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

Amanda Fritz, Commissioner
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www.portlandoregon.gov/bds

Date: June 4, 2015

To: Interested Person

From: Sylvia Cate, Land Use Services
503-823-7771 / Sylvia.Cate@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 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 15-143080 AD

GENERAL INFORMATION

Applicant: Anne Schmidt / Lewallen Architecture LLC
319 NE Cedar St / Camas WA 98607

Property Owners: Matthew A. and Irene T. Brodsky
1806 NW 32nd Ave / Portland OR 97210

Site Address: 1806 NW 32ND AVE

Legal Description: BLOCK 20 S 30' OF LOT 5 LOT 7, WILLAMETTE HTS ADD
Tax Account No.: R913402730
State ID No.: 1N1E29CD 17100
Quarter Section: 2825
Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest Hills - Balch Creek
Zoning: R5: Single Dwelling Residential 5,000
Case Type: AD: Adjustment
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:
The applicant proposes to construct a new Accessory Dwelling Unit (ADU) atop a two-car garage. The ADU will be located on the north side of the existing house, and meet the required 5-foot side setback. However, the Portland Zoning code, at 33.205.030.D.1, requires that ADU's are either set back 60 feet from the front lot line or 6 feet behind the existing house. The applicant notes that an existing garage that is shared with a neighbor occupies the back corner of the lot, preventing the ADU to meet either required setback. Therefore, the applicant requests an Adjustment to reduce the required 60-foot setback to 38 feet.

A number of additional development standards for ADUs require a matching roof pitch, window

style, trim and siding with the main house. The proposed ADU meets these standards, but because the roof pitch matches the 9:12 pitch of the main house, the ADU will exceed the 18 foot height limit for ADUs. Therefore, the applicant requests a second Adjustment to increase the maximum allowed height from 18 feet to 20 feet 1 inch.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- 33.805.040.A.-F., *Approval Criteria for Adjustments*

ANALYSIS

Site and Vicinity: The site is an 8,000 square foot lot with a two story house built circa 1902. The immediate area in all directions is zoned R5 and developed with residential uses. In this location, mature street trees along NW 32nd screen the site from direct views from the street. The surrounding area has topographical changes, with the land sloping upward southwest of the site.

Zoning: The site is zoned R5, Single Dwelling Residential 5,000. The R5 zone is one of several zones that implement the Comprehensive Plan Map Designation for Single Dwelling Residential.

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

A "Notice of Proposal in Your Neighborhood" was mailed **April 17, 2015**.

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

The *Bureau of Environmental Services* responded with no objections to the requested Adjustment and included a number of comments for the applicant regarding requirements at time of building permit submittal. Exhibit E-1 contains the full response.

The *Bureau of Transportation Engineering* responded with no concerns. Exhibit E-2.

The *Water Bureau* responded with no objections to the requested Adjustment and included a number of comments for the applicant regarding requirements at time of building permit submittal. Exhibit E-3 contains the full response.

The *Site Development Section of BDS* responded with no concerns.

Neighborhood Review: One written response to the Proposal has been received from attorney Dorothy Colfield, representing the notified property owners who abut the northerly side property line of the site. The letter raises a number of issues and concerns regarding the proposal.

- The letter states that the two properties (the applicant's and the abutting property to the north) share a reciprocal easement for access to and use of a 'double' garage constructed in 1945 that straddles the mutual property line. The letter states that the easement language does not allow the applicant to have a second dwelling using the driveway or garage.

Staff Comment: The site plan includes the easement area along the shared property line of the two properties. Although the easement agreement language describes a 4.8 wide easement, the applicant depicts a full five foot easement area. The applicant's narrative notes that the proposed structure will have a 5-foot setback from the common property line; therefore the structure will not impinge upon the easement area. The applicant responded to the concerns raised in the letter [contained in Exhibit A-2] and states: "The existing easement will not be effected: The shared driveway to the existing shared garage will not be rerouted, nor will it be used by the new ADU. The new garage/ADU will have a single lane entrance from the street;

becoming two lanes as it enters the garage."

