



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: September 8, 2016
To: Interested Person
From: Andrew Gulizia, Land Use Services
503-823-7010 / Andrew.Gulizia@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 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 16-195508 AD

GENERAL INFORMATION

Applicant: Curtis Eschman
Mark Dane Planning, Inc.
12725 SW Glenhaven St.
Portland, OR 97225

Property Owner: Erika Covaciu
5735 SE 60th Ave.
Portland, OR 97206

Site Address: 5735 SE 60th Ave.

Legal Description: BLOCK 3 LOT 14&15, TREMONT PL
Tax Account No.: R842400660
State ID No.: 1S2E18DA 16200
Quarter Section: 3636
Neighborhood: Woodstock, contact Terry Griffiths at 503-771-0011
Business District: Woodstock Community Business Association, contact Ann Sanderson at anndango@gmail.com
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010
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 subject property is composed of two lots. Under separate review, the applicant has submitted a Lot Confirmation/Property Line Adjustment application (file # PR 16-176151 PLA LC) that would move the existing lot line between Lot 14 and Lot 15 to the location shown on the attached site plan (Exhibit C-1). A new house is proposed for Lot 14. In order to accommodate the proposed Property Line Adjustment while retaining the existing house on Lot 15, the applicant is requesting approval of three Adjustments to Zoning Code requirements:

1. Reduce the minimum required rear (north) setback from the existing house on Lot 15 to the adjusted property line from 5 feet for the wall and 4 feet to the eave to 0.7 feet for the wall and zero feet for the eave (Zoning Code Section 33.110.220);
2. Increase the maximum allowable building coverage for the existing house on Lot 15 by 188 square feet, from 2,490 square feet to 2,678 square feet (Zoning Code Section 33.110.225); and
3. Increase the maximum allowable width of the existing driveway in the east side yard of Lot 15 from 16.8 feet to 22 feet (Zoning Code Section 33.266.120.C.3).

Approval of these Adjustments would allow the existing house and driveway on Lot 15 to remain. No expansion of the existing house or driveway is proposed.

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

ANALYSIS

Site and Vicinity: The site is 9,600 square feet in area and is located two blocks north of SE Woodstock Boulevard, on the northwest corner of SE 60th Avenue and SE Ramona Street. The site is developed with a two-story, single-dwelling house. Neighboring properties are developed with a mix of one-story and two-story single-dwelling houses. A commercial corridor along SE Foster Road is approximately a half-mile northeast of the site, and Mount Scott Park is approximately a half-mile to the east.

Zoning: The R5 zoning designation is one of the City's single-dwelling residential zones, which are intended to preserve land for housing and to promote housing opportunities for individual households. The development standards work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities.

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

Agency Review: A "Notice of Proposal" was mailed August 11, 2016. The following Bureaus responded with no concerns:

- Water Bureau (Exhibit E-3);
- Fire Bureau (Exhibit E-4); and
- Site Development Section of BDS (Exhibit E-5).

The following Bureaus responded with information on requirements that will apply to future reviews, but with no concerns about the proposed Adjustments:

- Portland Bureau of Transportation (Exhibit E-2); and
- Life Safety Review Section of BDS (Exhibit E-6).

The Bureau of Environmental Services responded with information about sewer and stormwater requirements, and suggested a condition of approval to re-orient the downspouts on the existing house prior to approval of the pending Property Line Adjustment (Exhibit E-1). This condition of approval is discussed under the findings for criterion A, below, and is incorporated into this decision.

Neighborhood Review: Two written responses were received in response to the "Notice of Proposal."

The first response was in opposition to the proposal, and raised several concerns (Exhibit F-1). This response stated the Adjustments do not equally meet the purposes of the regulations to be modified, will affect livability by decreasing green space and access to sun, will negatively affect the character of the neighborhood, and will set a dangerous precedent for overbuilding.

The second response, from the Woodstock Neighborhood Association, was also in opposition to the proposal (Exhibit F-2). This letter stated the fact that multiple Adjustments are requested indicates that the proposal is not consistent with the neighborhood character, which is mostly smaller homes on 5,000-square-foot lots, and would erode the neighborhood's livability. The Association also noted the "no-build" easement proposed by the applicant for part of Lot 14 would reduce the area the future owner of Lot 14 can control to only 2,450 square feet. The Association found the Adjustments would not equally meet the purposes of the standards, and would detract from the appearance of the area by allowing Lot 15 a larger home, larger driveway, and lesser setback than neighboring properties have to meet. The Association also states the approval criteria in Zoning Code Section 33.805.040.G and .H are not met.

