



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

Ted Wheeler, Mayor
 Rebecca Esau, Director
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www.portlandoregon.gov/bds

Date: October 28, 2020
To: Interested Person
From: Rodney Jennings, Land Use Services
 503-823-5088 / Rodney.Jennings@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 19-163135 AD

GENERAL INFORMATION

Applicant: Danelle Isenhart | Emerio Design
 6445 SW Fallbrook Pl #100 | Beaverton OR, 97008

Owner: Daniel Silvey | DBS Group LLC
 PO Box 96 | Tualatin OR, 97062

Site Address: 8521 N ST LOUIS AVE

Legal Description: BLOCK A LOT 15-20 TL 600, GENERAL COMPSONS ADD
Tax Account No.: R311400170
State ID No.: 1N1W01CD 00600
Quarter Section: 2021

Neighborhood: St. Johns, contact at sjnal@gmail.com
Business District: None
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: St. Johns
Other Designations: none
Zoning: R1d – Multi-dwelling Residential Zone with ‘d’ Design Overlay Zone

Case Type: AD - Adjustment
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:
 The applicant has received tentative approval to divide this property into 6 lots with a private common green street off N St Louis Avenue. The applicant is proposing to develop 6 attached single-dwelling units with accessory dwelling units on these new lots. Portions of the third level walls, eaves and roofs of the 6 proposed attached houses that are higher than 25’

(approximately 25' to 29' 6½" in height) are located within 10' of the street lot lines of the common green. Also, the eaves on the roofs of units 1 and units 6 are higher than 25' (approximately 27' 6" in height) and are located within 10' of the street lot line of N St Louis Avenue. Portland Zoning Code Section 33.120.230 and Table 120-3 limits the height of buildings to 25' when they are within 10' of a street lot line. This standard applies to the portions of the attached houses proposed by the applicant that area within 10' of N St Louis Avenue, and within 10' of the new common green street. The applicant requests an Adjustment to this standard to increase the height of the walls, roof, and eaves within 10' of the common green street lot line from 25' to approximately 29' 6½", and to increase the height of the eaves within 10' of St Louis Avenue from 25' to approximately 27' 6".

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 site is a currently vacant 6,654 square foot lot that has been approved for division into 6 attached housing lots with a common green street that will access off of N St Louis Ave. Like the subject site, lots in the vicinity are zoned R1, a multi-dwelling zone. All lots immediately surrounding the site are presently developed with single family homes. There are three attached houses located approximately ½ block north of the site at the corner of N St Louis Ave and N Hudson St.

Zoning: R1d – The R1 Residential 1,000 zone allows multi-dwelling residential development up to a maximum density of one unit per 1,000 square feet of site area, or up to one unit per 800 square feet with an inclusionary housing bonus, and requires a minimum density of one unit per 1,450 square feet of site area. For sites less than 10,000 square feet in area, the minimum density is 1 unit per 2,000 square feet. Newly created lots in the R1 zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for developments with detached or attached houses or duplexes.

“d” – The “d” Design Overlay Zone promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review or, alternatively, comply with the Community Design Standards in Zoning Code Chapter 33.218. For this proposal, the applicant is choosing to comply with the Community Design Standards.

St. Johns Plan District – The St. Johns plan district in Zoning Code Chapter 33.583 provides for an urban level of mixed-use development including commercial, employment, office, housing, institutional, and recreation uses. Specific objectives of the plan district include strengthening St. Johns' role as the commercial and civic center of the North Portland peninsula. This plan district stimulates business and economic vitality; promotes housing and mixed-use development; discourages auto-oriented uses and development; enhances the pedestrian environment and the character of buildings; and supports the Willamette greenway and opportunities to celebrate the Willamette River as a unique element of the urban environment. This proposal complies with the standards of the St. Johns plan district.

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

LU 18-170826 LDS - Approval of a Preliminary Plan for a 6-lot subdivision and Common Green (Private Street), that will result in six lots for attached houses. These are the same attached houses for which the Adjustments are requested in this proposal.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **September 18, 2019**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);
- Bureau of Transportation Engineering (Exhibit E.2);
- Water Bureau (Exhibit E.3);
- Fire Bureau (Exhibit E.4);
- Site Development Section of BDS (Exhibit E.5); and
- Life Safety Review Section of BDS (Exhibit E.6).

