



**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  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 12, 2020  
**To:** Interested Person  
**From:** David Besley, Land Use Services  
503-823-7282 / [David.Besley@portlandoregon.gov](mailto:David.Besley@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 20-108375 AD**

#### **GENERAL INFORMATION**

**Applicant:** Tom Jaleski | Code Unlimited LLC  
12655 SW Center St, Ste 350 | Beaverton, OR 97005  
503-488-5651 | [Tom.Jaleski@codeul.com](mailto:Tom.Jaleski@codeul.com)

**Owners:** Vonda and Walter Moberg  
1124 NW Couch St, Ste 300 | Portland, OR 97209  
3420 SE 36th Ave | Portland, OR 97202

**Site Address:** 6353 SE YAMHILL ST

**Legal Description:** LOT 1, PARTITION PLAT 2015-34  
**Tax Account No.:** R649661330  
**State ID No.:** 1S2E05BC 00301  
**Quarter Section:** 3136, 3137

**Neighborhood:** Mt. Tabor, contact Stephanie Stewart at [contact.MTNA@gmail.com](mailto:contact.MTNA@gmail.com)  
**Business District:** None  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010 x313

**Zoning:** R5 (Single-Dwelling Residential 5,000)

**Case Type:** AD (Adjustment Review)  
**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee.

#### **Proposal:**

The applicant proposes to construct a new three-story house with an attached garage, including a stairway bulkhead for access to a roof maintenance platform, on a 7,578 square foot vacant site. The site borders rights-of-way to the west and to the east (SE Yamhill Street) and will be accessed via a driveway and garage from the east side. The Portland Zoning Code limits the building height in this zone to 30 feet (Section 33.110.215, Table 110-3). The

proposed development is on steeply sloping lot and is proposed at a maximum height of 40 feet (as measured from *Base Point 2*, which is the height from the lowest grade within a 5-foot horizontal distance of the exterior wall of the building to the top of the roof, minus 10 feet). An Adjustment is therefore required to increase the height limit from 30 feet to 40 feet.

*Note 1: The majority of the house is 31-feet – 10 inches in height (from Base Point 2); however, the flat rooftop includes an 8 foot – 2-inch tall stairway bulkhead to the roof (measuring 17-feet by 7.5-feet), which brings the overall maximum height to 40 feet. The roof also contains mechanical equipment and flue enclosures.*

*Note 2: A similar project (LU 17-114788 AD) was reviewed and approved in 2017. That house required four (4) Adjustments:*

- 1. To increase the maximum length of the garage wall facing the street from 50 percent to approximately 92 percent;*
- 2. To increase the maximum building coverage from 2,637 square feet to 2,696 square feet;*
- 3. To increase the paving/vehicle area limit from 40 percent to approximately 43 percent; and*
- 4. To increase the height limit from 30 feet to 31 feet – 2 inches.*

*Note 3: A 2019 residential building permit revision (15-192617 Rev 02 RS) to the construction of this house was approved in error by Planning and Zoning and subsequently cancelled. Removal of the retaining walls and modifications to the lower level of the structure resulted in a change to the base point elevation of the site that was used for height measurement of the building. The previous land use review (17-114788 AD), the original building permit plans, and the first revision all showed elevation contours of a finished grade on the site that allowed building height measurement using the, "Base Point 1," measurement technique described in Zoning Code Section 33.930.050, and Figure 930-6. The changes in this revision necessitated that the allowed building height be measured using the, Base Point 2," measurement technique, described in 33.930.050 and Figure 930-7. Using Base Point 2, the building design shown in the 2019 building permit revision (15-192617 Rev 02 RS) did not meet the building height approved in 17-114788 AD. The applicant therefore needed to revise the plans to comply with the allowed building height, or seek approval to exceed the allowed building height through an approved Adjustment. The Applicant chose the Adjustment route (and applied for this Adjustment (LU 20-108375 AD).*