Staff response: As discussed in detail below under "Zoning Code Approval Criteria," staff finds the proposed Adjustments meet each of the applicable approval criteria in Zoning Code Section 33.805.040.A-F through the imposition of conditions of approval. (The criteria in Zoning Code Section 33.805.040.G and .H do not have to be addressed if the criteria in 33.805.040.A - .F are found to be met.) The cumulative effect of the three Adjustments is analyzed within these findings.

The intent of the decision and conditions of approval is to allow the existing house and driveway on Lot 15 to remain on the site, while imposing controls on the development of Lot 14 to promote compatibility and mitigate potential impacts. While the future owners of Lot 14 would have control over the entire lot, a new house would have to be set back 9 feet from the south lot line rather than the usual 5 feet in order to maintain adequate separation between homes. After staff raised concerns about the initial proposal, the applicant revised the original site plan, which showed Lot 14 with a larger building footprint and a 7-foot setback (Exhibit C-3), to show a smaller building footprint and a 9-foot setback (Exhibit C-1).

Staff emphasizes the Adjustments will not allow the existing house or driveway on the site to become any larger. Rather, the Adjustments will allow the applicant to proceed with a Property Line Adjustment for the site (file # PR 16-176151 PLA LC) without removing the existing house and driveway. If the existing house and driveway were removed, the applicant could proceed with a Property Line Adjustment to relocate the existing lot line between Lots 14 and 15 and configure two equally-sized lots for development. The Zoning Code would allow such a Property Line Adjustment outright, and as Property Line Adjustments are not land use reviews, there would be no opportunity in that scenario for the City to impose conditions of approval on future development.

ZONING CODE APPROVAL CRITERIA

33.805.040 Approval Criteria

Adjustment requests will be approved if the applicant has demonstrated 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 approval of the following Adjustments:

1. Reduce the minimum required rear (north) setback from the existing house on Lot 15 to the adjusted property line from 5 feet for the wall and 4 feet to the eave to 0.7 feet for the wall and zero feet for the eave (Zoning Code Section 33.110.220);
2. Increase the maximum allowable building coverage for the existing house on Lot 15 by 188 square feet, from 2,490 square feet to 2,678 square feet (Zoning Code Section 33.110.225); and
3. Increase the maximum allowable width of the existing driveway in the east side yard of Lot 15 from 16.8 feet to 22 feet (Zoning Code Section 33.266.120.C.3).

The purpose of the setback requirement in the R5 zone 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.*

The applicant proposes to site the south wall of the new house for Lot 14 at least 9 feet from the proposed, relocated lot line between Lots 14 and 15 (Exhibit C-1). Since the north wall of the existing house on Lot 15 will be 0.7 feet from the relocated lot line, the total separation between the walls of the two homes will be 9.7 feet. The proposed 9.7-foot separation between the homes is nearly the same as the separation that would result if both houses met the minimum 5-foot setback from the common lot line. The fact that the relocated lot line will not be in the *middle* of the separation between the homes will make little difference concerning the purposes of the setback standard.

With the 9.7-foot separation between homes, the applicant's proposal will maintain light, air, fire safety, and privacy consistent with the purposes of the setback standard. The separation between the homes will promote a physical relationship and placement that appears typical for the neighborhood. The setback Adjustment will not affect the front setback for either lot, and will not prevent either lot from meeting the required outdoor area standard. The setback Adjustment will not result in cars overhanging the street or sidewalk adjacent to either lot.

To ensure the proposed separation between homes is realized when Lot 14 is developed, a condition of approval will require a minimum 9-foot building setback from the south lot line for development on Lot 14. In addition, to maximize fire safety, a condition of approval will require the applicant to meet building code requirements that result from the lot line being moved close to the existing house on Lot 15. Consistent with recommendations from the Life Safety Review Section of BDS (Exhibit E-6), these requirements must be addressed before the relocated lot line is established in the pending Property Line Adjustment review (file # PR 16-176151 PLA LC). One option noted by the Life Safety Review Section is a "no-build" easement on part of Lot 14, which is already proposed on the applicant's site plan (Exhibit C-1). To better promote a reasonable physical relationship between residences, and as recommended by the Bureau of Environmental Services (Exhibit E-1), another condition of approval will require the applicant to re-orient the downspouts on the existing house, which currently drain to the north, prior to approval of the pending Property Line Adjustment. Staff finds that with these conditions of approval, the proposed Adjustment equally meets the purposes of the setback standard.