Neighborhood Review: No written responses have been received from either the Neighborhood Association or notified property owners in response to the Notice of Proposal.

ZONING CODE APPROVAL CRITERIA

33.805.040 Approval Criteria

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

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

Findings: The applicant is proposing to develop 6 attached single-dwelling units with accessory dwelling units on new lots that will be created as part of Land Division approved in 2018 (LU 18-170826 LDS), that is currently under Final Plat review. Portions of the third level walls, eaves and roofs of the 6 proposed attached houses that are higher than 25' (approximately 25' to 29' 6½" in height) are located within 10' of the street lot lines of the common green street that will be created when the land division final plat is recorded. The facades of these six units include windows on the third story in units 1 and 6, and 3' deep decks above the 2nd story of units 2, 3, 4, and 5 with window and doors behind the decks on the 3rd story. Also, the eaves on the roofs of units 1 and units 6 are higher than 25' (approximately 27' 6" in height) and are located within 10' of the street lot line of N St Louis Avenue. The applicant requests Adjustments to the standard in Portland Zoning Code Section 33.120.230 and Table 120-3 that limits the height of buildings in the R1 zone to 25' when they are within 10' of a street lot line. The purpose of this standard is:

3.120.215 Height

Purpose: the height standards serve several purposes:

- *They promote a reasonable building scale and relationship of one residence to another;*
- *They promote options for privacy for neighboring properties; and*
- *They reflect the general building scale of multi-dwelling development in the City's neighborhoods.*

The proposed Adjustments equally meet the purpose of promoting a reasonable building scale and relationship of one residence to another because:

- The proposal includes two 3-story buildings, each with 3 attached houses, that are oriented towards a shared common green. The bulk and scale of these buildings is similar to garden apartment style of development, which is a common pattern in the R1 zone, and where 2 and 3-story buildings with multiple units are separated by shared greens.
- The applicant has provided examples (Exhibit A.2) of other similar development in the R1 zone that include 3-story condos and attached houses facing private streets or common greens in the St. Johns neighborhood that are near the proposal.
- The maximum height limit in the R1 zone in areas that are not within 10' of a street is 45'. The highest point of the proposed 3 story attached housing buildings is approximately 32'. The impact of the portions of the third level

walls, eaves and roofs of the 6 proposed attached houses that are within 10' of the common green and that are higher than 25' is more than balanced by the reduced bulk of the building beyond 10' from the common green and this retains a reasonable scale and relationship between the proposed buildings and other residential buildings in the area.

- The eaves of the roofs on units 1 and 6 that are within 10' of N St Louis Avenue are about 6" wide, and are located above 2nd story rooftop decks that are 7' deep from the edge of the 2nd story roof that faces St Louis. This location will make them barely visible from the street level below, with negligible effect on the perceived scale of the buildings.

The proposed Adjustments equally meet the purpose of promoting options for privacy for neighboring properties because:

- For the Adjustments to the allow the portions of the third level walls, eaves and roofs of the 6 proposed attached houses that are within 10' of the common green to be higher than 25', the base of the decks are below 25' and thus the decks are allowed within the 10' setback. The windows of units 1 and 6, and the windows and doors of units 2, 3, 4 and 5 that face the decks look out onto the common green, which is shared space with a lesser expectation of privacy. Also, the windows and doors on these units are all set back 3' or more from the common green, which is 18' wide. Each window and door is, therefore, at least 24' from a window or door on a building that faces the opposite side of the green, which is more than enough separation to maintain privacy.
- For the Adjustments to the allow the portions of the third level walls, eaves and roofs of the 6 proposed attached houses that are within 10' of the common green to be higher than 25', the applicant is proposing to plant 6 trees within the common green (Exhibit C.4) which, when grown, will add screening between the upper level windows and exterior decks facing the common green below as well as across the green to the opposite facing units. A condition of approval is required to assure that the privacy enhancing trees are planted.
- There will be no impacts on privacy from the eaves of the roofs on units 1 and 6 that are within 10' of N St Louis Avenue as the eaves are structural features that do not create space or opportunities to watch over into neighboring properties.

The proposed Adjustments equally meet the purpose of reflecting the general building scale of multi-dwelling development in the City's neighborhoods because:

- The proposal includes two 3-story buildings, each with 3 attached houses, that are oriented towards a shared common green. The bulk and scale of this proposal is similar to a garden apartment style of development, which is a common pattern in the R1 zone.
- The applicant has provided examples (Exhibit A.2) of other similar development in the R1 zone that includes 3-story condos and attached houses facing private streets or common greens in the St. Johns neighborhood near the proposal.

