



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

Ted Wheeler, Mayor  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 2, 2017  
**To:** Interested Person  
**From:** Lauren Russell, Land Use Services  
503-823-7817 / [Lauren.Russell@portlandoregon.gov](mailto:Lauren.Russell@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 17-144114 AD**

#### **GENERAL INFORMATION**

**Applicant:** Aisha Pohoata  
Artisan Dental Laboratory  
2532 SE Hawthorne Blvd  
Portland, OR 97214

**Owner:** The K Family LLC  
2532 SE Hawthorne Blvd  
Portland, OR 97214

**Site Address:** 2532 SE HAWTHORNE BLVD

**Legal Description:** BLOCK 3 LOT 7-12, BURRELL HTS  
**Tax Account No.:** R122400400  
**State ID No.:** 1S1E01CB 17700  
**Quarter Section:** 3233  
**Neighborhood:** Hosford-Abernethy, contact [chair@handpdx.org](mailto:chair@handpdx.org).  
**Business District:** Hawthorne Blvd. Bus. Assoc., contact Greg Moon at [gmoon@westernseminary.edu](mailto:gmoon@westernseminary.edu)  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.  
**Plan District:** None  
**Zoning:** CS – Storefront Commercial and CN2b – Neighborhood Commercial 2, Buffer Overlay Zone  
**Case Type:** AD – Adjustment Review  
**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee.

#### **Proposal:**

The applicant proposes to remove existing, dying arborvitae shrubs located along the southern portion of the west property line and install a 6-foot high fully sight-obscuring wooden fence. The fence would also be installed along the western portion of the south property line. The southern half of the property is located within the Buffer overlay zone. Per Zoning Code Section

33.410.040.A.1, in commercial zones, a 10-foot setback landscaped to at least the L3 standard is required along all lot lines that are across a local service street or alley from residentially-zoned land or abut the rear lot line of a residentially-zoned lot. The L3 standard requires enough high evergreen shrubs to form a screen 6 feet high and in addition, one large tree is required per 30 linear feet, one medium tree per 22 linear feet, or one small tree per 15 linear feet of landscaped area. A 6-foot high masonry wall may be substituted for the shrubs, but the trees and ground cover plants are still required. Because the L3 landscape standard is not fully met along the southern portion of the west lot line and south lot line, the applicant requests the following Adjustments:

- Allow a 6-foot high fully sight-obscuring wooden fence in lieu of a 6-foot high masonry wall along 120 feet of the west lot line; and
- Allow a 6-foot high fully sight-obscuring wooden fence in lieu of a 6-foot high masonry wall along 60 feet of the south lot line.

**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 subject site is a 38,145 square foot through lot located between SE Hawthorne Boulevard to the north and SE Clay Street to the south, and between SE 25<sup>th</sup> Avenue and SE 27<sup>th</sup> Avenue. The site is currently developed with a one-story office building with tuck under parking and a surface parking lot on the west side of the building. The western portion of the site is fairly flat and the southeastern corner is steeply sloped. The parking areas are only accessible from SE Hawthorne Boulevard.

The property to the east, also zoned commercial, is developed with Holman's Funeral and Cremation Service, which is a historic landmark. Three properties border the subject site to the west. The northern-most property to the west is zoned commercial and developed with a one-story retail building. The other two properties are zoned residential and are developed with two-story single-dwelling residences. The property to the north, zoned commercial, is developed with a credit union and surface parking lot. The properties to the south of the subject site are zoned residential and are developed with one- to two-story single-dwelling residences.

**Zoning:** The northern portion of the subject site is zoned Storefront Commercial. The CS designation is intended to preserve and enhance older commercial areas that have a storefront character. The southern portion of the subject site is zoned Neighborhood Commercial 2. The CN2 designation is intended for small commercial sites and areas in or near less dense or developing residential neighborhoods. The development standards of the commercial zones work together to promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential uses.

The southern portion of the subject site has a Buffer overlay zone. The Buffer overlay requires additional buffering between nonresidential and residential zones. It is used when the base zone standards do not provide adequate separation between residential and nonresidential uses.