*The redesigned house included replacing the pitched roof and enclosed top floor of the previous design with a flat roof, roof maintenance platform and stairway bulkhead. Because the only changes to the house design – as they relate to the Adjustments – are to the roof/ stairway bulkhead, only one Adjustment (to the maximum height) is requested for the revised project. The design of this house maintains the same garage wall length, building coverage, and paving/ vehicle area as the previous design. All of the other Adjustment approvals remain valid until their expiration date three years from the final 2017 Adjustment Decision.*

#### **Relevant Approval Criteria:**

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 7,578 square foot site is bordered by SE Yamhill Street on the west and east, and slopes steeply upward from west to east. The site is considered a through lot, which means front setbacks apply to both east and west lot lines. The surrounding vicinity is developed with primarily single-dwelling and multi-dwelling residences and is adjacent to Mt. Tabor Park to the east. The site is currently vacant.

**Zoning:** The R5 zone is a single-dwelling zone that is intended to preserve land for housing, and to provide housing opportunities for individual households. Development standards are

intended to allow for flexibility of development while maintaining compatibility within the City's various neighborhoods.

**Land Use History:** Prior land use case history on the site is limited to the following review:

LU 17-114788 AD: Approval of four (4) Adjustments for a new 3-story house:

1. To increase the maximum length of the garage wall facing the street from 50 percent to approximately 92 percent;
2. To increase the maximum building coverage from 2,637 square feet to 2,696 square feet;
3. To increase the paving/vehicle area limit from 40 percent to approximately 43 percent; and
4. To increase the height limit from 30 feet to 31 feet – 2 inches.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **April 28, 2020**. The following Bureaus have responded with the following information:

- The Bureau of Transportation responded with no concerns regarding the requested Adjustment and included information about driveways and curb cuts (Exhibit E-1)
- The Life Safety Section of the Bureau of Development Services (BDS) responded with no concerns regarding the requested Adjustment and provided Building Code information. They also recommended the applicant request a Preliminary Life Safety Meeting to verify building code requirements (Exhibit E-2); and
- The Bureau of Environmental Services (BES) responded no concerns regarding the requested Adjustment and noted that the proposed project will add greater than 500 square feet of new impervious area and will therefore trigger the requirements of the City's Stormwater Management Manual (SWMM). BES will require a detailed stormwater management plan for this project during building permit review (Exhibit E-3).

The following Bureaus have responded with no concerns regarding the requested Adjustment (Exhibit E-4):

- Site Development Review Section of BDS;
- The Water Bureau; and
- The Fire Bureau.

**Neighborhood Review:** Two written responses were submitted in opposition to the proposal (Exhibit F-1 and F-2). The first letter (Exhibit F-1) was submitted by eight neighbors on SE Yamhill and a summary of their comments and concerns follows:

- A 2019 plan revision removed a series of retaining walls, triggering the recalculation of the proposed height, finding that Base Point 2 was the relevant elevation and that the proposal did not meet the height code limit.
- Other changes to the design of the house beyond the roof/roof deck have been made since the original 2017 Adjustment (*LU 17-114788 AD*).
- The design is inconsistent with language in a draft of the Residential Infill Project.
- The proposed building would not reflect the general building scale and placement of houses in either the immediate vicinity or the city's neighborhoods in general.
  - Approval of the Adjustment request will result in a 4 story houses that look even taller from the downhill side.
  - The tallest/west elevation faces four houses (6300-6330) that are one to two stories facing the street and the proposal will loom over these houses.
- The proposal will not promote options for privacy for neighboring properties because the roof deck is designed to afford views over its neighbors and into the fenced yards and windows of its neighbors on all sides.
- The proposal would adversely impact livability of the neighborhood by visually dominating the sidewalk frontage. Yamhill is a popular walking path into Mt. Tabor Park; and the west elevation, spanning the entire width of the lot minus setbacks will be dominated by a 19' tall fortress like concrete wall.
- The proposed height adjustment compounds the impact of the earlier adjustments.

- The perceived mass of the building will be greater because the maximum building coverage has been exceeded.
- The increase of allowable garage wall from 50% to 92% of the uphill street façade and the increase in allowable paving area negatively impacts the livability and appearance of the neighborhood. One street-facing façade would be almost entirely garage doors and the other street-facing façade would include a 19' tall, windowless concrete wall.
- The proposed height adjustment has not been mitigated to the extent practical.
- Over the last four years we have been asked to review documents that had incorrect calculations twice, including in 2019 when the revisions were approved and then rescinded when we brought an error to the attention of the BDS.

