



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** February 15, 2019  
**To:** Interested Person  
**From:** Don Kienholz, Land Use Services  
503-823-7771 / [Don.Kienholz@portlandoregon.gov](mailto:Don.Kienholz@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 18-202556 NU**

#### **GENERAL INFORMATION**

**Applicant:** John O'Toole  
Bora Architects  
720 SW Washington St, Ste 800  
Portland OR, 97205

**Owner:** Heritage Tree Properties LLC  
1569 SE Nehalem St  
Portland, OR 97202-6631

**Occupant:** Jennifer Maxwell Muir  
Maxwell Pr + Engagement  
3934 SW Corbett Ave  
Portland OR, 97239

**Site Address:** 3934 SW CORBETT AVE

**Legal Description:** BLOCK 178 INC ALL VAC ST S OF & ADJ LOT 5 LOT 6 EXC E 34' OF N 12' W 22' OF S 14' OF LOT 7, CARUTHERS ADD

**Tax Account No.:** R140916630  
**State ID No.:** 1S1E10CA 07600  
**Quarter Section:** 3429

**Neighborhood:** South Portland NA., contact Jim Gardner at 503-227-2096.  
**Business District:** South Portland Business Association, contact [info@southportlanddba.com](mailto:info@southportlanddba.com).

**District Coalition:** Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.  
**Plan District:** None

**Zoning:** RH – High Density Residential

**Case Type:** NU – Non-Conforming Situation Review

**Procedure:** Type II, an administrative decision with appeal to the Hearings Officer.

**Proposal:**

The subject site is occupied by a non-residential building that had been used in the past for Retail Sales and Service until 2007 when it went through a Non-Conforming Situation Review to change the use to Office Use. The current proposal is to add 2,120 square feet of office floor area to the existing building in the RH zone by adding daylight basement space to the rear of the building in the northeast corner and extending the main floor over the new daylight basement area. Office Use in the RH zone is only allowed as a Conditional Use in new buildings within 1000-feet of a Transit Station. In existing buildings in the Rh zone, Office Use is prohibited (Portland Zoning Code Section 33.120.100.B.2.b.1 and 2). Because Office Use is prohibited in an existing building, the expansion of the existing Office Use must be reviewed through a Non-Conforming Situation Review (33.258.080).

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are found in Portland Zoning Code Section 33.258.080.B.

## ANALYSIS

**Site and Vicinity:** The 15,900 square foot, steeply-sloped site contains a commercial building that fronts SW Corbett. Two surface parking spaces that are accessed from SW Corbett are located in the northwest corner of the site between the subject building and the building immediately to the north. The subject building is a modern-style architecture with wood and brick exterior. It is located tight along the property line abutting SW Corbett Avenue and reads as a single-story building but has a two-story daylight basement in the rear. A main entrance is on the street facing façade. There are numerous trees on the site, including a very large oak tree located adjacent to the parking spaces.

This section of SW Corbett Avenue is developed with a variety of housing types. A relatively new 5-story, multi-dwelling building is located immediately to the north. The block across the street is developed with single-family dwellings from the turn of the century. Immediately to the south is a small mid-century apartment complex. Further north are newer townhome style residential units. In the nearby vicinity there are also a few buildings with nonconforming office and retail uses.

**Zoning:** The High Density Residential (RH) zone is a high density multi-dwelling zone. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) limits and other site development standards. Generally, the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services.

According to historic zoning maps, prior to 1959, the site was zoned for commercial use. In 1960 the area was rezoned to AO which allowed high density residential development (apartments). Through the adoption of the City's original Comprehensive Plan Map, the zoning was changed from AO to RH and has remained as such since then.

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

VZ 158-65: A request for a variance to expand the 2,434 square foot building by 662 square feet was approved. A request to waive the requirement for 5 on-site parking spaces, and to reduce the setback and landscaping was denied.

VZ 293-66: A request for a variance to enlarge an accessory ceramic studio from 135 to 235 square feet was approved.

6430R: In 1975 a request for a Revocable Permit to expand the building to 8,720 square feet, with no parking required, was approved.

VZ 23-77: A request for a variance to reduce the front yard setback was approved.

LUR 96-00127 NU: Approved a 520 square foot addition to the north side of the building and a 165-foot addition on the south side with 2 on-site parking spaces for the Contemporary Crafts Association.