- The letter states that the proposal does not equally or better meet the purposes of setbacks stated at 33.110.220.A., and asserts that the proposed reduction in the required 60-foot setback will negatively impact the amount of light and air reaching the neighbor's property. The letter also states that the reduction of the 60 foot setback from the street lot line will not promote a reasonable distance between the proposed second story ADU and the adjacent home, as well as impinge on the neighbor's privacy. The letter concludes that the two-story garage/ADU with the reduced front setback will overwhelm their existing dwelling by losing the separation that now exists, and the two story ADU will not meet the purpose for the 60-foot setback.

Staff Comment: The purpose statement cited in the letter is not applicable. The Adjustments requested are to the regulations found at 33.205.030.D.1., and therefore subject to the purpose statement for the regulations to be adjusted, which is found at 33.205.030.A. However, the required side setback of 5 feet from the property line is met, and therefore the proposed location of the ADU from the shared property line is equal to what is required for an addition to the existing home, or a detached accessory structure. In addition, because the required side setback is met, windows are allowed on the north façade of the ADU. The applicant notes in Exhibit A-2 that the window on the north façade will not affect privacy because the window is designed for optimal privacy for both properties, because the sill height of the window is 8 feet above the ADU space and is inaccessible from the mezzanine level. The applicant also notes that even with the height Adjustment, the ADU will not have the effect of a 'two-story' dwelling because the ADU will be excavated such that the second floor of the ADU will match the first floor of the applicant's main residence.

- The letter raises a concern that the proposal exceeds the maximum allowed building coverage for a lot in the R5 zone. The letter states that for a lot 5,000 square feet or greater, the maximum allowed coverage is 2,250 square feet, per Table 110-4.

Staff Comment: The letter misstates the building coverage limits shown in Table 110-4. The applicable regulation is as follows:

5,000 sq. ft. or more but less than 20,000 sq. ft.	2,250 sq. ft + 15% of lot area over 5,000 sq. ft.

City records show that the site is 8,000 square feet. Therefore, the maximum allowed building coverage for the site is 2,250 square feet + 15% of 3,000 square feet (450) = 2,700 square feet. The applicant addresses this concern in Exhibit A-2, and notes that the total building coverage, including the proposed garage/ADU structure, is 2,666 square feet. The building coverage standard is met.

- The letter asserts that the cumulative impacts of the two adjustments is not consistent with the purpose of the street lot line setback, because the proposed placement makes the side setbacks less visible and the resulting bulk from the two adjustments in addition to coverage standards is not consistent with the regulations, which is to control the bulk of structures and references 33.110.225.A., *Purpose of setbacks*.

Staff Comment: The letter misstates the applicable section of code, which was noted above. Additionally, the building coverage standard is met.

- The letter correctly states that Criterion D, relating to 'City-designated … historic resources are preserved' is not applicable; yet then continues on to assert that the proposed garage with a second story ADU is not in keeping with the historic character of the Willamette Heights neighborhood.

Staff Comment: The standards for ADU structures require a number of design elements to be met in order to ensure that accessory dwelling units are compatible with the desired character and livability of Portland's residential zones. These elements include exterior finish materials, windows, roof pitch, trim, and eaves. In order to match the roof pitch of the main house, a height adjustment is triggered. All other design standards are met, so the resulting appearance

of the proposed structure matches the architectural vernacular of the main house, providing consistency in appearance.

- The letter states that the impacts of the proposal cannot be mitigated. The letter states that the existing easement area will require that existing landscaping is removed and cannot be replaced along the north property line.

Staff Comment: The applicant responded to this concern in Exhibit A-2 and notes that landscaping will be installed to create an appeal consistent with the current landscaping in the side and front yards of the site. The applicants note that 'landscaping will be maintained on all sides of the ADU, with a 1.5 foot planting strip along the north side, separating the ADU from the easement area. A trellis and deck will also be installed, greened with plantings, as well as perennial plants and trees being added.

- The letter concludes that the applicants were aware of the easement when they purchased the property and 'cannot claim "hardship" now.' The letter concludes that the ADU standards should not be adjusted for this type of situation where the proposed ADU will essentially add a second dwelling on a 5,000 square foot lot with no ability to buffer it from the neighbor's residence.

