on the driveway without overhanging the street or sidewalk.

Based on these reasons, the proposed Adjustment equally meets the intent of the regulation 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: Because the site is located in a single-dwelling residential zone, the applicant must demonstrate that the proposal will not detract from the livability or appearance of the surrounding residential area. The proposed garage will be relatively small in size (336 square feet), and set back 64 feet from the street lot line. Since no windows are proposed on the north side of the building, the reduced setback will not negatively impact neighbors' privacy.

However, the garage will be taller than most traditional one-car garages. Therefore, conditions will ensure that the structure will be compatible in design with the primary house and with the surrounding neighborhood. Another condition will require the reveal on the new garage siding to match the primary house, and the wall and trim paint colors to match those colors on the house as well. The current garage matches in color and siding, with the effect being that the two structures are united visually despite their different forms.

For the new garage, the applicant has proposed a peaked roof rather than a flat roof like the current garage. However, the original application had a much lower peak that, with no eaves, created a design that did not match other structures in the neighborhood. Since the proposed structure is so close to the property line, building codes will not allow eaves, so working with the roof pitch will help integrate the design. A condition of approval will require that the roof pitch on the new garage match that of the main front gable of the primary house to better unite the two structures and have the garage blend in better with the surrounding neighborhood.

Finally, the applicant is willing to place a window on the street-facing garage façade similar to the vertical window element on the front façade of the house. A condition will require the window to be made of wood and to match in proportion and color the upper story window on the primary gable of the house. With these conditions in place, the new garage will be integrated into the existing architecture and will not draw attention to itself despite the higher-than-typical garage walls. In this way, neighborhood appearance will be maintained or improved.

If the garage walls themselves were 2 feet shorter, the garage would be allowed to be built in the side setback outright as per Zoning Code Section 33.110.253.D. The proposal meets all other requirements of this provision to be allowed to locate in the side and/or rear setbacks. The conditions ensure that this additional height will be mitigated through improving the appearance and integrating the garage into the site. For these reasons, the proposal will not result in any negative impacts to neighborhood livability or appearance. 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: As discussed in the findings for approval criterion B, the proposal will have no adverse impacts on the livability of the surrounding residential area. The four conditions regulating the appearance of the garage will mitigate for the increased size so close to the property line. Both as seen from the street and from neighboring properties, the design will integrate the new development with the existing 1925 house. As there are no identified adverse impacts for which mitigation would be required, this criterion is not applicable.

- 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: Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase “p” (Environmental Protection overlay zone) or a “c” (Environmental Conservation overlay zone). As 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 applicant proposes to replace an existing garage which is longer but only a few feet wider than the existing garage. The siding material, color, roof pitch and window proportion will match the primary house on the site. The proposal to reduce the minimum north side setback for a garage equally meets the intent of the setback regulations, and will not have adverse impacts on the livability and appearance of the surrounding residential neighborhood. The proposal meets the relevant approval criteria and should be approved.

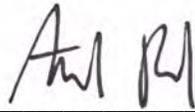
ADMINISTRATIVE DECISION

Approval of an Adjustment to 33.110.220.B and Table 110-3 to reduce the required side setback from 5 feet to 1 foot on the north property line for the proposed garage, per the approved plans, Exhibits C.1 through C.3, signed and dated January 16, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through E) 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 14-227134 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The reveal width of the fiber cement lap siding on the garage will match the existing lap siding on the primary house.

- C. The garage will match the primary house in body and trim color.
- D. The roof pitch of the garage will match the roof pitch of the primary gable at the front of the house.
- E. The window in the front-facing gable of the garage will be wood construction to match the proportions and color of the window in the primary gable at the front of the house.

Staff Planner: Amanda Rhoads



Decision rendered by: _____ **on January 16, 2015**

By authority of the Director of the Bureau of Development Services

Decision mailed: January 21, 2015

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 October 17, 2014, and was determined to be complete on December 1, 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 October 17, 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: March 31, 2015.**

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 February 4, 2015** 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 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on

Thursdays, appeals must be submitted at the reception desk on the 5th 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 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 **February 5, 2015 – 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.