The purpose of the building coverage requirement in the R5 zone is stated in Zoning Code Section 33.110.225.A:

Purpose. *The building coverage standards, together with the height and setback standards control the overall bulk of structures. They are intended to assure that taller*

buildings will not have such a large footprint that their total bulk will overwhelm adjacent houses. Additionally, the standards help define the character of the different zones by limiting the amount of buildings allowed on a site.

The proposed building coverage Adjustment will allow the pending Property Line Adjustment (file # PR 16-176151 PLA LC) to shrink the lot area surrounding the existing house on Lot 15 to less than would be required by the building coverage standard; the Adjustment will not allow the house to become larger than it already is. With a proposed lot area of 6,600 square feet, building coverage on Lot 15 could not exceed 2,490 square feet without an Adjustment (Zoning Code Section 33.110.225), while the footprint of the existing house is 2,678 square feet. This exceeds the building coverage allowance for Lot 15 by 188 square feet.

The applicant's site plan illustrates Lot 14 at 3,000 square feet in area, with a proposed building coverage of 1,280 square feet, including the house and detached garage shown on Exhibit C-1. This is 220 square feet less than the 1,500-square-foot maximum building coverage for a 3,000-square-foot lot (Zoning Code Section 33.110.225).

If building coverage on Lot 14 is limited to 1,312 square feet (similar to the building coverage shown on the applicant's plan), development on Lot 14 would be exactly the same amount under the building coverage allowance (188 square feet) as the existing house on Lot 15 would be over it. With the building coverage allowances between the lots equalized in this way, no building footprint will be large enough to overwhelm adjacent development or alter the character of the R5 zone. Staff finds that with a condition of approval limiting building coverage on Lot 14 to 1,312 square feet, the purpose of the building coverage standard is equally met.

The purpose of the vehicle area standards for single-dwelling houses (such as the maximum driveway width) is stated in Zoning Code Section 33.266.120.A:

Purpose. *The size and placement of vehicle parking areas are regulated in order to enhance the appearance of neighborhoods.*

Similar to the building coverage Adjustment discussed above, this Adjustment will allow the proposed Property Line Adjustment (file # PR 16-176151 PLA LC) to shrink the lot width surrounding the existing driveway on Lot 15 to less than would be required by Zoning Code Section 33.266.120.C.3; the Adjustment will not allow the driveway to become larger than it already is. With a proposed lot width of 84 feet, the driveway on Lot 15 could not exceed 16.8 feet wide (20%) without an Adjustment, while the existing driveway is 22 feet wide.

The applicant's site plan (Exhibit C-1) illustrates vehicle access for Lot 14 from the adjacent alley, rather than from SE 60th Avenue. If no new driveway is constructed from SE 60th Avenue for Lot 14, the existing 22-foot-wide driveway on Lot 15 would remain the only driveway from SE 60th Avenue onto this site. This will essentially maintain the existing condition with regards to vehicle area abutting this street, and will therefore maintain the appearance of the neighborhood in that respect. Staff finds that with a condition of approval prohibiting driveway access from SE 60th Avenue for Lot 14, the purpose of the vehicle area standard in Zoning Code Section 33.266.120.C.3 is equally 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 significantly detract from the livability or appearance of the surrounding residential area. As discussed in the findings for approval criterion A, for the sake of consistency with the purposes of the applicable standards,

conditions of approval will require a nearly 10-foot separation between houses on this site, and the building coverage allowances between the two lots on this site will be equalized. No new driveway from SE 60th Avenue will be allowed. Staff finds that with these conditions of approval, the proposed Adjustments will not result in significant negative impacts to neighborhood livability or appearance. The new house on Lot 14 have a limited footprint, will maintain a typical separation from the existing house on Lot 15, and will have driveway access only from the alley. This criterion is met.