Staff Comment: The letter misstates several facts regarding the application. The applicant has requested an Adjustment, subject to the approval criteria found at 33.805.040.A-F; the applicant has not requested the proposal to be evaluated against the criteria found at 33.805.040.G-H, the so-called 'hardship' criteria. The site is an 8,000 square foot lot. ADU's are allowed by right in the Residential zones (33.205.020) and the purpose of the ADU regulations (33.205.010) in part, is to create new housing units while respecting the look and scale of single-dwelling development; and increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives.

Finally, it is important to note that the applicant provided further background information regarding the request for the street lot line Adjustment in Exhibit A-2. The applicant notes that there had been prior discussions between the applicant and adjacent neighbor regarding a mutually agreed upon concept of demolishing the shared, 1945 garage due to a state of disrepair. The applicant included correspondence between the two parties discussing the demolition, shared costs, and dissolving the easement agreement so both properties could revert back to the original property lines.

The applicant notes that they "…agreed to tear down the garage, even though they (the applicant) are the only party to use the garage to store a vehicle, and by tearing down the garage they would lose their only off-street parking option. [The applicant] previously built an additional parking pad in 2008 as a courtesy to create an easier access towards the garage for both parties. This added parking pad currently sits on the [applicant's] property; not the easement." The applicant concludes that the adjacent neighbor decided to not move forward with the garage demolition, and therefore, the applicant requested the street lot line setback Adjustment because the existing 1945 era garage remains in place, limiting the placement opportunities for the proposed garage/ADU. The ADU was designed with a 38-foot setback to accommodate the existence of the shared garage at the rear of the properties.

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 purpose of the two regulations to be Adjusted is found at 33.205.030.A., which states:

Purpose. 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 Adjustment request is to reduce the setback from the front property line from 60 to 38 feet. Occupying the northeast corner of the site is a double garage, which is shared by the applicant and the neighbor to the north. The northern neighbor will continue to have access to the shared garage. Because of that existing structure, the proposed garage/ADU cannot be placed any farther back on the site in order to meet the setback dimension. The proposed new structure cannot be placed in the southeast corner of the site, which would meet the setback, but there is not enough room along the southerly property line for a minimum width driveway. However, the applicant notes that the proposed reduced setback matches the setback of the adjacent home to the north, which makes the appearance compatible with the general development pattern in the immediate neighborhood.

By proposing the reduced front setback, an existing shared garage with the northerly neighbor will be preserved, as well as vehicle access to their half of the garage. The proposed ADU is smaller than the main house and designed to mimic the architectural details [roof pitch, trim, window style, etc.] so that the development on site will be cohesive and coordinated with the main house, whose appearance dominates the overall site due to the height and placement of the existing home.

Although the site slopes gently upward from the northeast corner southwest toward 32nd Avenue, it has no real impact on the proposed placement of the new garage/ADU structure. For these reasons, the request to reduce the required front setback from 60 to 38 feet meets this criterion.

The height Adjustment requests allowance for 20 feet 1 inch in height, or 25 inches above the maximum 18 foot height limit. One of the design standards for ADU's is for the roof pitch to match the main house; this is one of several requirements to ensure ADU's are visually consistent with the main house and thus blend in visually on site. However, because the existing home has relatively steep rooflines at 9:12, and in order to match that slope and provide adequate headroom on the second floor to meet building code standards, the applicant requests the height Adjustment. By allowing the small additional height, the proposal will be more compatible with the desired character and livability of the immediately surrounding residential area because the proposed garage/ADU will match the main house in appearance and will provide additional residential opportunities in the R5 zone.
The proposed additional height will not impact the general building scale and placement of structures as vehicle access to the shared garage with the northerly neighbor is preserved. The ADU meets all other design standards, including being

smaller in size than the main house so that the new structure integrates well with the existing development on site and with the adjacent residential development to the north. The adjacent northerly lot is developed with a two story home with an attic dormer, thus creating a relatively tall residential structure. The modest increase in height of 25 inches for the proposed garage/dormer will not result in the ADU looming over the adjacent property. The proposed structure meets the required 5 foot side setback from the northerly property line. The topography on site has no bearing on the requested additional height. For these reasons, this criterion is met for the requested height Adjustment.