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:

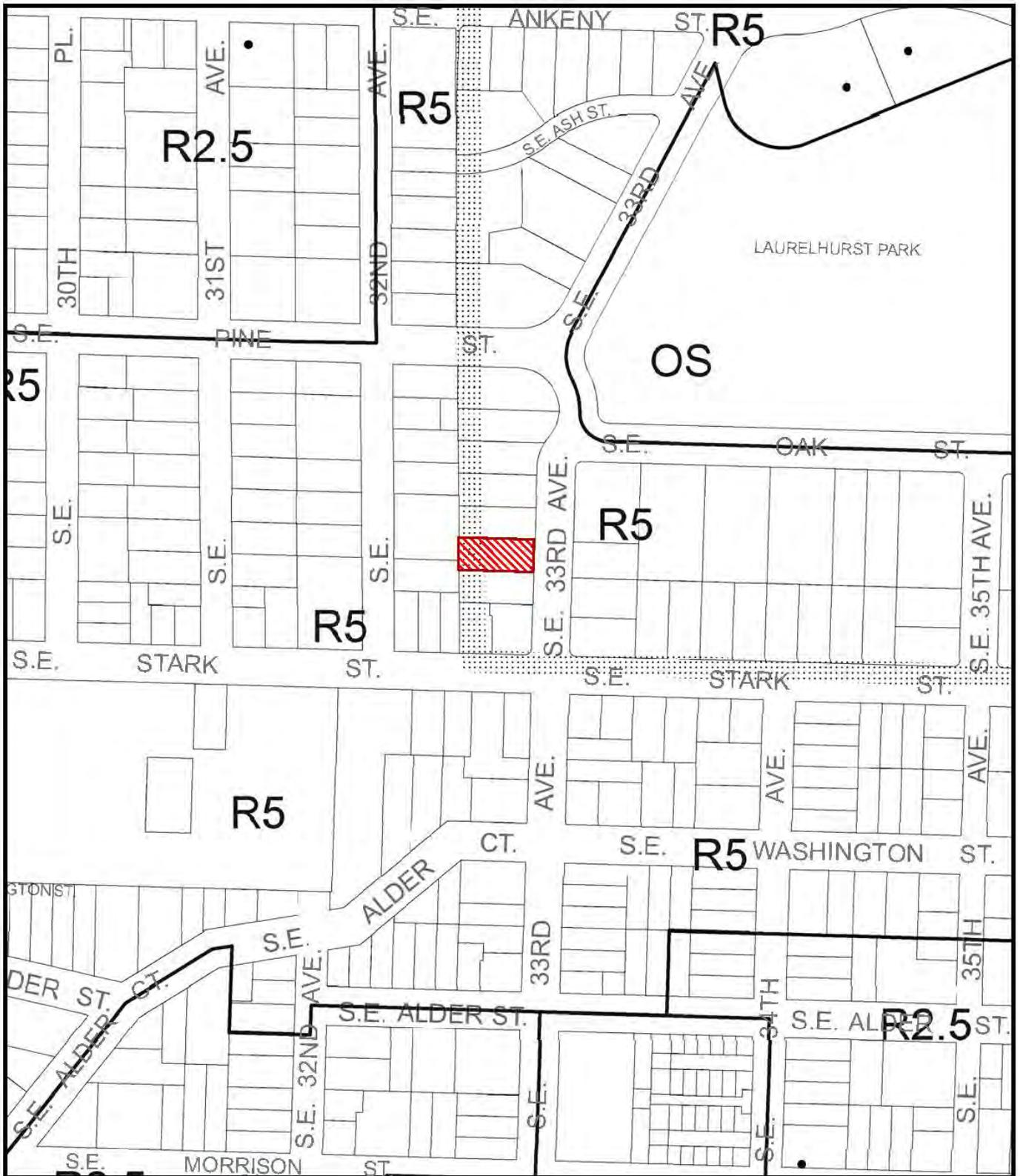
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Applicant Narrative and Small Plan Set
 2. Scaled Plan Set
 3. Response to Planner Email, October 30, 2014
 4. Applicant Email with Revised Drawing, November 3, 2014
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site and Floor Plan (attached)
 2. Elevation Drawings (attached)
 3. Framing and Sections
 4. Scaled Site and Floor Plans and Elevations
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Bureau of Transportation Engineering and Development Review
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of BDS
 6. Bureau of Parks, Forestry Division
 7. Life Safety (Building Code) Plans Examiner
- F. Correspondence: none received
- G. Other:
 1. Original Land Use Application and Receipt
 2. Planner Email, October 30, 2014
 3. Incomplete Letter, November 14, 2014
 4. Photo of Original Garage