LU 07-120871 NU – Approved a non-conforming use review to change the use from a retail sales and service use to office use; demolish a detached garage; remove an exterior deck, relocate an existing parking area and demolish a part of the main building.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **November 14, 2018**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);
- Fire Bureau (Exhibit E.2);
- Life Safety (Exhibit E.3); and
- Site Development Review Section of BDS (Exhibit E.4).

The Bureau of Transportation Engineering reviewed the proposal and provided a response (Exhibit E.5) noting the increase in floor area would generate an additional 2 AM and 2 PM peak trips. Additionally, they found that there was adequate capacity at nearby intersections and with on-street parking to absorb the newly generated trips.

**Neighborhood Review:** One written response was received from the Land Use Chair of the local Neighborhood Association (Exhibit F.1). James Gardner, chair of the SPNA Land Use Committee provided comments in support of the proposal and a request that a condition of approval be included to retain the large oak tree at the north end of the subject property. Discussion on the oak tree can be found under the Finding for Approval Criterion 33.258.080.B.2 below.

## ZONING CODE APPROVAL CRITERIA

### 33.258.010 Purpose

**Nonconforming situations are created when the application of a specific zone to a site changes, or a zoning regulation changes. As part of the change, existing uses, density, or development might no longer be allowed. The intent of the change is not to force all noncomplying situations to be immediately brought into conformance. Instead, the intent is to guide future uses and development in a new direction consistent with City policy, and, eventually, bring them into conformance.**

**This chapter provides methods to determine whether situations have legal nonconforming status. This is based on whether they were allowed when established, and if they have been maintained over time. This chapter also provides a method to review and limit nonconforming situations when changes to those situations are proposed. The intent is to protect the character of the area by reducing the negative impacts from nonconforming situations. At the same time, the regulations assure that the uses and development may continue and that the zoning regulations will not cause unnecessary burdens.**

**Nonconforming situations that have a lesser impact on the immediate area have fewer restrictions than those with greater impacts. Nonconforming uses in residential zones are treated more strictly than those in commercial/mixed use, employment, industrial, or campus institutional zones to protect the livability and character of residential**

**neighborhoods. In contrast, nonconforming residential developments in residential zones are treated more liberally because they do not represent a major disruption to the neighborhood and they provide needed housing opportunities in the City.**

### **33.258.080 Nonconforming Situation Review**

- A. Procedure. A nonconforming situation review is processed through a Type II procedure.**
- B. Approval criteria. The request will be approved if the review body finds that the applicant has shown that all of the following approval criteria are met:**
- 1. With mitigation measures, there will be no net increase in overall detrimental impacts (over the impacts of the last legal use or development) on the surrounding area taking into account factors such as:**
    - a. The hours of operation;**
    - b. Vehicle trips to the site and impact on surrounding on-street parking;**
    - c. Noise, vibration, dust, odor, fumes, glare, and smoke;**
    - d. Potential for increased litter; and**
    - e. The amount, location, and nature of any outside displays, storage, or activities; and**

**Finding:** The applicant is requesting to add a total of 2,120 square feet of office floor area to the building split between the two floors in the northeast corner of the building. The addition will square off the northeast corner (Exhibit C.1 and C.2) from its current 'L' shape and maintain the existing 30-foot setback to the building wall along the eastern façade but increase the length of said wall. The northern façade of the building has a broken-up façade with portions of the existing building being 30-feet, 42-feet and 82-feet from the north side property line. The proposed addition will bring the furthest façade from the north property line closer and nearly even with the middle façade section and 40-feet from the property line. As such, the building facade will not encroach any closer to the property lines than the closest points of the existing building. A second story deck is part of the addition to replace an existing deck that currently occupies the area of the proposed addition. The new deck will extend approximately 7-foot closer to the rear property line than the building wall façade and 23-feet from the rear property line, thus satisfying the RH zone's minimum setback requirements in Table 120-4.

Modification of a non-conforming use can be approved provided the modifications does not cause a net increase in the overall detrimental impacts, also called adverse impacts. This standard acknowledges that a non-conforming use will have some level of adverse impact on the surrounding neighborhood. And, while there could be *some* increase in certain aspects of the adverse impacts, *there will not be a net increase in the overall adverse impact*. That adverse impact is based on the factors of this approval criterion listed above.