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

Findings: The applicant is requesting approval of the following Adjustments:

1. Reduce the minimum required rear (north) setback from the existing house on Lot 15 to the adjusted property line from 5 feet for the wall and 4 feet to the eave to 0.7 feet for the wall and zero feet for the eave (Zoning Code Section 33.110.220);
2. Increase the maximum allowable building coverage for the existing house on Lot 15 by 188 square feet, from 2,490 square feet to 2,678 square feet (Zoning Code Section 33.110.225); and
3. Increase the maximum width of the driveway in the east side yard of Lot 15 from 16.8 feet to 22 feet (Zoning Code Section 33.266.120.C.3).

The site is designated with the R5 single-dwelling residential zone. The use regulations in single-dwelling residential zones are “intended to create, maintain and promote single-dwelling neighborhoods” (Zoning Code Section 33.110.010.A). The development standards in single-dwelling residential zones are intended to “preserve the character of neighborhoods by providing six different zones with different densities and development standards. The development standards work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities” (Zoning Code Section 33.110.010.B).

The cumulative effect of the proposed Adjustments will support development of the site with a new single-dwelling home, consistent with the purpose of the zone. Although Adjustments are requested for the benefit of the existing house on Lot 15, the allowable residential density for the site will not be exceeded, as the site is already composed of two lots, and would be large enough to divide into two lots even if that wasn't the case (Zoning Code Sections 33.610.100, 33.930.020). Conditions of approval will require a nearly 10-foot separation between houses on this site, and the new house on Lot 14 will have a limited footprint and driveway access only from the alley. As discussed in the findings for approval criterion A, these conditions will promote safety, privacy, and compatibility, and will also avoid the appearance of multi-dwelling development or other more intense development not envisioned for the R5 zone. With these conditions of approval, staff finds this criterion is met.

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

Findings: City-designated scenic resources are identified on the Official Zoning Maps with a lower case “s,” and historic resources are identified either with a dot or as being within the boundaries of a Historic or Conservation district. As there are no scenic or historic resource designations mapped on the subject site, this criterion is not applicable.

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

Findings: As discussed above, conditions of approval will require a nearly 10-foot separation between houses on this site, and the building coverage allowances between the two lots on this site will be equalized. No new driveway from SE 60th Avenue will be allowed. Staff finds that these conditions of approval will effectively mitigate potential impacts from the Adjustments. The new house on Lot 14 will be limited in footprint size,

will maintain a typical separation from the existing house on Lot 15, and will have driveway access only from the alley. With these conditions of approval, 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 there are no environmental overlay zones mapped on site, 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 proposed Adjustments equally meet the purposes of the regulations and will not have significant adverse impacts on the livability and appearance of the surrounding residential neighborhood. The cumulative effect of the three Adjustment requests will result in a project that is still consistent with the purpose of the R5 zone. The applicant has demonstrated that the applicable approval criteria have been met. Since the approval criteria are met, the proposal should be approved.

ADMINISTRATIVE DECISION

Approval of the following Adjustments:


1. Reduce the minimum required rear (north) setback from the existing house on Lot 15 to the adjusted property line from 5 feet for the wall and 4 feet to the eave to 0.7 feet for the wall and zero feet for the eave (Zoning Code Section 33.110.220);
2. Increase the maximum allowable building coverage for the existing house on Lot 15 by 188 square feet, from 2,490 square feet to 2,678 square feet (Zoning Code Section 33.110.225); and
3. Increase the maximum allowable width of the existing driveway in the east side yard of Lot 15 from 16.8 feet to 22 feet (Zoning Code Section 33.266.120.C.3)

per the approved site plan, Exhibits C-1 and C-2, signed and dated September 2, 2016, subject to the following conditions:

- A. The south walls of the new house and garage on Lot 14 must be set back at least 9 feet from the south lot line, as illustrated in Exhibit C-1. (However the exact development configuration illustrated for Lot 14 on Exhibit C-1 is not required.)
- B. Prior to approval of the Property Line Adjustment for this site (file # PR 16-176151 PLA LC), the applicant must successfully address building code issues resulting from the lot line moving to less than 3 feet from the existing house. Compliance options are discussed in Exhibit E-6.
- C. Prior to approval of the Property Line Adjustment for this site (file # PR 16-176151 PLA LC), the applicant must retrofit the stormwater disposal system serving the existing structure on Lot 15 according to Bureau of Environmental Services and Stormwater Management Manual (SWMM) requirements.

- D. Building coverage for Lot 14 is limited to 1,312 square feet.
- E. No new driveway can be constructed from SE 60th Avenue onto Lot 14. Vehicle access to Lot 14 must be taken from the alley
- F. As part of the building permit application submittal, each of the required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 and C-2. The sheets on which this information appears must be labeled, "Proposal as approved in Case File # LU 16-195508 AD."