**Land Use History:** City records indicate that prior land use reviews include the following:

- VZ 068-61: Variance to permit the installation of a 12'-6" x 25'-0" unilluminated poster panel sign located 10'-0" above ground level, 1961.
- PC 5600C: Conditional Use Review granting a variance for construction of an office building and parking space, 1969.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed May 2, 2017. The following Bureaus have responded with no issues or concerns regarding the requested Adjustment:

- Bureau of Environmental Services responded that it appears that the proposed project will add or redevelop fewer than 500 square feet of impervious area; therefore, pollution reduction and flow control requirements of the Stormwater Management Manual do not apply (Exhibit E-1);
- Bureau of Transportation Engineering (PBOT) responded that there are no transportation approval criteria associated with the proposed land use request and PBOT has no requirements for the Adjustment (Exhibit E-2);
- Water Bureau responded with no concerns (Exhibit E-3);
- Fire Bureau responded with no concerns (Exhibit E-4);
- Site Development Section of BDS responded with no concerns (Exhibit E-5);
- Life Safety Review Section responded that there appears to be no conflicts between the proposal and applicable building codes and that fences not over 7 feet high are exempt from building permit (Exhibit E-6); and
- Bureau of Parks-Forestry Division responded that they have no objections to the proposal (Exhibit E-7).

**Neighborhood Review:** Two written responses have been received from notified property owners in response to the proposal. Both neighbors live in the residentially-zoned properties whose rear property lines abut the subject site to west.

The first respondent writes that Approval Criteria A and B are not met by the proposal. They assert that staff should consider the purpose statement of the L3 landscape standard as well as the purpose statement of the Buffer overlay zone and that the proposed fence would not meet the landscape purpose statement. The respondent states that compared to high-screen shrubs, the wooden fence would not be as aesthetically pleasing, not provide as much visual screening, not reduce noise impacts as well, and would not have the ability to continue growing beyond 6 feet as shrubs can. The respondent also states that the proposal would significantly detract from the livability and appearance of the residential area for those reasons given above related to the landscaping purpose statement.

*Staff note: The applicant requested an adjustment to one of the Buffer overlay zone development standards, that in a commercial zone, a 10-foot setback landscaped to at least the L3 standard is required along all lot lines that are across a local service street or alley from residentially-zoned land or abut the rear lot line of a residentially-zoned lot. Therefore the applicable purpose statement is that for the Buffer overlay zone, not the purpose statement for the landscaping that is described in the standard. The purpose statement of the Landscaping and Screening chapter is not applicable and not addressed in this decision. Additionally, the requested Adjustment is for a wooden fence in lieu of a masonry wall, which is allowed to substitute for the shrubs in the L3 standard; it is not an Adjustment for a wooden fence in lieu of the shrubs. Therefore, the applicant must demonstrate that a wooden fence equally or better meets the Buffer overlay purpose statement compared to a masonry wall.*

*The respondent states that the proposal would significantly detract from the livability and appearance of the residential area; however, this part of Criterion B is not applicable because the subject site is not residentially-zoned. Because the subject site is commercially-zoned, the applicable criterion is that the proposal will be consistent with the classifications of adjacent streets and the desired character of the area.*

The second respondent also writes that Approval Criteria A and B are not met by the proposal. They state that a wooden fence would not equally or better meet the purpose statement compared to shrubs and that the fence would significantly detract from the livability and appearance of the residential area.

*Staff note: As stated in the above staff note, the requested Adjustment is for a wooden fence in lieu of a masonry wall and not for a wooden fence in lieu of shrubs. Additionally, the applicable section of Criterion B is that the proposal will be consistent with the classifications of adjacent streets and the desired character of the area and not that the proposal will significantly detract from the livability and appearance of the residential area.*

## **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 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 the following two Adjustments:

- Allow a 6-foot high fully sight-obscuring wooden fence in lieu of a 6-foot high masonry wall along 120 feet of the west lot line; and
- Allow a 6-foot high fully sight-obscuring wooden fence in lieu of a 6-foot high masonry wall along 60 feet of the south lot line.