The applicant has stated that the addition will not alter the existing office use of the building, which is for Maxwell PR – a public relations firm. The applicant's narrative states the hours of operation will not change, which are approximately 9:00 AM through 5:00 PM. Even if those hours expanded to 8 AM to 6 PM, there would be no increase in impact as the office use doesn't receive customers, is sited entirely within the building, and trip generation wouldn't change for the office workers.

The proposed addition would expand the internal office space as proposed but only allow for the employee base to increase by 6 from 29 to 35. The Portland Bureau of Transportation evaluated the proposal and the submitted Transportation Impact Study (Exhibits A. 14 and A.15) and concluded that based on the data:

*“... finds that the methodologies utilized, assumptions made and conclusions that were derived are supportable. With a net increase of only 2 AM and PM vehicle trips expected to be generated in association with the proposed office space addition, this insignificant number of additional trips can be absorbed into the transportation system without adverse impacts to the performance of area-wide intersections. Similarly, given the parking analysis that was included in the TIS, there is an abundance of on-street parking supply in the area which can accommodate the expected increase in parking demand from the additional office space. There will continue to be an abundance of parking supply throughout the area even if all of the new parking generation from the project utilizes some of the current supply of on-street parking. PBOT can therefore conclude that, in regard to **“vehicle trips to the site and impact on surrounding on-street parking”**, and on balance with the other evaluation factors, there will be no net increase in overall detrimental impacts (over the impacts of the last legal use or development) on the surrounding area.”*

The non-conforming use is an office use, which is entirely based on the interior of the building. The use does not include exterior storage or a retail sales and service use that would have wrapped products that could cause litter to accumulate in the area. There are no existing or proposed manufacturing or processing of goods so there is no noise, vibration, odor, glare, dust or smoke generation.

Given the nature of the existing non-conforming office use and proposed building addition, there will be no net increase in the overall detrimental impact on the surrounding neighborhood.

*Criterion met.*

- 2. If the nonconforming use is in an OS, R, or IR zone, and if any changes are proposed to the site, the appearance of the new use or development will not lessen the residential character of the OS, R, or IR zoned area. This is based on taking into account factors such as:**
  - a. Building scale, placement, and facade;**
  - b. Parking area placement;**
  - c. Buffering and the potential loss of privacy to abutting residential uses; and**
  - d. Lighting and signs; and**

**Finding:** The subject site is zoned RH, a high-density residential zone so this criterion is applicable. As noted previously, the proposal does include an addition to the rear of the existing building in the northeast corner. The addition will include additional square footage to the main floor as well as to the daylight basement.

With the addition being added to the rear of the building, it will not be visible from the street. The addition will be visible to the adjacent properties to the north and east but only from the rear of their respective buildings and will appear as a two-story building with a second story deck, an exterior door and exterior windows along the building façade (Exhibit C.5). The RH zone allows building heights up to 65-feet, and in some situations, taller. Floor area ratios also allow for buildings of 2:1 and up to 2.5:1 if

inclusionary housing is included or, in the case of the property to the north, floor area is transferred from another site. The front building setback is 3-feet while side and rear setbacks range from 5-feet to 14-feet, depending on the square footage of the building façade. Given these allowances, buildings in the RH zone can be multiple stories and quite substantial in bulk. The existing building is two-stories and maintains larger than required setbacks. The addition will keep the existing building's height and keep the larger than required setbacks. Considering the allowed building height, FAR ratios and setbacks in the RH zone, the proposed addition to the existing building will be consistent with the allowed development standards. Additionally, with the 5-story residential structure immediately to the north, the two two-story non-conforming office buildings immediately to the east, and the multi-story development pattern in the immediate vicinity, the proposed development will be consistent with the residential building scale, placement and façade elements of the area.

A large oak tree is located north of the building between the subject building and the apartment building to the north providing buffering. A condition of approval in the 2007 land use review required preservation of that tree but the tree preservation citation in the condition is outdated and superseded by the current City Title 11. A condition of approval for this land use review will require preservation of the oak tree. That tree, along with the larger than required setbacks, will provide a buffer for the residential use to the north and preserve privacy.

No new parking is proposed with the development; therefore, the development will remain consistent with the parking area placement of other residential uses in the area.