For the reasons stated above, and with a condition requiring that trees be planted in the common green, the proposed Adjustments to allow portions of the third level walls, eaves and roofs of the 6 proposed attached houses that are within 10' of the common green to be higher than 25', and to allow the eaves on the roofs of units 1 and units 6 within 10' of the street lot line of N St Louis Avenue to be higher than 25', equally or better meet the purpose of the height limit standard. With a condition requiring that trees be planted in the common green, this criterion is met.

- B.** If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the

proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The site is in the R1 residential zone, therefore it must be demonstrated that the proposal will not significantly detract from the livability and appearance of the residential area. Livability concerns in multi-dwelling zones generally relate to the possible impacts on privacy. The proposal does not detract from privacy in the residential area because:

- For the Adjustments to the allow the portions of the third level walls, eaves and roofs of the 6 proposed attached houses that are within 10' of the common green to be higher than 25', the base of the decks are below 25' and thus the decks are allowed within the 10' setback. The windows of units 1 and 6, and the windows and doors of units 2, 3, 4 and 5 that face the decks look out onto the common green, which is shared space with a lesser expectation of privacy. Also, the windows and doors on these units are all set back 3' or more from the common green, which is 18' wide. Each window and door is, therefore, at least 24' from a window or door on a building that faces the opposite side of the green, which is more than enough separation to maintain privacy.
- For the Adjustments to the allow the portions of the third level walls, eaves and roofs of the 6 proposed attached houses that are within 10' of the common green to be higher than 25', the applicant is proposing to plant 6 trees within the common green which when grown will add screening between the upper level windows and exterior decks facing the common green below as well as across the green to the opposite facing units. A condition of approval is required to assure that the privacy enhancing trees are planted.
- There will be no impacts on privacy from the eaves of the roofs on units 1 and 6 that are within 10' of N St Louis Avenue as the eaves are structural features that do not create space or opportunities to watch over into neighboring properties.

The proposal does not detract from the appearance of the residential area because:

- The proposal includes two 3-story buildings, each with 3 attached houses, that are oriented towards a shared common green. The bulk and scale of these buildings is similar to garden apartment style of development, which is a common pattern in the R1 zone, and where 2 and 3-story buildings with multiple units are separated by shared greens.
- The applicant has provided examples (Exhibit A.2) of other similar development in the R1 zone that included 3-story condos and attached houses facing private streets or common greens in the St. Johns neighborhood near the proposal.
- The maximum height limit in the R1 zone in areas that are not within 10' of a street is 45'. The highest point of the proposed 3 story attached housing buildings is approximately 32'. The impact of the portions of the third level walls, eaves and roofs of the 6 proposed attached houses that are within 10' of the common green and that are higher than 25' is more than balanced by the reduced bulk of the building beyond 10' from the common green and this retains a reasonable scale and relationship between the proposed buildings and other residential buildings in the area.
- The eaves of the roofs on units 1 and 6 that are within 10' of N St Louis Avenue are about 6" wide, and are located above 2nd story rooftop decks that are 7' back from the edge of the 2nd story roof that faces St Louis. This location will make them barely visible from the street level below, with negligible effect on the perceived scale of the buildings.

For the reasons stated above, and with a condition requiring that trees be planted in the common green, the proposed Adjustments to allow portions of the third level walls, eaves and roofs of the 6 proposed attached houses that are within 10' of the common

green to be higher than 25', and to allow the eaves on the roofs of units 1 and units 6 within 10' of the street lot line of N St Louis Avenue to be higher than 25', will not significantly detract from the livability or appearance of the surrounding residential area. With a condition requiring that trees be planted in the common green, 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: As more than one Adjustment is requested, this criterion is applicable. The purpose of the of the Multi-Dwelling zones, including the R1 zone, is in Zoning Code Section 33.120.010. The use regulations are intended to create and maintain higher density residential neighborhoods. Approval of the Adjustments is consistent with this purpose, as the use proposed is single-dwelling homes at a density comparable to that of multi-dwelling development.