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: The site is within a residential zone. The proposed addition of a garage and ADU on the second floor is designed to match the overall architectural style of the main house and result in an overall coordinated appearance on the site. While the applicant is requesting an Adjust to allow the ADU to be closer to the street, the ADU will be set back substantially farther from the front lot line than the existing house and the height of the proposed ADU will be less than that of the existing house.

Thus, the proposal will result in no visual impacts that would significantly detract from the appearance of the residential area. There are no impacts resulting from either Adjustment requested that would detract from the livability of the immediate residential neighborhood; setbacks from the adjacent property to the north are met, which contains the closest structures to the proposed garage and ADU building. For all these reasons, this criterion is met.

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

Findings: Two Adjustments are requested. The applicant has requested a front setback Adjustment as well as a height Adjustment for a new garage with ADU on the second floor. Neither requested Adjustment exacerbates the other; the cumulative effect of the two Adjustments will result in an attractive garage and ADU addition on the site. Additionally, the substantial setback between the proposed ADU and the front lot line, in combination with the modest increase in height will retain the prominence of the existing house as the primary dwelling on the site. This criterion is met.

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

Findings: City designated scenic 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 designations 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 described in the findings included above, under A. – D., there are no discernible impacts that would result from granting the requested adjustment. This criterion is met.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;
Findings: 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 construct a new Accessory Dwelling Unit (ADU) atop a two-car garage. The applicant requests an Adjustment to reduce the required 60-foot setback to 38 feet. A number of additional development standards for ADUs require a matching roof pitch, window style, trim and siding with the main house. The proposed ADU meets these standards, but because the roof pitch matches the 9:12 pitch of the main house, the ADU will exceed the 18 foot height limit for ADUs. Therefore, the applicant requests a second Adjustment to increase the maximum allowed height from 18 feet to 20 feet 1 inch. The proposal should be approved as all of the applicable approval criteria are met.

ADMINISTRATIVE DECISION

Approval of:

- An Adjustment to 33.205.030.D.1., to reduce the front setback from 60 to 38 feet; and
- An Adjustment to 33.205.030.D.2., to increase the maximum height of the garage/ADU structure from 18 feet to 20 feet 1 inch, per the approved site plans, Exhibits C-1 through C-2, signed and dated June 1, 2015, subject to the following conditions:

A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-143080 AD."

Staff Planner: Sylvia Cate

Decision rendered by: _____ on June 1, 2015
By authority of the Director of the Bureau of Development Services

Decision mailed: June 4, 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 April 1, 2015, and was determined to be complete on **April 14, 2015**.

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 1, 2015.

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 12, 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 June 18, 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 **June 19, 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:

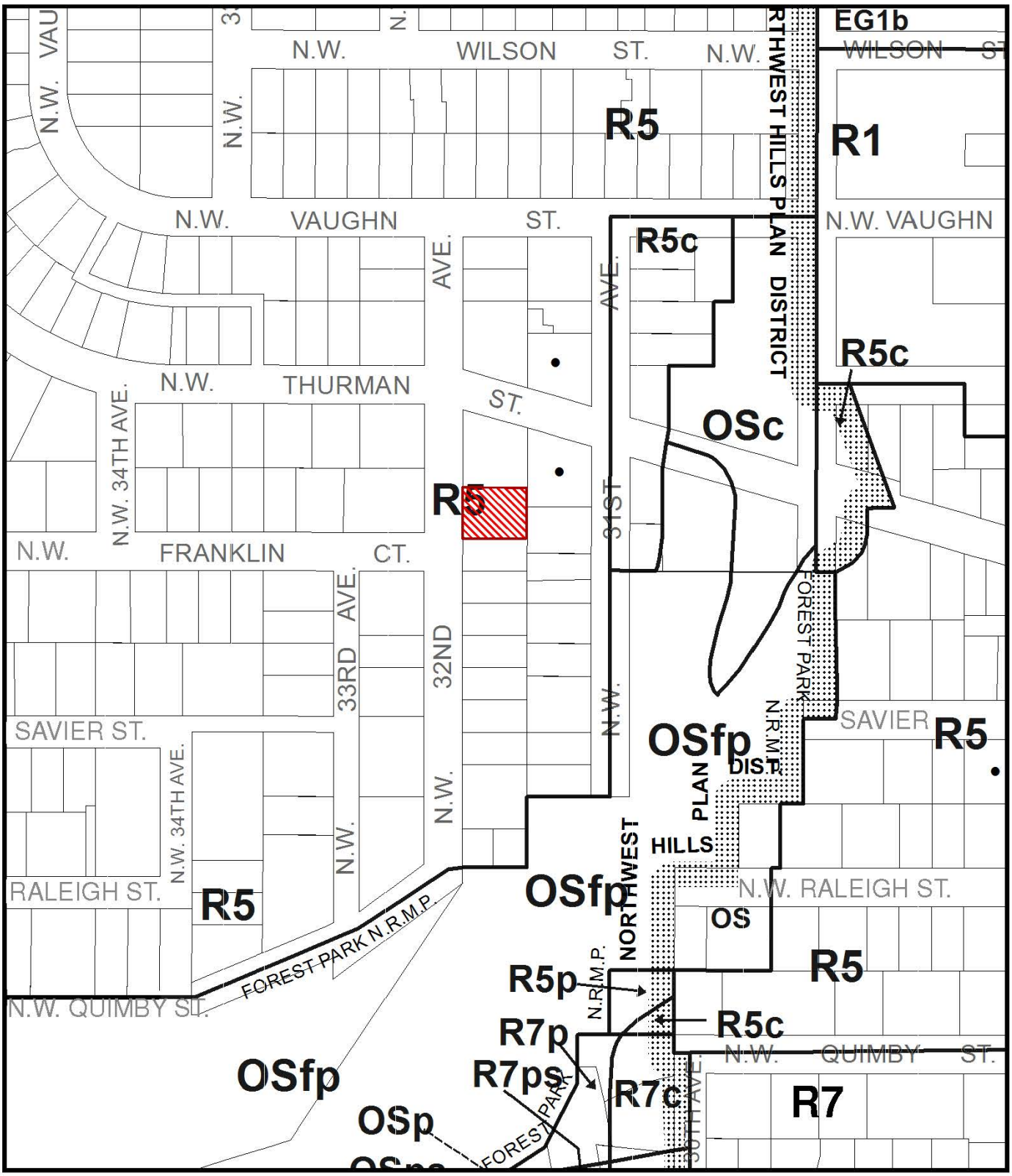
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement
   1. Project Narrative
   2. Response to Neighbor's concerns
B. Zoning Map (attached)
C. Plans/Drawings:
   1. Site Plan (attached)
   2. 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
F. Correspondence:
   1. Dorothy Colfield, on behalf of the abutting neighbor to the north; with objections
G. Other:
   1. Original LU Application