The purpose of this screening standard in the Buffer overlay zone is stated in Zoning Code Section 33.410.010:

***Purpose.** The Buffer overlay zone requires additional buffering between nonresidential and residential zones. It is used when the base zone standards do not provide adequate separation between residential and nonresidential uses. The separation is achieved by restricting motor vehicle access, increasing setbacks, requiring additional landscaping, restricting signs, and in some cases by requiring additional information and proof of mitigation for uses that may cause off-site impacts and nuisances.*

In commercial zones, the Buffer overlay zone requires a 10-foot setback landscaped to at least the L3 standard along all lot lines that are across a local service street or alley from residentially-zoned land or abut the rear lot line of a residentially-zoned lot. The L3 standard requires enough high evergreen shrubs to form a screen 6 feet high and in addition, one large tree is required per 30 linear feet, one medium tree per 22 linear feet, or one small tree per 15 linear feet of landscaped area. A 6-foot high masonry wall may be substituted for the shrubs, but the trees and ground cover plants are still required. The applicant proposes to provide a 10-foot wide landscaped setback with the required ground cover and trees. Instead of providing a 6-foot high masonry wall as a substitute for the shrubs, the applicant proposes providing a 6-foot high fully-obscured wooden fence. Therefore the applicant must demonstrate that the fence, as compared to the wall, can equally or better meet the above purpose statement.

The applicant would like to install a wooden fence in lieu of a masonry wall to prevent the potential damage such a wall would inflict on the roots of the existing mature trees that are located within the landscape buffers. There are 10 existing Sweet Gum (*Liquidambar*) trees within the 180 feet of landscaping located along the south and west property lines where the wooden fence is proposed. Sweet Gum trees are classified as large trees by Portland's Tree and Landscaping Manual. The L3 standard only requires 6 large trees for 180 feet. Therefore the applicant is providing more trees than is required by the Buffer overlay zone, which enhances the screening.

Both a 6-foot wooden fence and a 6-foot masonry wall would equally screen and separate the parking area on the subject site from the abutting residentially-zoned properties. Compared to a masonry wall, which would likely be composed of concrete blocks and fairly commercial or industrial in character, the proposed wooden fence would better complement the abutting residential area and be more aesthetically-pleasing. The proposed wooden fence potentially would also be less likely to be tagged with graffiti than a masonry wall composed of concrete blocks would.

For 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 subject site is located in a commercial zone, the applicant must demonstrate that the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area. Zoning Code Section 33.910 defines desired character as the “preferred and envisioned character (usually of an area) based on the purpose statement or character statement of the base zone, overlay zone, or plan district” and “it also includes the preferred and envisioned character based on any adopted plans or design guidelines for an area.”

Street classifications: Per the Bureau of Transportation, the Portland Transportation System Plan classifies SE Hawthorne Boulevard as a City Bikeway, City Walkway, Community Main Street, District Collector Street, and Major Transit Priority Street. SE Clay Street is classified as a Local Service Bikeway and Local Service Walkway. The proposed Adjustment to allow a wooden fence in lieu of a masonry wall along the west property line would not affect the classifications of the adjacent streets.

CN2 zone character statement: While the site is split-zoned with the Storefront Commercial (CS) zone mapped on the northern portion and the Neighborhood Commercial 2 (CN2) zone mapped on the southern portion, the requested Adjustment is limited to the portion of the site mapped with the CN2 zone. The character statement of the CN2 zone is stated in Zoning Code Section 33.130.030.B:

***Neighborhood Commercial 2 zone.*** *The Neighborhood Commercial 2 (CN2) zone is intended for small commercial sites and in areas in or near less dense or developing residential neighborhoods. The emphasis of the zone is on uses which will provide services for the nearby residential areas, and on other uses which are small scale and have little impact. Uses are limited in intensity to promote their local orientation and to limit adverse impacts on nearby residential areas. Development is expected to be predominately auto accommodating, except where the site is adjacent to a transit street or in a Pedestrian District. The development standards reflect that the site will generally be surrounded by more spread out residential development.*

The proposed Adjustment to install a wooden fence in lieu of a masonry wall would not affect the character of the CN2 zone. The requested Adjustment would have no impact on

the type of uses allowed on the site and, as described in Approval Criterion A, above, the proposed fence would be compatible with the abutting residential development.