As noted earlier, the proposed addition will keep the larger-than-required setback distances of 30 to 40-feet. These distances of a two-story office building to other residentially zoned properties, are adequate to provide on-going privacy the adjacent properties. Additionally, the properties most impacted by the development include the five-story residential building on the property to the north and a two-story office building to the east. The five-story residential building is on the corner of SW Corbett and SW Abernethy with the rear of the building overlooking the subject site. That building's rear façade has only one level at-grade with the proposed addition that includes two windows and is approximately 50-feet away. The property to the east is an office building that is also two-stories in height, 30 to 35-feet away from the proposed addition and sitting approximately 24-feet below the lowest point of the subject building. Given the setback distances and use of the adjacent buildings combined the topographic difference and the building facades are the rear of the buildings, staff finds there will be no loss to the buffering or privacy for the adjacent residentially zoned properties.

Lastly, the proposed addition will not add any signs to the site. The addition is not adding exterior parking spaces so there will be no lighting from vehicle headlights or from parking lot lighting. The addition does include a deck on the second story that will not be covered or include overhead lighting. As such, there will be no increase in lighting or signs as a result of the proposal.

*Criterion met.*

**3. If the nonconforming use is in a C, E, I, or CI zone, and if any changes are proposed to the site, the appearance of the new use or development will not detract from the desired function and character of the zone.**

**Finding:** The property is in the RH zone, a residential 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 requirements of Title 11 can be met, and 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

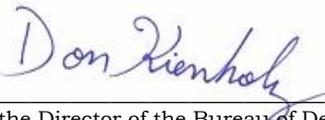
The applicant is proposing to add 2,120 square feet of office floor area to the existing building in the RH zone by adding daylight basement space to the rear of the building in the northeast corner and extending the main floor over the new daylight basement area. With the addition being located on the rear of the building; placed between 30 and 40-feet from the north side and east rear property line, exceeding the RH development standards; the addition being only two-stories in height without adding new parking; and not including exterior display or storage, there will be no net increase in overall detrimental impacts on the surrounding area. Additionally, the proposed addition will not lessen the residential appearance of the residential area considering the proposal meets the RH development standards, includes no additional parking, maintains a 30-35-foot yard buffer for increased privacy to abutting residential properties, and includes no additional signs or lighting.

## ADMINISTRATIVE DECISION

Approval of a Non-Conforming Situation Review for the expansion of a non-conforming use (33.258.080) including a 2,120 square foot addition to an office use in the RH zone per the approved site plans and drawings , Exhibits C.1 through C.5, signed and dated February 13, 2019, 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.5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 18-202556 NU. No field changes allowed."
- B. The large oak tree along the northern property line required to be preserved in LU 07-120871 NU shall be preserved.

**Staff Planner: Don Kienholz**

**Decision rendered by:**  **on February 13, 2019**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: February 15, 2019**

**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 July 13, 2018, and was determined to be complete on November 1, 2018.

*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 July 13, 2018.

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 waived the 120-day review period, as stated with Exhibits (Exhibit A.17 and A.18). Unless further extended by the applicant, **the 120 days will expire on: April 30, 2019.**

**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 Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 1, 2019** 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 Hearings Officer 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 Hearings Officer 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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **March 1, 2019** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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.