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



Historic Landmark



This site lies within the:
LAURELHURST-EASTMORELAND PLAN DISTRICT

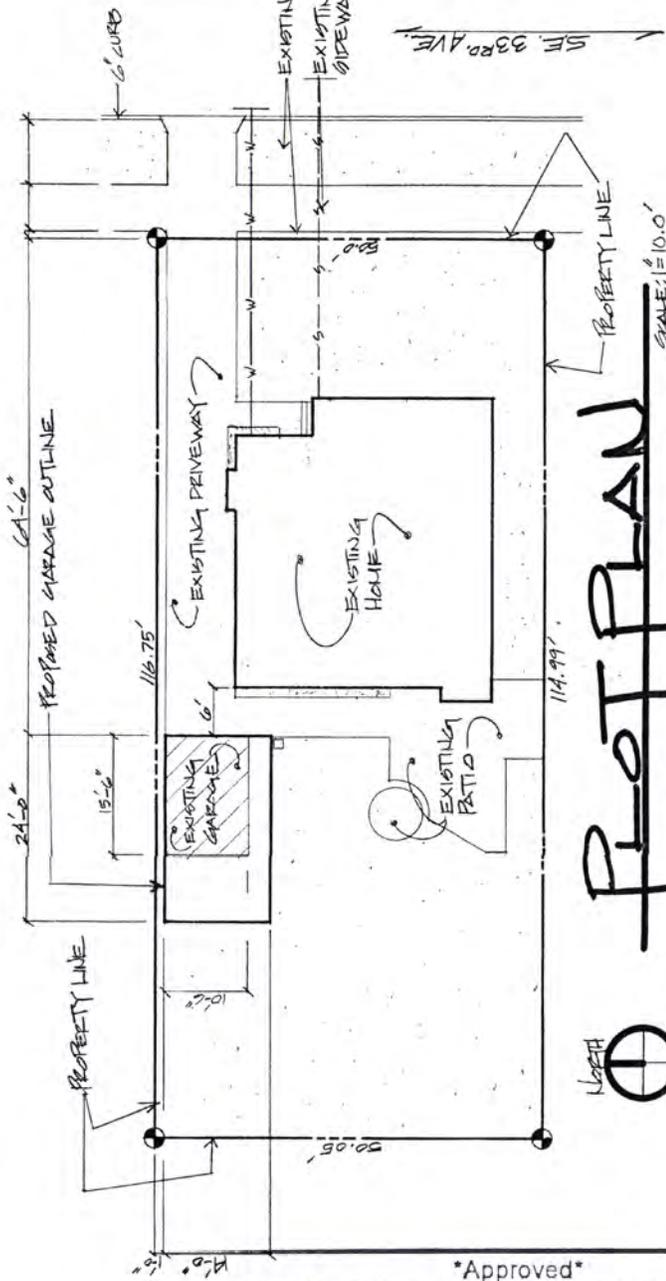
File No.	<u>LU 14-227134 AD</u>
1/4 Section	<u>3033</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E36CD 2700</u>
Exhibit	<u>B (Oct 21, 2014)</u>

LEGAL DESCRIPTION
 STATE OF OREGON
 COUNTY OF MULTNOMAH
 CITY OF PORTLAND
 BLOCK # 912
 LOT # 35
 TAX LOT # 2700
 LAURELHURST ADDITION
 ZONING: R1B
 ADDRESS: 431 SE 33RD AVE.
 PORTLAND, OR 97214