Buffer Overlay Zone purpose statement: The purpose statement of the Buffer overlay zone is addressed in above in Criterion A. As described in Approval Criterion A, the applicant is providing more trees than is required by the Buffer overlay zone, which enhances the screening. The proposed wooden fence would better complement the abutting residential area and be more aesthetically-pleasing than a masonry wall and potentially would be less likely to be tagged with graffiti than a masonry wall composed of concrete blocks would.

Hosford-Abernethy Neighborhood Action Plan: The site is located within the boundaries of the 1988 “Hosford-Abernethy Neighborhood Action Plan.” Staff has reviewed the adopted policies of this plan and has identified the following policies and objectives as applicable to the requested Adjustment:

**Policy 2: Housing.** *Protect and improve existing housing while providing the opportunity of new housing for people of all ages and income levels.*

**Objective 2.2.** *Encourage effective buffers, such as setbacks and landscaping, between commercial or industrial and residential uses.*

**Policy 4: Livability, Identity, and Public Safety.** *Develop a strong neighborhood identity that unifies the residents and industrial and commercial interests in order to foster a safe and caring community.*

**Objective 4.3.** *Foster a positive and well-maintained image of the neighborhood in order to build pride and deter crime.*

**Objective 4.7.** *Upgrade the appearance of both residential and commercial properties.*

**Policy 5: Commercial/Industrial.** *Promote a supportive relationship between the residential and commercial/industrial interests of the neighborhood.*

**Objective 5.3.** *Limit impacts of commercial traffic and parking on residential areas.*

The proposed 6-foot high, fully sight-obscuring wooden fence, along with the existing 10 mature trees and ground cover plantings, would be an effective buffer between the commercial use on the subject site and the abutting residential uses. Compared to a masonry wall, the proposed wooden fence would better promote a positive and well-maintained image of the neighborhood and deter crime, specifically graffiti. A wooden fence would be much more in character with the abutting residential development and would therefore upgrade the appearance of not just the subject site but also the abutting sites. The fence would limit the impacts of the parking area on the subject site on the residential area by blocking headlights from reaching the residential properties.

For these reasons, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area. 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:** Because only one Adjustment is being requested, this criterion is not applicable.

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

**Findings:** City-designated scenic resources are identified on the Official Zoning Maps with a lower case “s” and historic resources are identified either with a dot or as being within the boundaries of a Historic or Conservation district. Because no scenic or historic resource designations are 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 in the findings for Approval Criteria A and B, the proposal equally meets the intent of the regulation to be adjusted and has no adverse impacts on the classifications of the adjacent streets or the desired character of the area for which mitigation would be required.

One neighbor raised concerns about noise impacts and stated that the proposed wooden fence would not be as effective as shrubs in blocking noise from reaching the abutting residentially-zoned properties. Limiting noise is not part of the purpose of the Buffer overlay zone. Additionally, the intent of the L3 landscape standard, as stated in Zoning Code Section 33.248.020.C.1, is to provide the physical and visual separation between uses or development. Noise separation is not included as a reason for the L3 standard. Noise separation is, however, listed in the intent of the L4 and L5 landscape standards. The L4 landscape standard is intended to be used in special instances where extensive screening of both visual and noise impacts is needed to protect abutting sensitive uses in areas and the L5 landscape standard is intended to be used in special instances where extensive screening of both visual and noise impacts is needed to protect abutting sensitive uses (Zoning Code Section 33.248.020.D.1 and E.1). Staff therefore concludes that the Buffer overlay standard requiring a 10-foot setback landscaped to at least the L3 standard is meant to provide visual and physical screening and not screening from noise impacts.

For these reasons there would be no impacts resulting from the Adjustment requiring mitigation and 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). Because no environmental overlay zone is mapped on subject 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 proposal to allow a 6-foot high, fully sight-obscuring wooden fence in lieu of a 6-foot high masonry wall along 120 feet of the west lot line and along 60 feet of the south lot line equally meets the intent of the regulations and is consistent with the classifications of the adjacent street and the desired character of the area. The applicant has demonstrated that the applicable approval criteria have been met. Because the approval criteria have been met, the proposal should be approved.