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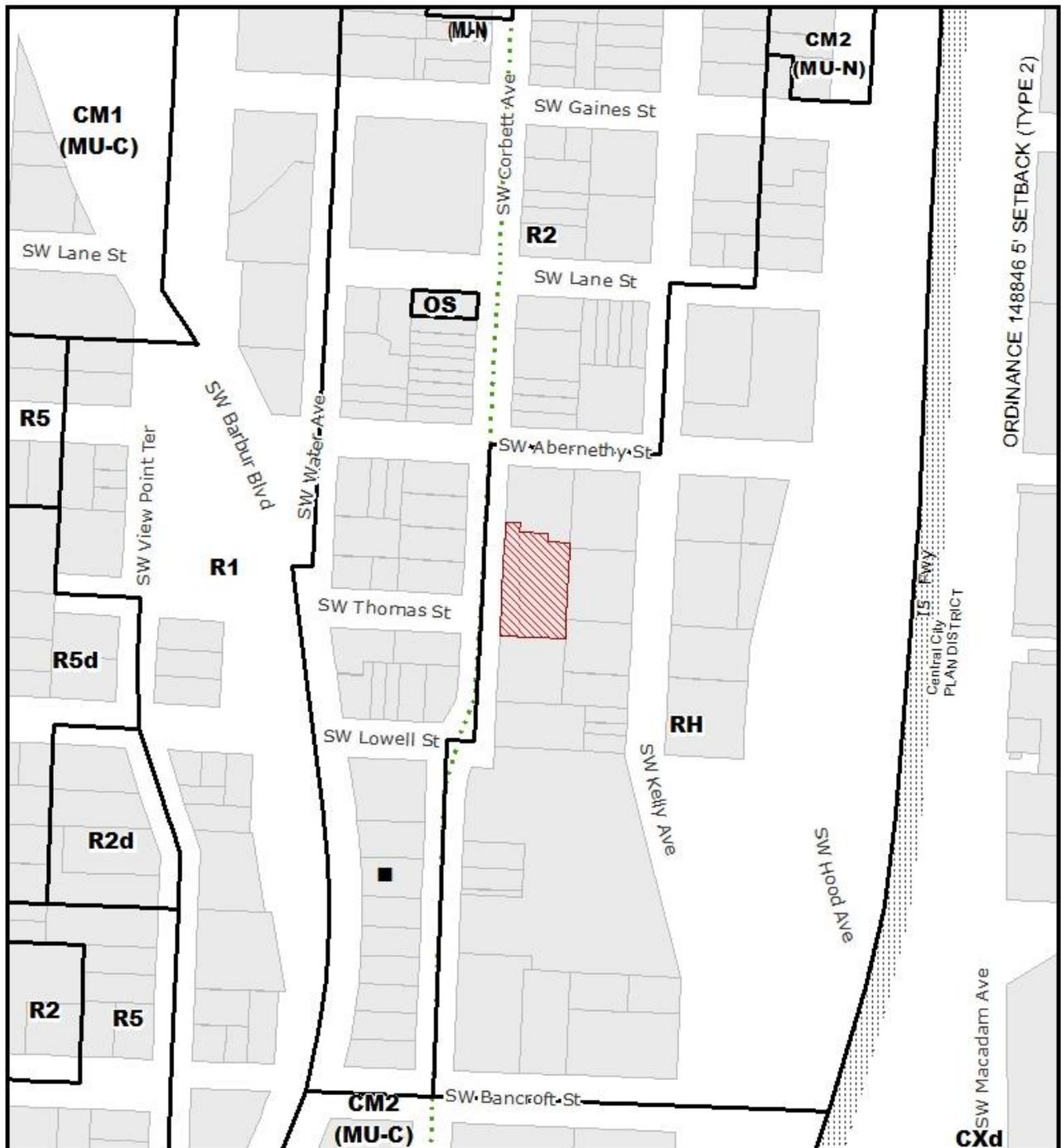
**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 Materials
  - 1. July 13, 2018 Narrative
  - 2. July 13, 2018 Site Plan with Proposed Addition
  - 3. July 13, 2018 Elevation Plans with Proposed Addition
  - 4. July 13, 2018 Photograph of Existing Front Façade
  - 5. July 13, 2018 Documentation of Non-Conforming Use Continual Use Since Previous Non-Conforming Use Land Use Review
  - 6. August 14, 2018 FAR Analysis and Supplemental Narrative
  - 7. August 14, 2018 Copy of Recording Instrument 2007-151035 Transferring 26,200 Square Feet of Floor Area Ratio from Subject Property to Adjacent Property Immediately North
  - 8. August 14, 2018 Copy of Recording Instrument 2014-091449 Transferring 4,000 Square Feet of Floor Area Ratio from Adjacent Property Immediately to North of the Subject Property to the Subject Property and Depiction of FAR in Existing Building
  - 9. August 14, 2018 Reduced Elevation Drawings, Site Plan and FAR Renderings
  - 10. August 15, 2018 Corrected FAR Analysis and Narrative
  - 11. October 24, 2018 Full Size Topographic Survey
  - 12. October 24, 2018 Updated Floor Plans and Elevation Plans
  - 13. October 14, 2018 Updated FAR Analysis and Narrative
  - 14. November 1, 2018 Kittelson & Associates Transportation Impact Study
  - 15. January 18, 2019 Revised Kittelson & Associates Transportation Impact Study
  - 16. January 18, 2019 Driveway Design Exception Request
  - 17. December 11, 2018 30-Day Extension to Statutory Clock
  - 18. January 3, 2019 30-Day Extension to Statutory Clock
- B. Zoning Map (Attached)
- C. Plans/Drawings:
  - 1. Site Plan and Existing Footprint (Attached)
  - 2. Proposed Main Floor Addition (Attached)
  - 3. Proposed Daylight Basement Floor Addition (Attached)
  - 4. Existing Elevation Plans Showing Area of Work (Attached)
  - 5. Proposed and Approved Addition (Attached)
- D. Notification information:
  - 1. Mailing List
  - 2. Mailed Notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Fire Bureau
  - 3. Life Safety
  - 4. Site Development Review Section of BDS
  - 5. Bureau of Transportation Engineering and Development Review
- F. Correspondence:
  - 1. James Gardner, Chair SPNA Land Use Committee, Letter in Support with Condition of Retaining Oak Tree
- G. Other:
  - 1. Original LU Application and Receipt of Payment
  - 2. Multnomah County Assessor Information on Date of Improvements
  - 3. Oregon Secretary of State Documents Showing Principals in Heritage Tree Properties, LLC
  - 4. Scope of Work for Maxwell PR