Garage / Shop
 For Mr. & Mrs. Thompson
 431 S.E. 33RD Ave., Portland, OR 97214

Drawn By: Chris Fletcher
 1864 S. Schabel In
 Beavercreek, OR 97004
 Phone # 503-572-2397

1



Plot Plan



FLYWOOD SHEARWALL SCHEDULE

TYPE	THICKNESS	WEIGHT	FINISH	REINFORCEMENT	INSTALLATION NOTES
1	12"	120	AS PER PLAN	AS PER PLAN	SEE NOTES
2	12"	120	AS PER PLAN	AS PER PLAN	SEE NOTES
3	12"	120	AS PER PLAN	AS PER PLAN	SEE NOTES
4	12"	120	AS PER PLAN	AS PER PLAN	SEE NOTES
5	12"	120	AS PER PLAN	AS PER PLAN	SEE NOTES

INSTALLATION NOTES:
 1. ALL SHEARWALLS SHALL BE CONCRETE ON A 4" MINIMUM THICKNESS OF COMPACTED GRAVEL OR SAND.
 2. ALL SHEARWALLS SHALL BE FINISHED WITH A 1/2" THICKNESS OF PLASTER OR STUCCO.
 3. ALL SHEARWALLS SHALL BE FINISHED WITH A 1/2" THICKNESS OF PLASTER OR STUCCO.
 4. ALL SHEARWALLS SHALL BE FINISHED WITH A 1/2" THICKNESS OF PLASTER OR STUCCO.
 5. ALL SHEARWALLS SHALL BE FINISHED WITH A 1/2" THICKNESS OF PLASTER OR STUCCO.

SHEARWALL HOLD-DOWN SCHEDULE

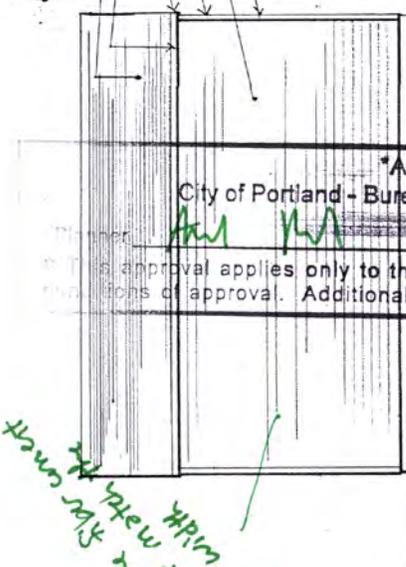
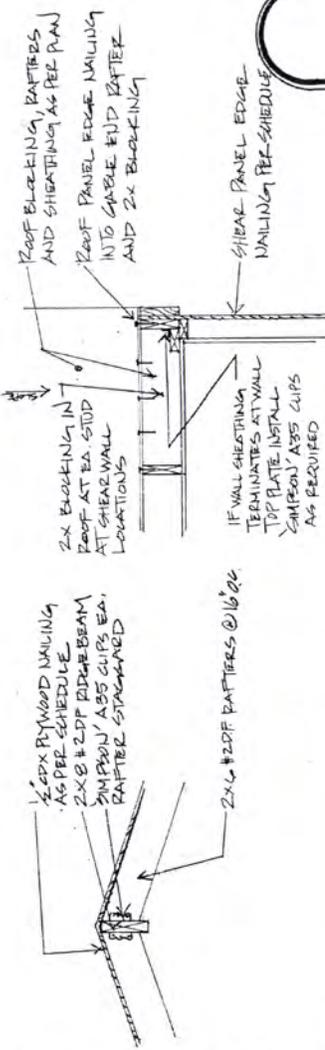
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3	12"	120	AS PER PLAN	AS PER PLAN	SEE NOTES
4	12"	120	AS PER PLAN	AS PER PLAN	SEE NOTES
5	12"	120	AS PER PLAN	AS PER PLAN	SEE NOTES