**ADMINISTRATIVE DECISION**

Approval of an Adjustment to allow a 6-foot high, fully sight-obscuring wooden fence in lieu of a 6-foot high masonry wall along 120 feet of the west lot line and along 60 feet of the south lot line, per the approved site plan, Exhibits C-1, signed and dated May 30, 2017.

**Note:** This site is currently under code compliance for a zoning violation. Compliance with this land use approval will be inspected and confirmed before the enforcement case can be closed.

**Staff Planner: Lauren Russell**

**Decision rendered by:** Lauren Russell **on May 30, 2017.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: June 2, 2017**

**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 March 31, 2017, and was determined to be complete on April 25, 2017.

*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 March 31, 2017.

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 23, 2017.**

**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 16, 2017** at 1900 SW Fourth Ave. Appeals can be filed at the 5<sup>th</sup> floor reception desk of 1900 SW 4<sup>th</sup> 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](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

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

**Recording the final decision.**

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

- *Unless appealed*, the final decision may be recorded on or after **June 19, 2017**.
- 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;

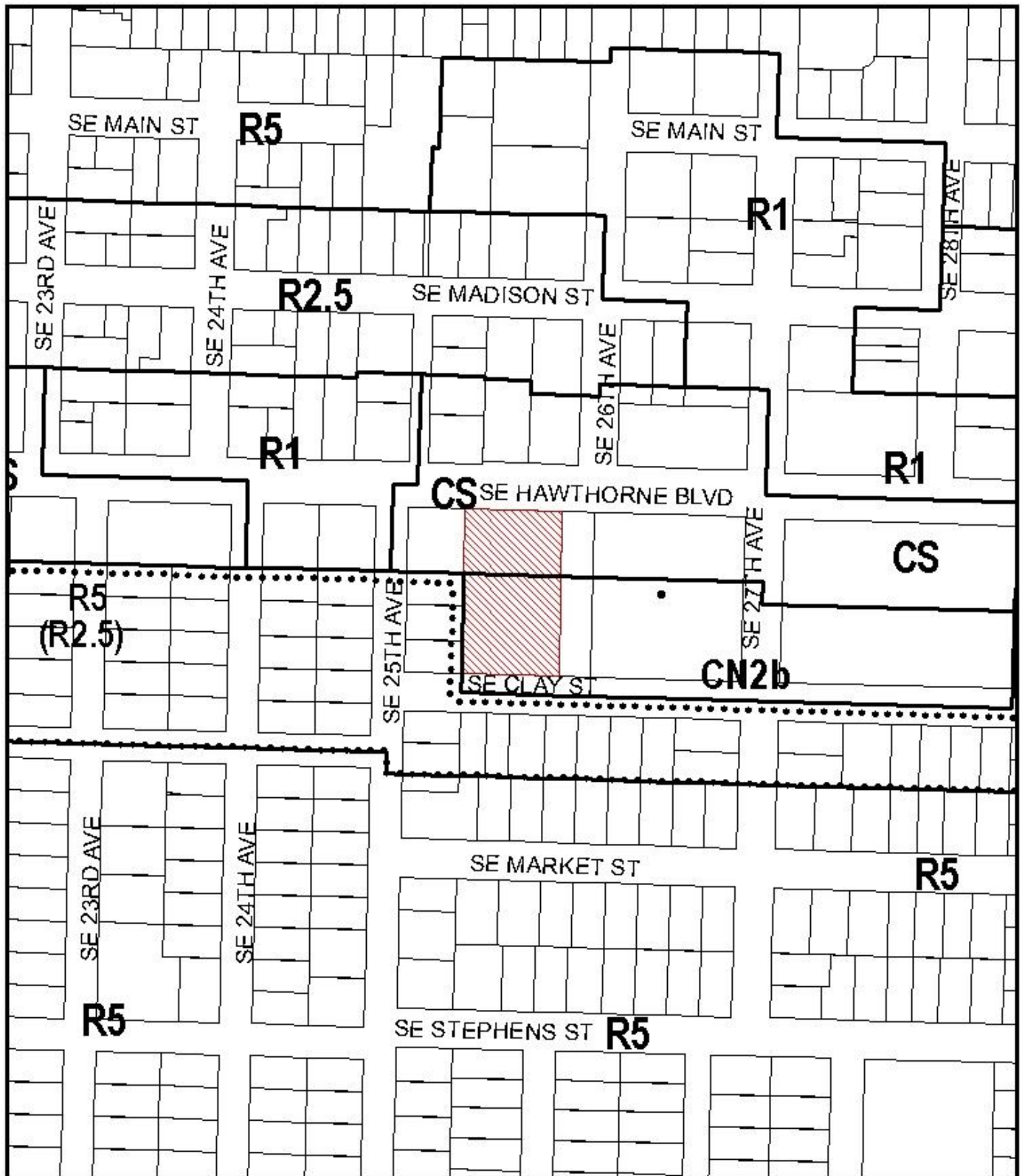
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement:
  - 1. Narrative and Site Plan received 3/31/17
  - 2. Revised Narrative and Site Plan received 4/25/17
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
- 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. Life Safety Section of BDS
  - 7. Bureau of Parks, Forestry Division
- F. Correspondence:
  - 1. Sheryl Odems and William Lackey, received 5/23/17, letter in opposition
  - 2. John and Linda Tesner, received 5/23/17, letter in opposition
- G. Other:
  - 1. Original LU Application
  - 2. Incomplete Letter mailed 4/14/17