The purpose of the development standards for the six multi-dwelling zones, including the R1 zone, is to distinguish them primarily by density and different development standards. The development standards are intended to work together to create desirable residential areas by promoting aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. They also are intended to generally assure that new development will be compatible with the City's character. As discussed in the findings under criterion B, above the proposal will not detract from the appearance or livability of the surrounding residential area for the following reasons:

- For the Adjustments to the allow the portions of the third level walls, eaves and roofs of the 6 proposed attached houses that are within 10' of the common green to be higher than 25', the base of the decks are below 25' and thus the decks are allowed within the 10' setback. The windows of units 1 and 6, and the windows and doors of units 2, 3, 4 and 5 that face the decks look out onto the common green, which is shared space with a lesser expectation of privacy. Also, the windows and doors on these units are all set back 3' or more from the common green, which is 18' wide. Each window and door is, therefore, at least 24' from a window or door on a building that faces the opposite side of the green, which is more than enough separation to maintain privacy.
- For the Adjustments to the allow the portions of the third level walls, eaves and roofs of the 6 proposed attached houses that are within 10' of the common green to be higher than 25', the applicant is proposing to plant 6 trees within the common green which when grown will add screening between the upper level windows and exterior decks facing the common green below as well as across the green to the opposite facing units. A condition of approval is required to assure that the privacy enhancing trees are planted.
- There will be no impacts on privacy from the eaves of the roofs on units 1 and 6 that are within 10' of N St Louis Avenue as the eaves are structural features that do not create space or opportunities to watch over into neighboring properties.
- The proposal includes two 3-story buildings, each with 3 attached houses, that are oriented towards a shared common green. The bulk and scale of these buildings is similar to garden apartment style of development, which is a common pattern in the R1 zone, where 2 and 3-story buildings with multiple units are separated by shared green space.
- The applicant has provided examples (Exhibit A.2) of other similar development in the R1 zone that included 3-story condos and attached houses facing private streets or common greens in the St. Johns neighborhood near the proposal.
- The maximum height limit in the R1 zone in areas that are not within 10' of a street is 45'. The highest point of the proposed 3 story attached housing buildings is approximately 32'. The impact of the portions of the third level walls, eaves and roofs of the 6 proposed attached houses that are within 10' of

the common green and that are higher than 25' is more than balanced by the reduced bulk of the building beyond 10' from the common green and this retains a reasonable scale and relationship between the proposed buildings and other residential buildings in the area.

- The eaves of the roofs on units 1 and 6 that are within 10' of N St Louis Avenue are about 6" wide, and are located above 2nd story rooftop decks that are 7' back from the edge of the 2nd story roof that faces St Louis. This location will make them barely visible from the street level below, with negligible effect on the perceived scale of the buildings.

These reasons also are sufficient to show that the proposal will result in an aesthetically pleasing environment that is compatible with the City's character, that is safe, and that does not impact privacy. Additionally, the proposal will facilitate construction of attached housing, which promotes energy conservation, and in addition to the common green, which provides recreational space, each attached housing lot will provide outdoor area for recreational activities.

For the reasons stated above, and with a condition requiring that trees be planted in the common green, the cumulative effect of the proposed Adjustments to allow portions of the third level walls, eaves and roofs of the 6 proposed attached houses that are within 10' of the common green to be higher than 25', and to allow the eaves on the roofs of units 1 and units 6 within 10' of the street lot line of N St Louis Avenue to be higher than 25', is consistent with the purpose of the R1 zone. With a condition requiring that trees be planted in the common green, this criterion is met.

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

Findings: City designated resources are shown on the zoning map by the 's' overlay; historic resources are designated by a large dot, and by historic and conservation districts. There are no such resources present on the site. Therefore, this criterion is not applicable.

E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: There are no discernible impacts that would result from granting the requested adjustment. This criterion is met.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase "p" (Environmental Protection overlay zone) or a "c" (Environmental Conservation overlay zone). As the site is not within an environmental zone, this criterion is not applicable.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all 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 proposal includes two 3-story buildings, each with 3 attached houses, that are oriented towards a shared common green. The bulk and scale of the development is similar to garden

apartments, which are desired pattern in the R1 zone. The portions of the buildings that will be higher than 25' within 10' of N St Louis Avenue and within 10' of the common green that will be created when the property is divided will not significantly add to building scale in a way that will detract from the relationship to other residences, or to the livability and appearance of the residential area. As the proposal will result in development of the property with single family housing that is similar in scale and appearance to multi-dwelling development, the cumulative effect of approval of the Adjustments will be consistent with the purpose of the R1 zone.