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DESIGN CRITERIA:
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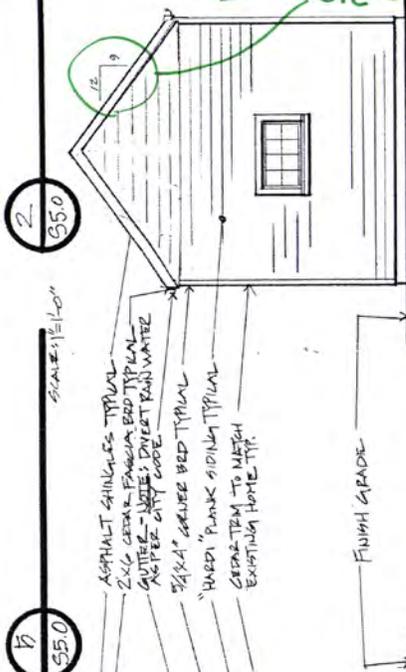
REBAR AND HOLD-DOWN LITE LEGEND:
 REBAR: #4, #5, #6, #8, #10, #11, #14, #18, #22, #25, #29, #36, #42, #54, #60, #72, #87, #96, #108, #126, #150, #180, #210, #252, #300, #360, #420, #480, #540, #600, #660, #720, #780, #840, #900, #960, #1020, #1080, #1140, #1200, #1260, #1320, #1380, #1440, #1500, #1560, #1620, #1680, #1740, #1800, #1860, #1920, #1980, #2040, #2100, #2160, #2220, #2280, #2340, #2400, #2460, #2520, #2580, #2640, #2700, #2760, #2820, #2880, #2940, #3000, #3060, #3120, #3180, #3240, #3300, #3360, #3420, #3480, #3540, #3600, #3660, #3720, #3780, #3840, #3900, #3960, #4020, #4080, #4140, #4200, #4260, #4320, #4380, #4440, #4500, #4560, #4620, #4680, #4740, #4800, #4860, #4920, #4980, #5040, #5100, #5160, #5220, #5280, #5340, #5400, #5460, #5520, #5580, #5640, #5700, #5760, #5820, #5880, #5940, #6000, #6060, #6120, #6180, #6240, #6300, #6360, #6420, #6480, #6540, #6600, #6660, #6720, #6780, #6840, #6900, #6960, #7020, #7080, #7140, #7200, #7260, #7320, #7380, #7440, #7500, #7560, #7620, #7680, #7740, #7800, 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ROOF SHEAR TRANSFER NAILING SCHEDULE	
PANEL TYPE	ROOF PANEL EDGE NAILING
TYP.	8d @ 6" O.C.
(D)	40' O.C.
(E)	37' O.C.
(F)	24' O.C.
(G)	19' O.C.
(H)	17' O.C.
	10d @ 7" O.C.



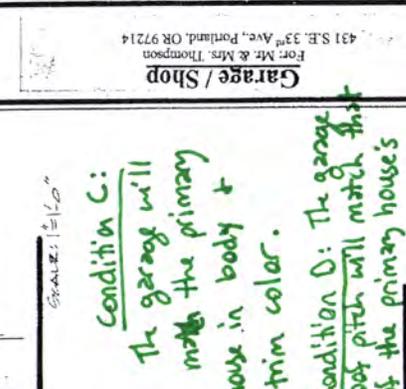
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

Condition B: The sliding door must match the existing house in with the roof of metal.

Condition C: The garage will match the primary house in body & trim color.

Condition D: The garage roof pitch will match that of the primary houses of the primary houses front grade.

Condition E: This window will be wood & will match the proportions and color of the window in the primary gable at the front of the house.

Garage/Shop
For: Mr & Mrs. Thompson
431 S.E. 33rd Ave., Portland, OR 97214

Drawn By: Chris Fletcher
18464 S. Schibel Ln.
Beaverton, OR 97004
Phone # 503-572-2397

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Approved:
City of Portland - Bureau of Development Services
Date: 1/16/15

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

CASE NO. LU 14-227134 AD
EXHIBIT C.2