**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



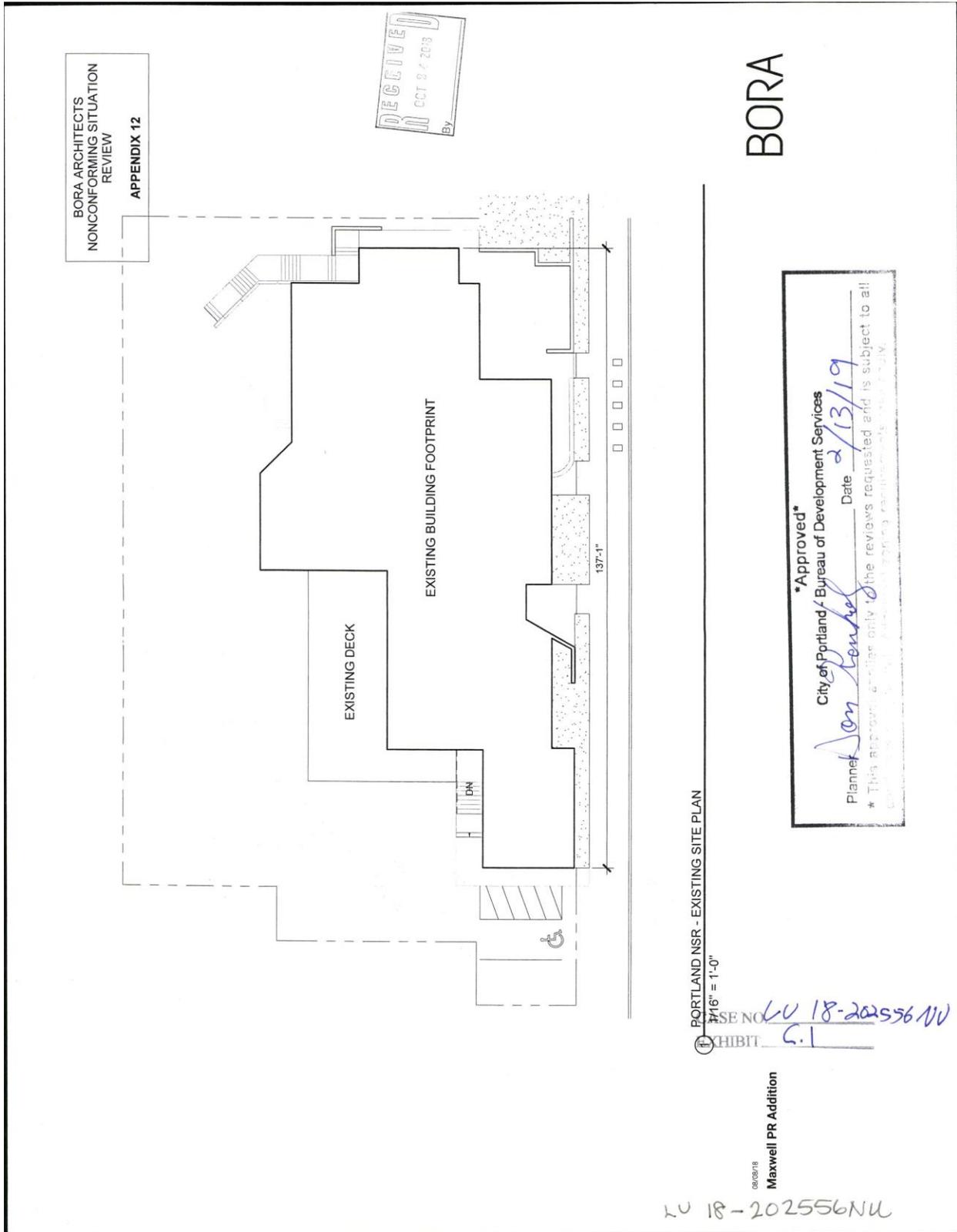
-  Site
-  Historic Landmark
-  Recreational Trails