ADMINISTRATIVE DECISION

Approval of the following Adjustments:

Increase the 25-foot building height limitation required within 10' of the street lot line on N St Louis Ave (33.120.215 and Table 120-3), from 25' to 27' 6" for the sloped roof and eaves on unit 1 and unit 6; and

Increase the 25-foot building height limitation required within 10' of the street lot line from the common green street (33.120.215 and Table 120-3), from 25' to 29' 6½" for portions of the third level walls, eaves and roofs of the 6 proposed attached houses;

per the approved site plans, Exhibits C.1 through C.4, signed and dated October 24, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (C.1 through C.2) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 19-163135 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. Six small trees shall be planted in the common green at the locations shown on Exhibit C.4. The applicant shall apply for and obtain a Zoning Permit to plant the trees, or plant the trees with a Site Development permit associated with the review of the Final Plat (18-170826 FP).

Staff Planner: Rodney Jennings



Decision rendered by: _____ **on October 24, 2020.**

By authority of the Director of the Bureau of Development Services

Decision mailed: October 28, 2020

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 May 10, 2019, and was determined to be complete on September 13, 2019.

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 May 10, 2019.

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: January 11, 2020.**

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 November 12, 2020** 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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **November 13, 2020** 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.

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:

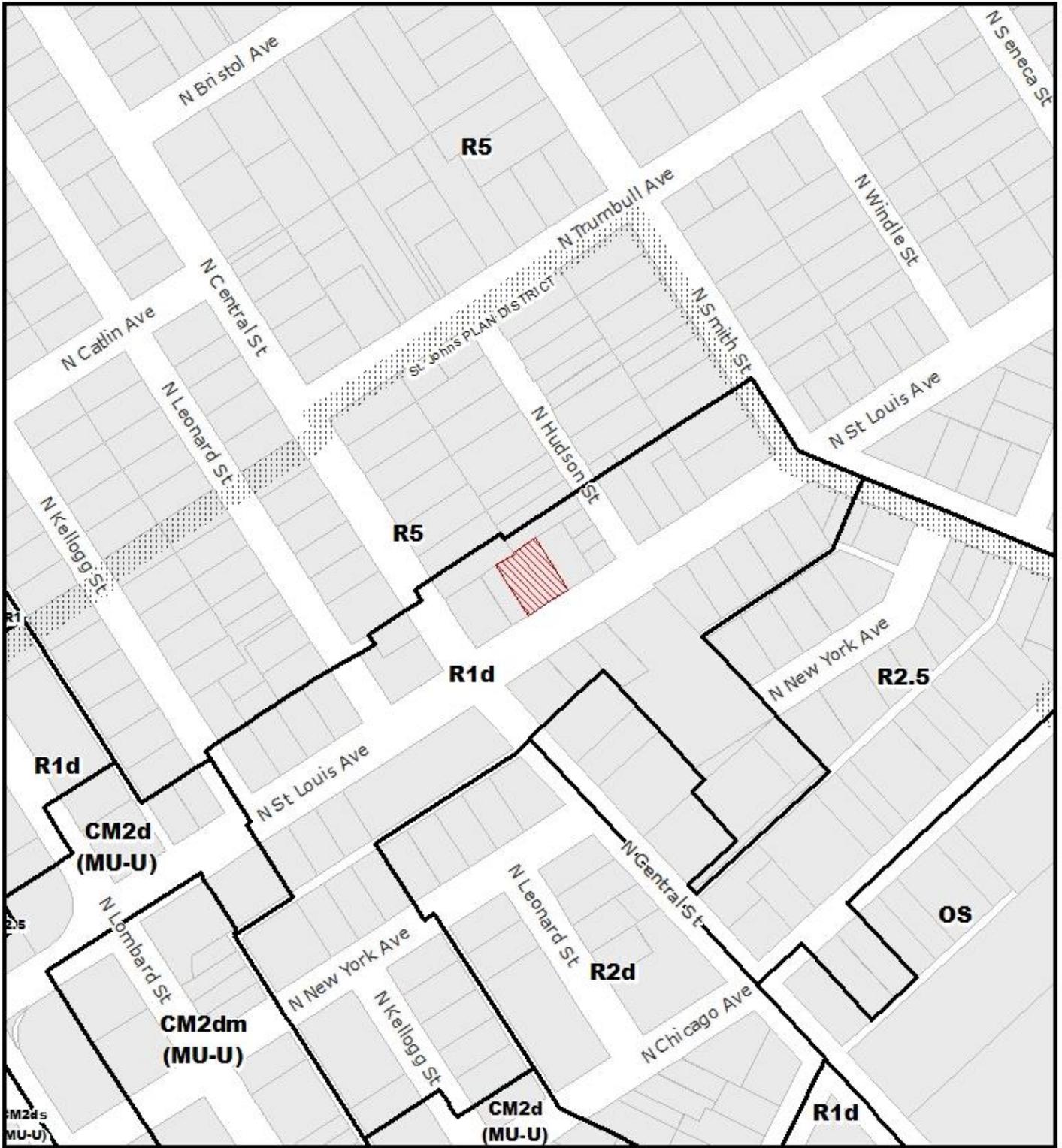
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevation Plans – Units 1-3 (attached)
 - 3. Elevation Plans – Units 4-6 (attached)
 - 4. Tree Exhibit (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 Review Section of BDS
- F. Correspondence:
- G. Other:
 - 1. Original LU Application and Receipt
 - 2. Incomplete Letter