Staff Planner: Andrew Gulizia

Decision rendered by:  **on September 2, 2016.**
By authority of the Director of the Bureau of Development Services

Decision mailed: September 8, 2016

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 27, 2016, and was determined to be complete on August 5, 2016.

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 27, 2016.

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: December 3, 2016.**

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 September 22, 2016**, at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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 **September 23, 2016**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

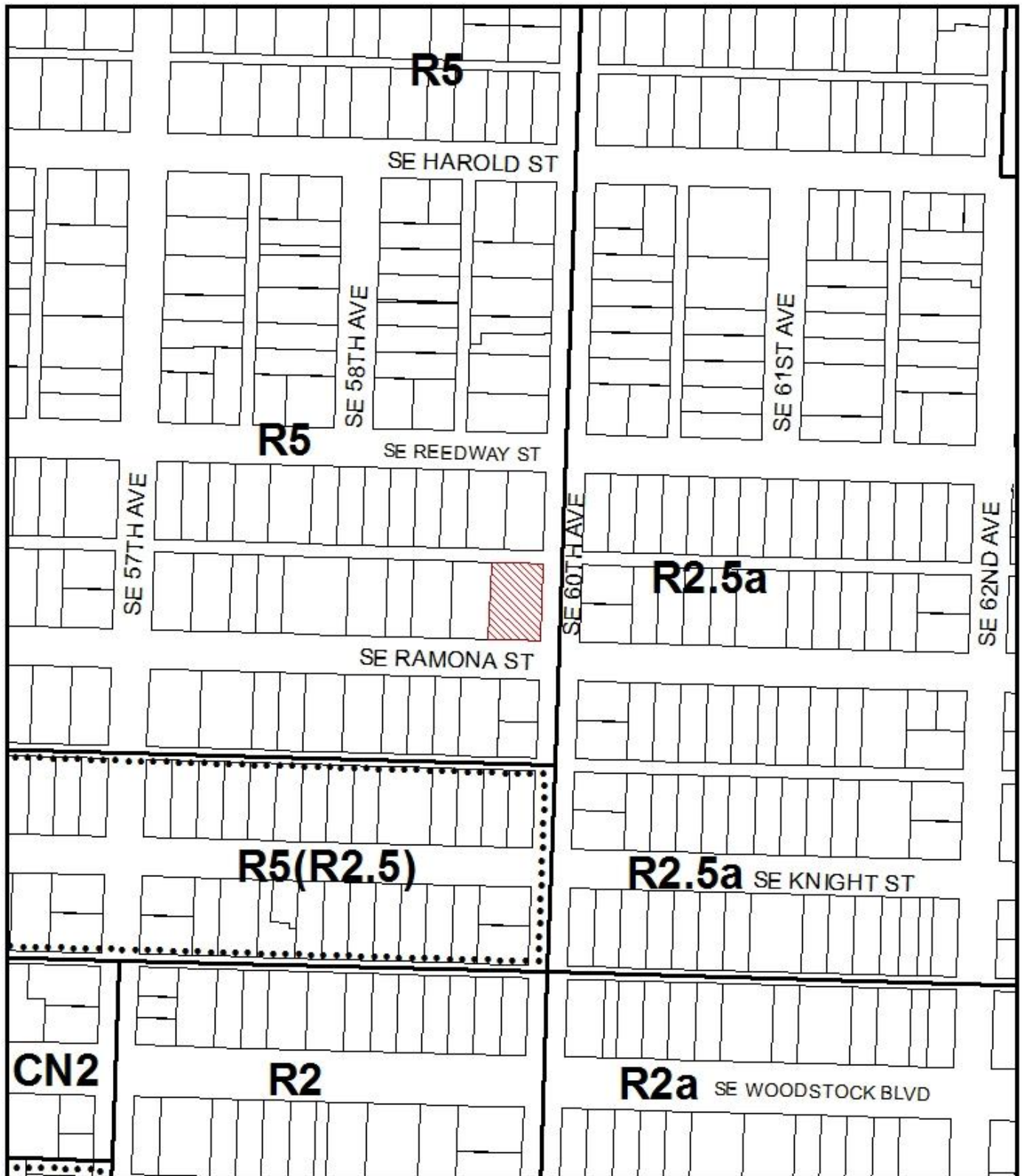
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS


NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement:
 - 1. Approval criteria responses
 - 2. Response to incompleteness determination letter, received June 15, 2016
 - 3. Revised approval criteria responses, dated August 1, 2016
 - 4. E-mail from applicant, dated August 5, 2016
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Revised site plan (attached)
 - 2. Full-sized, scalable site plan
 - 3. Originally submitted site plan, prior to revision
- D. Notification Information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Portland Bureau of Transportation
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Life Safety Review Section of BDS
- F. Correspondence:
 - 1. E-mail in opposition from Krista Connerly
 - 2. Letter in opposition from Woodstock Neighborhood Association
- G. Other:
 - 1. Original LU application form and receipt
 - 2. Incompleteness determination letter, dated July 11, 2016

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 ↑
NORTH

 Site

File No. LU 16-195508 AD
 1/4 Section 3636
 Scale 1 inch = 200 feet
 State_Id 1S2E18DA 16200
 Exhibit B (Jun 29, 2016)

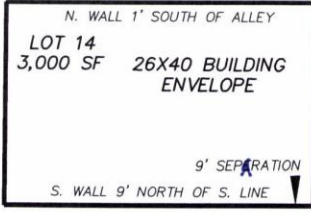
PROPOSED SITE PLAN

City of Portland
 Planner A. Gullotta
 Approved Bureau of Development Services
 Date 9/2/16
 This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

BLK16
 LOT 30

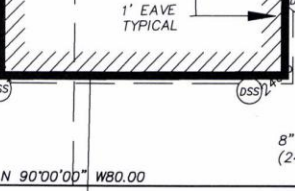
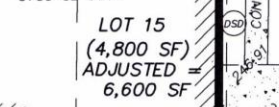
ALLEY
 20.0' WIDE

GARAGE 3' E. OF WEST LINE, AND 1' SOUTH OF ALLEY



DIST FROM NORTH WALL OF HOUSE TO P/L 0.8'

LOT 13

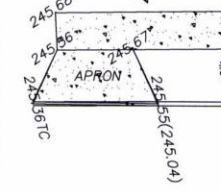
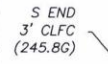


proposed adjusted lot line

S.E. 60TH AVENUE
 60.0' WIDE

RECEIVED
 AUG 05 2016

ZONING: R5
 SITE SIZE: 9,600 SQUARE FEET
 PARCEL DATA: LOTS 14 AND 15, BLOCK 3, "CORRECTED PLAT OF BLOCKS 1 TO 5 AND BLOCKS 14 TO 18, TREMONT PLACE"
 BENCHMARK: BENCHMARK IS CITY OF PORTLAND BENCHMARK NO. 653. ELEVATION IS 246.137, CITY OF PORTLAND DATUM.

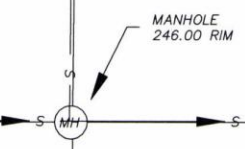


S.E. RAMONA STREET
 60.0' WIDE

NOTES & LEGEND:

- WM DEPICTS WATER METER.
- WCLFC DEPICTS CHAIN LINK FENCE.
- o- DEPICTS CHAIN LINK FENCE.
- w- DEPICTS WATER LINE.
- s- DEPICTS SEWER LINE.
- (DSD) DEPICTS DOWNSPOUT TO DRAIN.
- (DSS) DEPICTS DOWNSPOUT TO SURFACE.
- "121.3.45GUT" DENOTES GUTTER ELEVATION. (ELEVATION IS AT THE DECIMAL POINT)
- W123.45(122.95) TOP CURB(GUTTER) ELEVATION. (ELEVATION IS AT THE DECIMAL POINT - TOP CURB PORTION)
- "(123.40)" DENOTES ELEVATION OF ITEM NOTED.
- "123.45TC" DENOTES TOP OF CURB ELEVATION. (ELEVATION IS AT THE DECIMAL POINT)
- "WCR" DENOTES WHEEL CHAIR RAMP.
- "EPL" DENOTES EXISTING PROPERTY LINE.

NOTE: UTILITIES ARE LOCATED AS SHOWN PER FIELD TIES OR CITY OF PORTLAND AS BUILT DATA. ACTUAL LOCATION SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION.



LOT 18 LOT 17 BLOCK 3 LOT 16

*LU 16-195508 AD
 Exhibit C-1*