File No.	LU 18-202556 NU
1/4 Section	3429
Scale	1 inch = 200 feet
State ID	1S1E10CA 7600
Exhibit	B Jul 17, 2018

ORDINANCE 148846 5' SETBACK (TYPE 2)

Central City 15 Fwy  
PLANDISTRICT

CXd



BORA ARCHITECTS  
NONCONFORMING SITUATION  
REVIEW  
APPENDIX 12

RECEIVED  
OCT 27 2013  
By

EXISTING DECK  
EXISTING BUILDING FOOTPRINT

137'-1"

PORTLAND NSR - EXISTING SITE PLAN  
1/16" = 1'-0"

PROJECT NO. LU 18-202556 NU  
SHEET NO. C-1

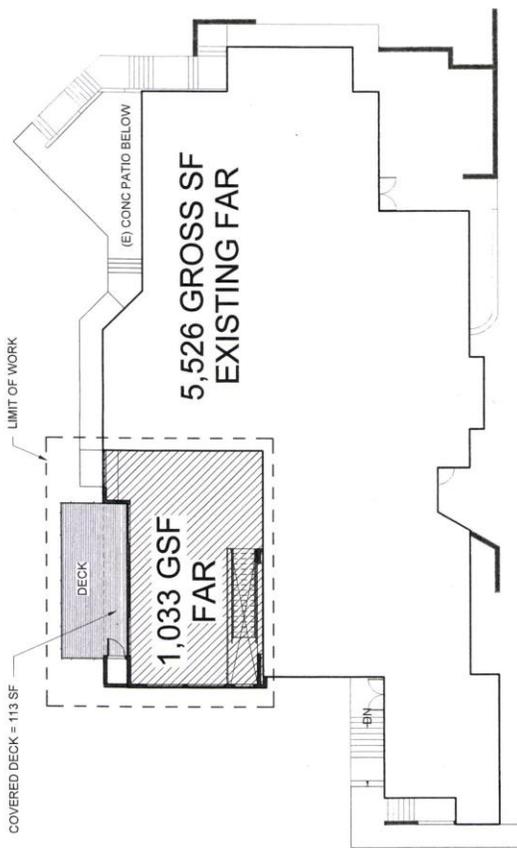
BORA

\* Approved\*  
City of Portland / Bureau of Development Services  
Planner *Don Penick* Date *2/13/19*  
\* This approval is valid only if the reviews requested and is subject to all applicable codes, rules, regulations, and standards of the City of Portland, Oregon.

Maxwell PR Addition

LU 18-202556 NU

BORA ARCHITECTS  
NONCONFORMING SITUATION  
REVIEW  
APPENDIX 07



SW CORBETT AVENUE

① PORTLAND NSR - 01 FIRST FLOOR PLAN  
1/16" = 1'-0"

CASE NO LU 18-202556 NU  
EXHIBIT C.2

BORA

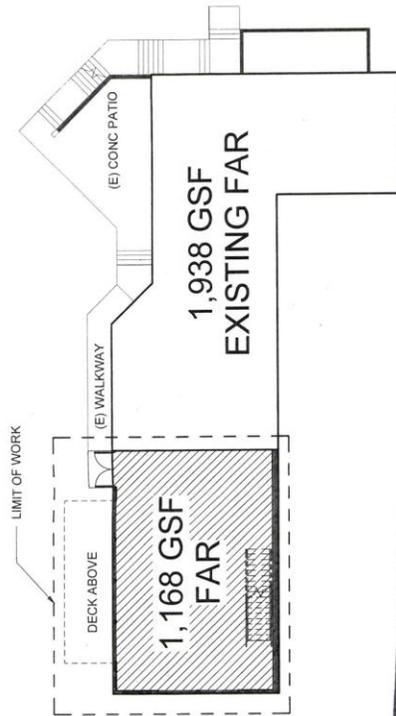
\*Approved\*  
City of Portland - Bureau of Development Services  
Planner Don Bendley Date 2/13/19  
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