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

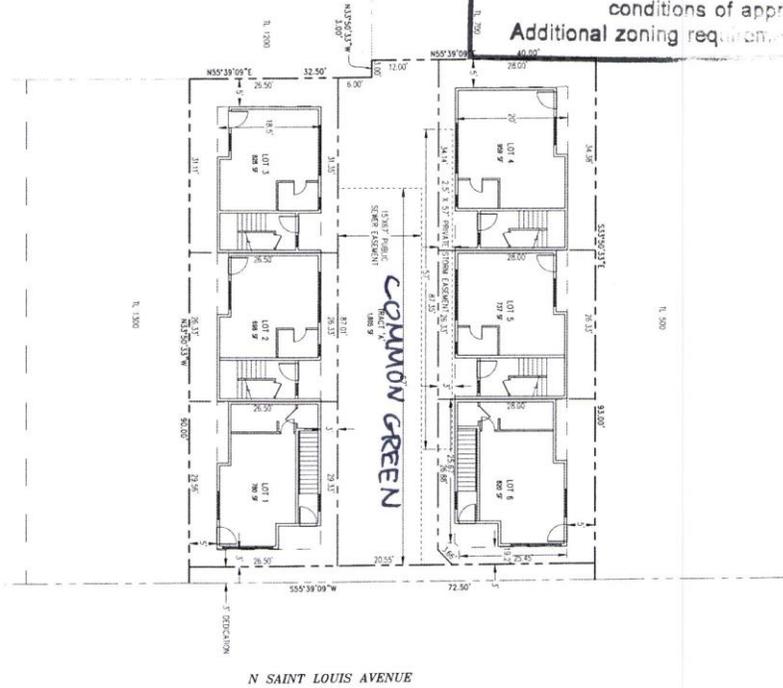


THIS SITE LIES WITHIN THE:
ST. JOHNS PLAN DISTRICT

File No.	LU 19-163135 AD
1/4 Section	2021
Scale	1 inch = 200 feet
State ID	1N1W01CD 600
Exhibit	B May 14, 2019

Approved
City of Portland
 Bureau of Development Services
 Planner Rodney Jensen
 Date 10/24/19

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



N SAINT LOUIS AVENUE

SETBACKS (Minimum)
 FRONT: 3 FT. (20' Max)
 CORNER: 5 FT. (18 FT.)
 REAR: 5 FT.
 SIDE: 5 FT.

LEGEND

PROPERTY LINE
 EXISTING LOT LINE
 PROPOSED LOT LINE

CASE NO. 19-163135
 EXHIBIT C.1

ku 19-163135 AD

SHEET 3 OF 5	EMERIO <i>Design</i> 6445 SW FALSBROOK PLACE, SUITE 100 BEAVERTON, OREGON 97008 TEL: (503) 746-8812 FAX: (503) 639-9932 www.emeriodesign.com	REVISIONS	SITE PLAN	8521 N ST. LOUIS AVENUE TAX MAP T1N R1W 01CD TAX LOT 600 PORTLAND, OREGON
		NO.		