**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

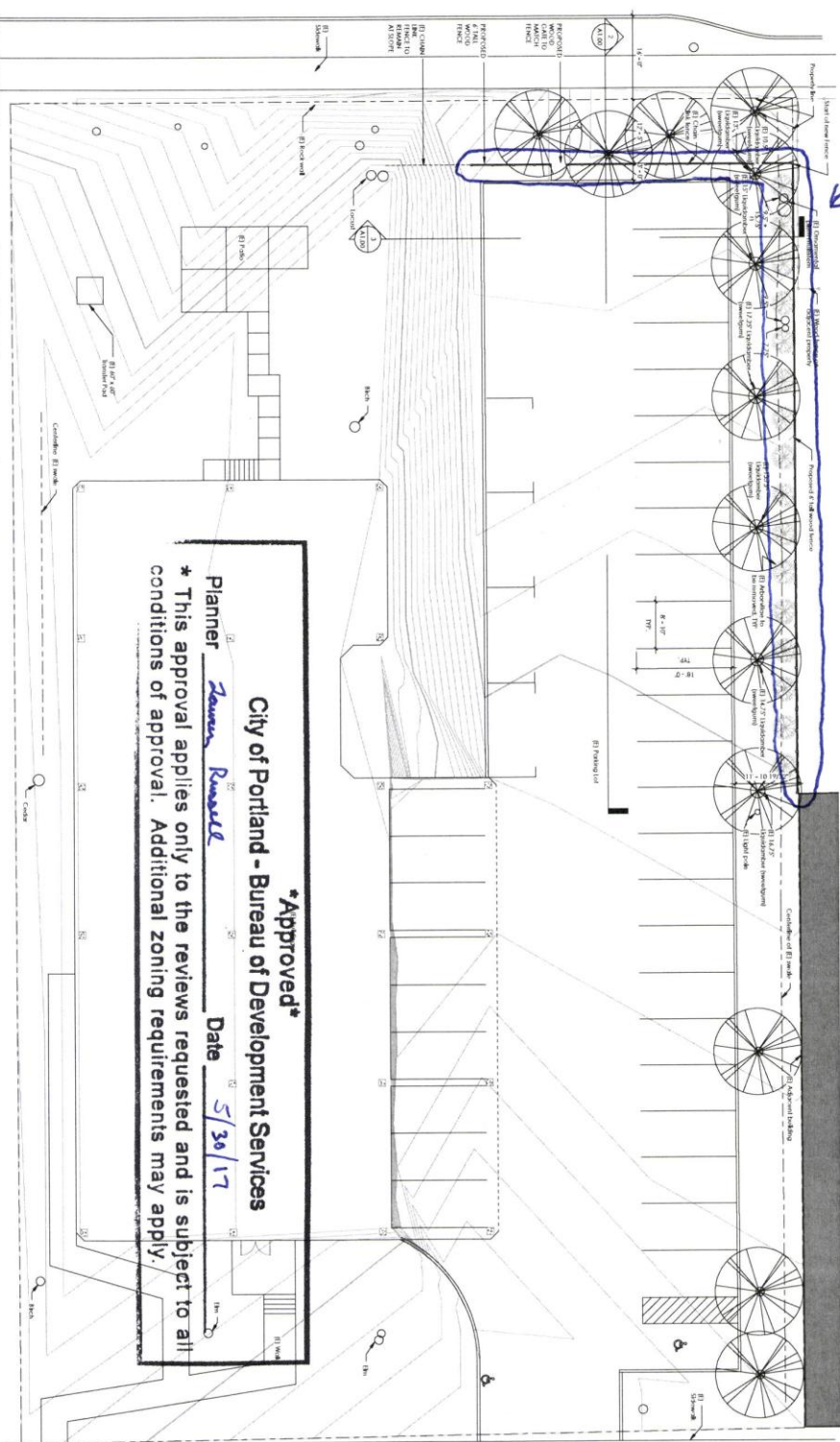
- Site
- Historic Landmark



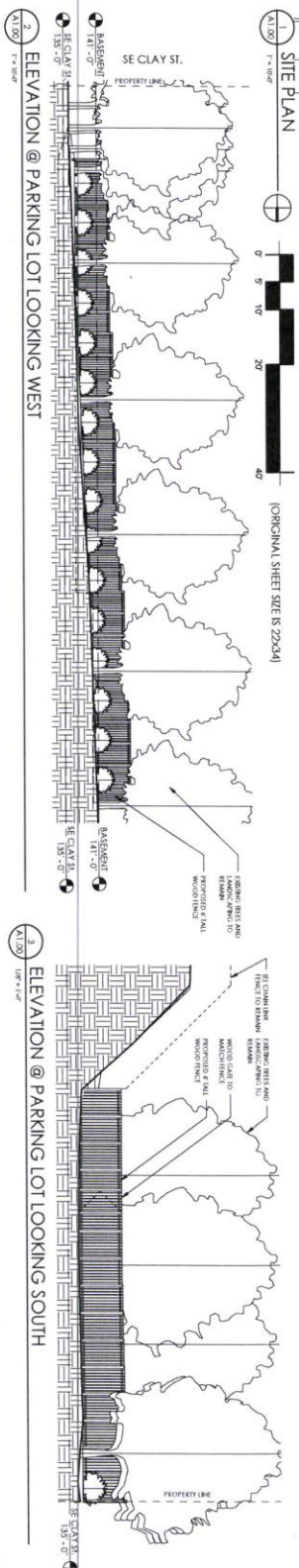
NORTH

File No.	<u>LU 17-144114 AD</u>
1/4 Section	<u>3233</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E01CB 17700</u>
Exhibit	<u>B (Apr 05, 2017)</u>

ADJUSTMENT REQUEST TO ALLOW A 6' HIGH FULL SLIGHT-OBSCURING WOODEN FENCE IN LIEU OF A 6' HIGH MASONRY WALL ALONG 120 FEET OF THE WEST LOT LINE AND ALONG 60' OF THE SOUTH LOT LINE.



**\*Approved\***  
**City of Portland - Bureau of Development Services**  
 Planner Rosanna Russell  
 Date 5/30/17  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



**A1.00**

existing building documentation  
 Project #: 170100  
 Project Name: 2017.00328  
 Date: 5/30/17

Artisan Dental Laboratory

2532 SE Hawthorned Blvd, Portland, OR 97214

waterleaf  
 419 SW 11th Ave  
 Suite 200  
 Portland OR 97205  
 Ph: 503 881 0800  
 Fx: 503 273 0800

CASE NO. 17-144114 AD  
 EXHIBIT 01  
 architecture, interiors & planning