CASE NO LU 18-202556 NU  
EXHIBIT C.2

07/12/18 REVISED 12/1/18  
Maxwell PR Addition

BORA ARCHITECTS  
NONCONFORMING SITUATION  
REVIEW  
APPENDIX 08

RECEIVED  
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BY



**\*Approved\***  
 City of Portland - Bureau of Development Services  
 Planner *Don Boudel* Date *2/13/19*  
 This approval applies only to the reviews requested and is subject to all  
 conditions of approval. Additional zoning requirements may apply.

CASE NO. \_\_\_\_\_  
EXHIBIT \_\_\_\_\_

1 PORTLAND NSR - 00 BASEMENT PLAN  
1/16" = 1'-0"

BORA

CASE NO. *LU 18-202556 NU*  
EXHIBIT *C.3*

07/12/18  
Maxwell PR Addition

NOTE: NO PROPOSED CHANGES TO THIS ELEVATION

1 PORTLAND NSR - NORTH ELEVATION  
1/16" = 1'-0"

2 PORTLAND NSR - WEST ELEVATION  
1/16" = 1'-0"

3 PORTLAND NSR - EAST ELEVATION  
1/16" = 1'-0"

4 PORTLAND NSR - EXISTING SOUTH ELEVATION  
1/16" = 1'-0"

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BORA ARCHITECTS  
NONCONFORMING SITUATION  
REVIEW  
APPENDIX 10

BORA

\*Approved\*  
City of Portland - Bureau of Development Services  
Planner *Don Bantick* Date *2/13/19*  
# This approval applies only to the reviews requested and is subject to all requirements of approval. Additional zoning requirements may apply.

CASE NO. *LU 18-202556 NU*  
EXHIBIT *C.4*

07/17/18  
Maxwell PR Addition

*LU 18-202556 NU*

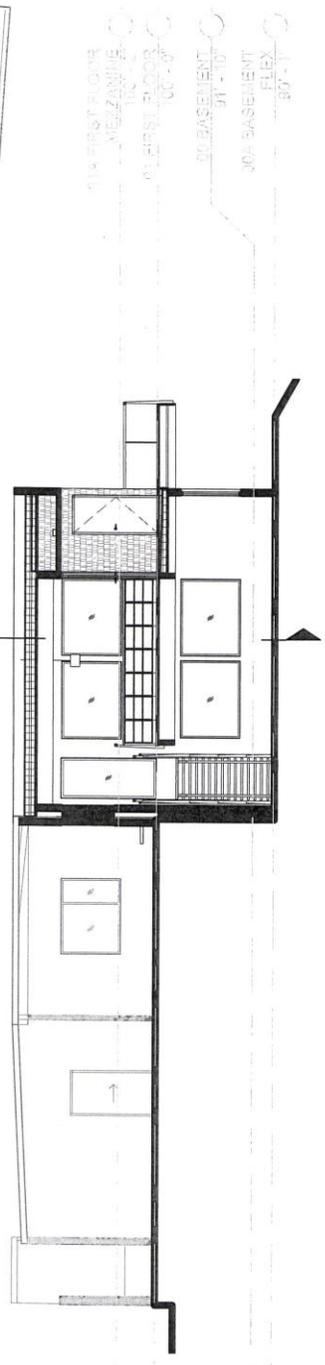
BORA ARCHITECTS  
NONCONFORMING SITUATION  
REVIEW  
APPENDIX 06

*Approved\**  
City of Portland - Bureau of Development Services  
Planner *Van Rensselaer* Date *2/13/19*  
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

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NOTE: HEIGHTS ARE RELATIVE TO 100' AT FIRST FLOOR.  
100' FFE IS ROUGHLY 189' - 6" ON PREVIOUS ALTA  
SURVEY, MORE OR LESS

01  
A301



1 PORTLAND NSR - SECTION  
1/8" = 1'-0"

CASE NO *LU 18-202556 NU*  
EXHIBIT *C.5*

08/14/18  
Maxwell PR Addition

LU 18-202 *556 NU*

BORA