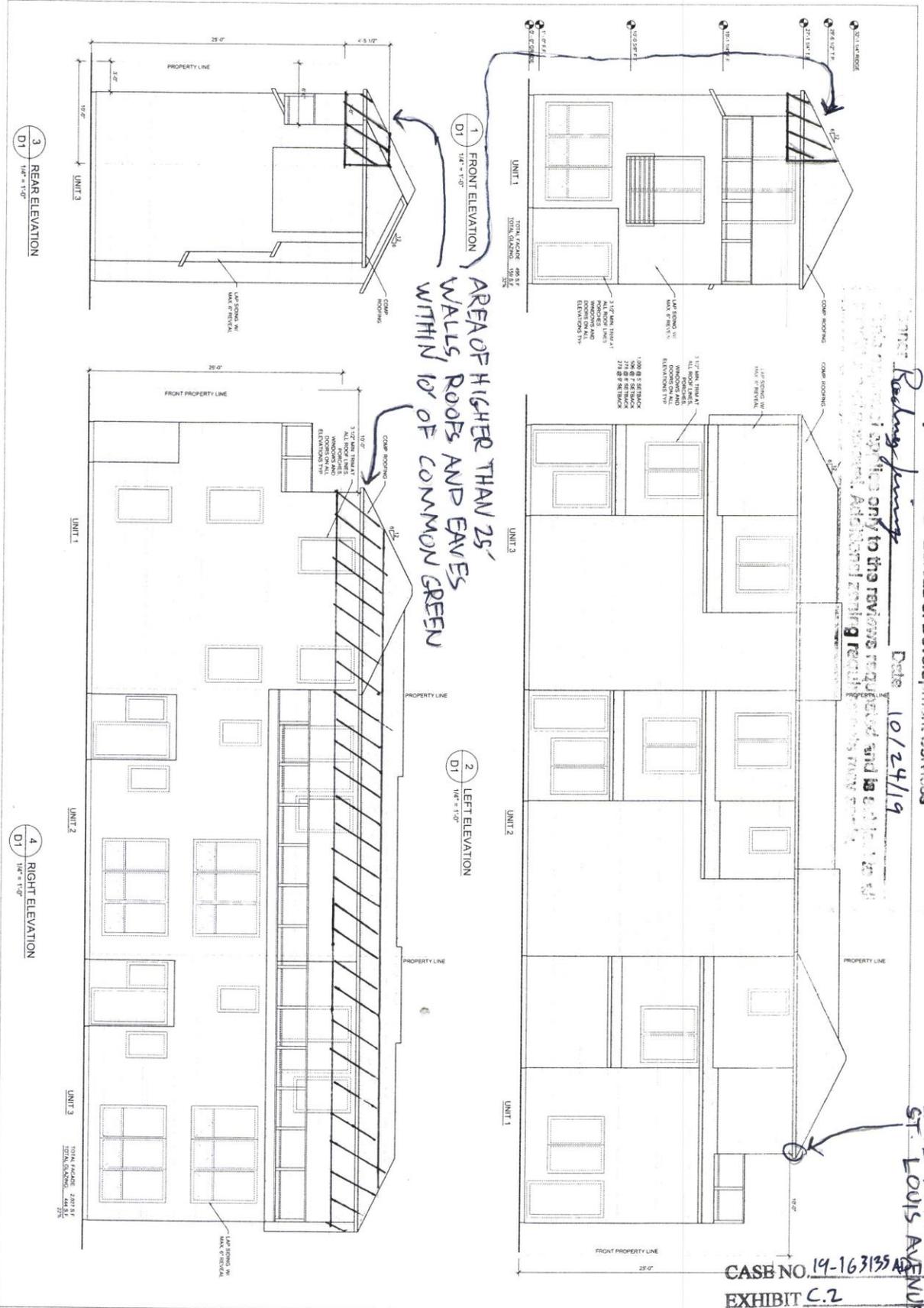
Approved by
 City of Portland - Bureau of Development Services

Date 10/24/19

Redesign Services
 This drawing is for informational purposes only. It is not to be used for construction. Additional zoning requirements may apply.