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

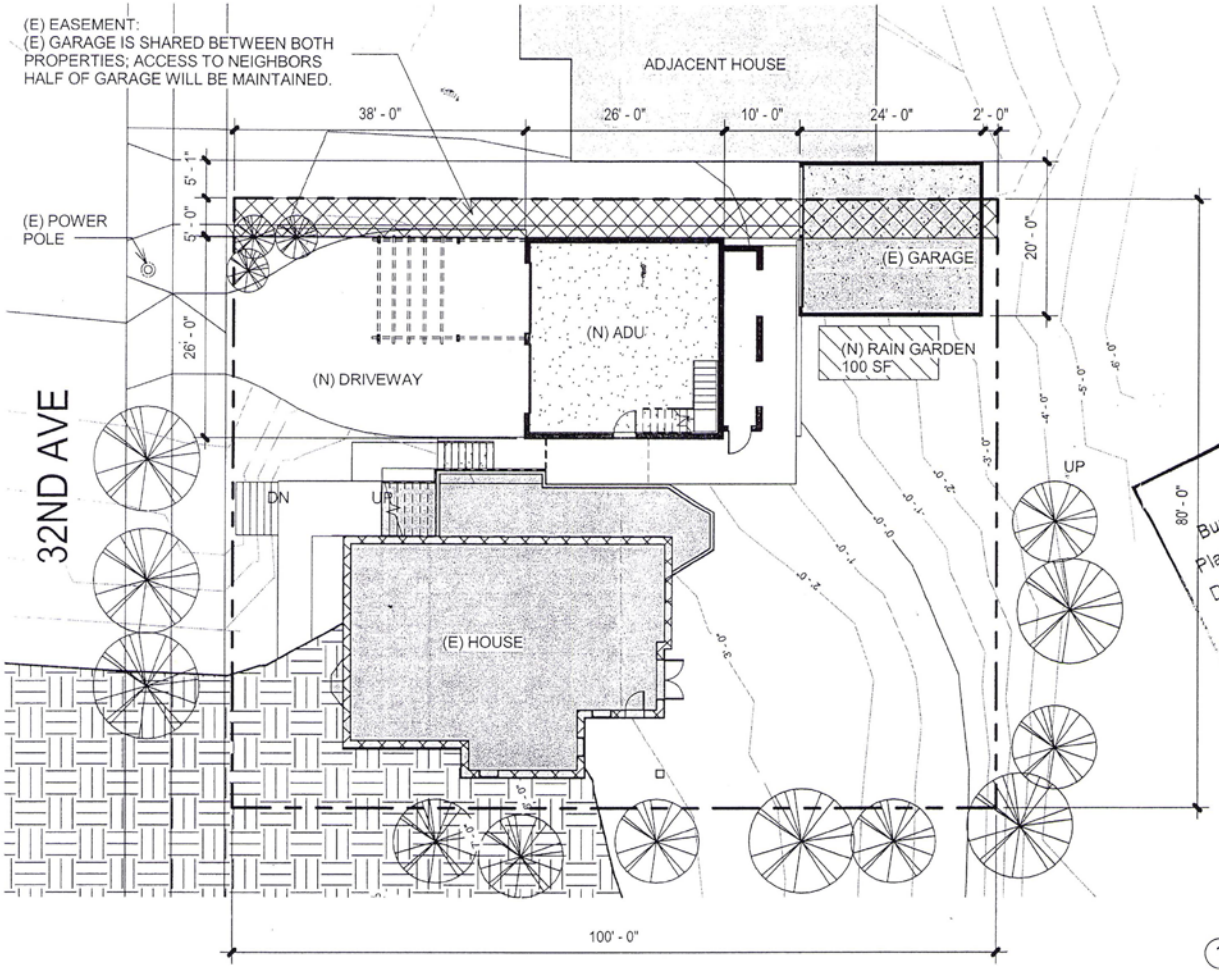
Site

Historic Landmark

NORTH

This site lies within the:
NORTHWEST HILLS PLAN DISTRICT
BALCH CREEK WATERSHED SUBDISTRICT

File No. LU 15-143080 AD
1/4 Section 2825
Scale 1 inch = 200 feet
State_Id 1N1E29CD 17100
Exhibit B (Apr 03,2015)



Approved
City of Portland
Bureau of Development Services
Planner
Date JUNE 1, 2015
• This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

SITE ADDRESS:
1806 NW 32ND AVE
PORTLAND, OR 97210

N

1 SITE PLAN
1/16" = 1'-0"

LU 15-143080AD

EXHIBIT C-1

LEWALLEN ARCHITECTURE LLC

319 NE CEDAR STREET
CAMAS, WASHINGTON 98607
360 844 6002 michael@studiomcl.com

VERMILION ADU

IRENE TAYLOR BRODSKY AND MATT BRODSKY
1806 NW 32ND AVE
PORLAND, OR 97210

No.	Description	Date

SITE PLAN

Project number	1409	A1
Date	03/31/2015	
Drawn by	Author	
Checked by	Checker	Scale As indicated