The second letter (Exhibit F-1, from a neighbor who also signed the first letter) implies that, by exceeding the maximum height, this house will be “in violation” of the code. Because they are adjacent to the north of the subject site, they have concerns about impacts to their privacy and the loss of sunlight, which will negatively impact their ability to garden and grow food.

**Staff Response:** Regarding the comments about the Residential Infill Project, this is not an approved or adopted set of standards and therefore cannot be considered as part of this review. Per Zoning Code Section 33.700.080.A.1, only the zoning regulations in effect at the time a complete land use review application has been received apply to the proposal.

Regarding the comments about the proposal being in violation of the code, the Adjustment process is a legal discretionary review which enables certain standards, including maximum height, to be adjusted. An increase to the maximum height, if approved through an Adjustment, would not be a code violation.

Relevant concerns are addressed in the Zoning Code Approval Criteria findings below.

## ZONING CODE APPROVAL CRITERIA

### 33.805.040 Adjustment Approval Criteria

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

**Findings:** The applicant is proposing to build a new 3-story house which requires an Adjustment to increase the height limit from 30 feet to 40 feet. The relevant purpose statement and associated findings are found below:

#### 33.110.215 Height

*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 and placement of houses in the city's neighborhoods.*

The proposed 4,649 square foot house includes a 1,140 square foot basement with 599 square feet of unconditioned storage space, a 1,342 square foot first floor, a 2,167 square foot second floor, a 17-foot by 7.5-foot stairway bulkhead to access the roof, and a 9-foot by 11-foot roof maintenance platform (enclosed with a guard rail). The vast majority of the house is 31-feet – 10 inches in height (from Base Point 2) and therefore only 1 foot, 10 inches over the maximum allowed height in this zone. It is the stairway bulkhead accessing the flat roof, which measures 8 feet – 2-inches tall, that brings the overall maximum height to 40 feet. The roof also contains mechanical equipment and flue enclosures.

The proposed house is in an area where it is common for houses to appear two-stories when viewed from the road above and three stories when viewed from below, due to the

steep grade. The stairway bulkhead to the roof is relatively small and will not appear as a full fourth story; it is only 7.5 feet wide when viewed from SE Yamhill, and is stepped back over 35 feet from west and east edges of the roof. Due to the topography and the distance this bulkhead is set back from the roof edges, the stairway bulkhead would not be visible when viewed from the lower, west side of Yamhill Street, and would be over 80 feet (horizontal distance) from the higher, east side of Yamhill Street.

The basement does not have any west facing windows or doors, but this blank façade, combined with the retaining walls below and to the west of the house, will create the appearance of a more massive building scale than surrounding houses. Staff therefore is requiring a condition of approval that a minimum of two large evergreen trees be planted between the west façade of the house and SE Yamhill Street to the west in order to soften the appearance of these blank concrete walls. As conditioned, this development will be consistent with the appearance of other houses in the area.

While there are windows, doors, and porches proposed on the second story, they are less than 30 feet in height, thereby meeting the height standard. While there is a 99 square foot maintenance platform on the roof, it is set back about 10 feet from the north and south edges of the building and 15 feet from the north and south property lines. It is also set back 30 feet from the west edge of the roof and about 50 feet from the west property line and will therefore not be visible from SE Yamhill Street below or the immediate downslope neighbors. Because the stairway bulkhead and mechanical equipment form the eastern edge of the roof maintenance platform, it will not be visible when viewed from the uphill (east) side of SE Yamhill Street. Additionally, there is a cluster of large fir trees along the northern neighbor's property that provides screening. The additional height and roof maintenance platform will therefore not have an impact on privacy for neighboring properties.