HIGHER THAN 25'
 EAVE WITHIN 10' OF
 ST. LOUIS AVENUE

CASE NO. 19-163135A
 EXHIBIT C.2



AREA OF HIGHER THAN 25'
 WALLS, ROOFS AND EAVES
 WITHIN 10' OF COMMON GREEN

ELEVATIONS
 UNITS 1-3

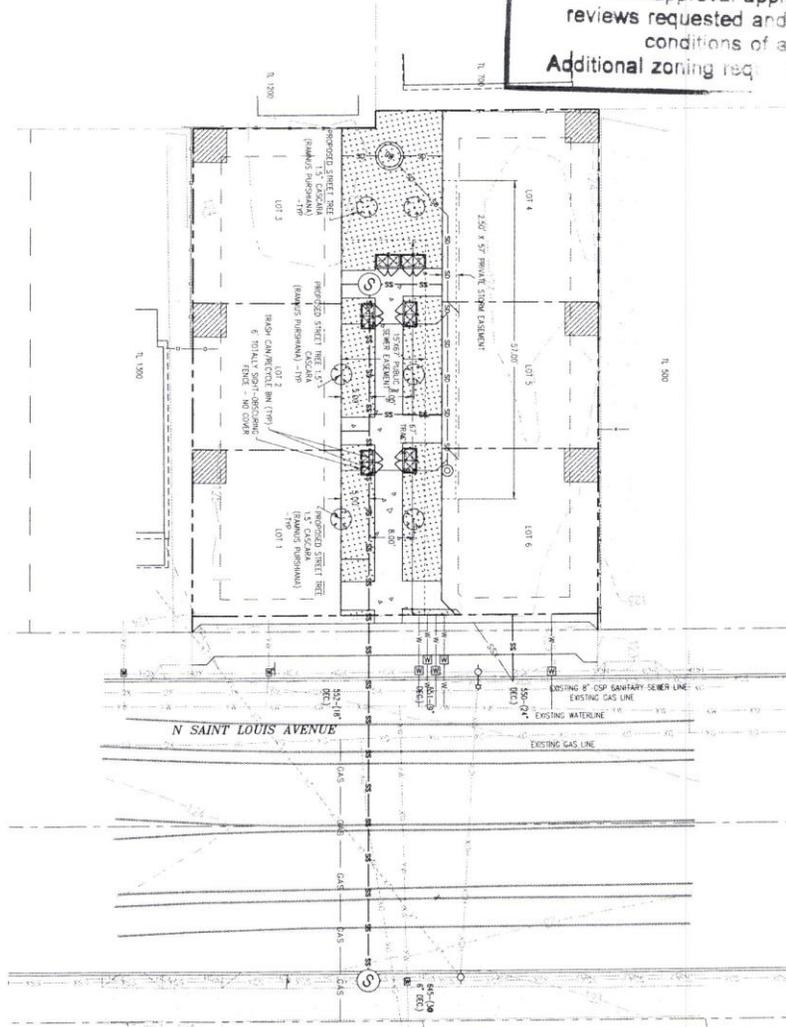
DATE	DESCRIPTION	BY	DATE
07/27/19	PERMIT		
07/27/19			
07/27/19			
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07/27/19			
07/27/19			
07/27/19			
07/27/19			
07/27/19			

N ST. LOUIS AVE LOTS 1,2,3 - PORTLAND OR.
 FOR: DBS GROUP LLC

EMERIO
 Design
 8445 SW FALLBROOK PL, SUITE 100
 BEAVERTON, OREGON 97008
 PH: (503) 748-8812
 FAX: (503) 636-9292

Approved
City of Portland
 Bureau of Development Services
 Planner Rodney Jennings
 Date 10/24/19

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



- LEGEND**
- BOUNDARY LINE
 - - - ADJACENT/ADJOINING LOT LINE
 - CENTER LINE ROW
 - EXISTING GEODESIC TREE
 - EXISTING CONIFERUS TREE
 - EXISTING CONIFER SEWER MANHOLE
 - EXISTING WATER METER
 - EXISTING GAS VALVE
 - EXISTING GAS METER
 - EXISTING SANITARY SEWER LINE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING WATER LINE
 - EXISTING FIRELINE
 - PROPOSED SANITARY LATERAL
 - PROPOSED WATER METER

CASE NO. 19-163135 AD
EXHIBIT C.4

1	1
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EMERIO
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 TEL: (503) 639-9922
 www.emeriodesign.com

REVISIONS	
NO.	DESCRIPTION

TREE EXHIBIT

8521 N ST. LOUIS AVENUE
TAX MAP T1N R1W 01CD
TAX LOT 600
PORTLAND, OREGON