With the condition that a minimum of two large evergreen trees be planted and maintained between the west façade of the house and SE Yamhill Street to the west, 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:** As noted above, the proposed house is in an area where it is common for houses to appear two-stories when viewed from the road above and three stories when viewed from below. As noted above, the stairway bulkhead of the proposed residence is relatively narrow when viewed from SE Yamhill Street to the east and west, is set back a significant distance from the edge of the roof and thus largely obscured from the street and downslope neighbors; it will therefore not have the appearance of a fourth story. As noted above, staff is requiring a condition of approval to plant a minimum of two large evergreen trees between the west façade of the house and SE Yamhill Street to the west in order to soften the appearance of these concrete walls.

With the tree planting condition, this criterion is met.

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

**Findings:** The overall purpose of the R5 zone is to preserve land for housing, and to provide housing opportunities for individual households. The development standards intend to preserve the character of neighborhoods and promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The site development standards allow for flexibility of development while maintaining compatibility within the City's various neighborhoods.

The proposal supports the residential use and the cumulative effect of the adjustments, which are for the most part minor increases over what is allowed and are consistent with the appearance of the area, and have no impacts on safety, privacy, energy conservation, or recreational opportunities.

As conditioned, this criterion is met.

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

**Findings:** City designated scenic resources are identified on the Official Zoning Map with a lower case “s” and historic resources are designated by a large dot or as being within the boundaries of a Historic or Conservation district. 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:** As noted above, in order to mitigate the appearance of the basement’s blank façade and retaining walls, staff is requiring that a minimum of two large evergreen trees be planted between the west façade of the house and SE Yamhill Street to the west in order to soften the appearance of these blank concrete walls.

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 Map with either a lowercase “p” (Environmental Protection overlay zone) or a “c” (Environmental Conservation overlay zone). No environmental zoning is applied to the site; therefore, this criterion is not applicable.

## **DEVELOPMENT STANDARDS**

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## **CONCLUSIONS**

The applicant is requesting an Adjustment to increase the maximum building height limit from 30 feet to 40 feet to construct a new three-story house with an attached garage, including a stairway bulkhead for access to a roof maintenance platform. The proposed house is in an area where it is common for houses to appear two-stories when viewed from the road above and three stories when viewed from below, due to the steep grade. The stairway bulkhead to the roof is relatively small, only 7.5 feet wide, would not be visible when viewed from lower (west) side of Yamhill Street, and would be over 80 feet from the higher (east) side of Yamhill Street.

The basement does not have any west facing windows or doors and this blank façade, combined with the retaining walls below and to the west of the house, will create the appearance of a more massive building scale than surrounding houses. Staff therefore is requiring as a condition of approval that a minimum of two large evergreen trees be planted between the west façade of the house and SE Yamhill Street to the west in order to soften the appearance of these blank concrete walls.

The roof maintenance platform is set back about 10 feet from the north and south edges of the roof, 30 feet from the west edge of the roof and will therefore not be visible from SE Yamhill

Street below or the immediate downslope neighbors. Additionally, there is a cluster of large fir trees along the northern neighbor's property that provides screening. The additional height and roof maintenance platform will therefore not have an impact on privacy for neighboring properties.

As conditioned, the proposal meets the applicable approval criteria and should therefore be approved.

## ADMINISTRATIVE DECISION

Approval of an Adjustment to increase the maximum building height limit from 30 feet to 40 feet (Section 33.110.215, Table 110-3) for a new house per the approved site plans, building elevations and roof plan, Exhibits C.1 through C.4, and subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related condition (B) 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 20-108375 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. A minimum of two large evergreen trees must be planted and maintained between the west façade of the house and SE Yamhill Street to the west.

Staff Planner: David Besley



Decision rendered by: \_\_\_\_\_ on June 9, 2020.

By authority of the Director of the Bureau of Development Services

Decision mailed: June 12, 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 January 22, 2020, and was determined to be complete on April 22, 2020.

*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 January 22, 2020.

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 20, 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, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received by 4:30 PM on June 26, 2020. **Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be e-mailed to [BDSLUSTeamTech@portlandoregon.gov](mailto:BDSLUSTeamTech@portlandoregon.gov) and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. An appeal fee of \$250 will be charged. Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations for the appeal of Type II and Ix decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

**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 **June 26, 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:

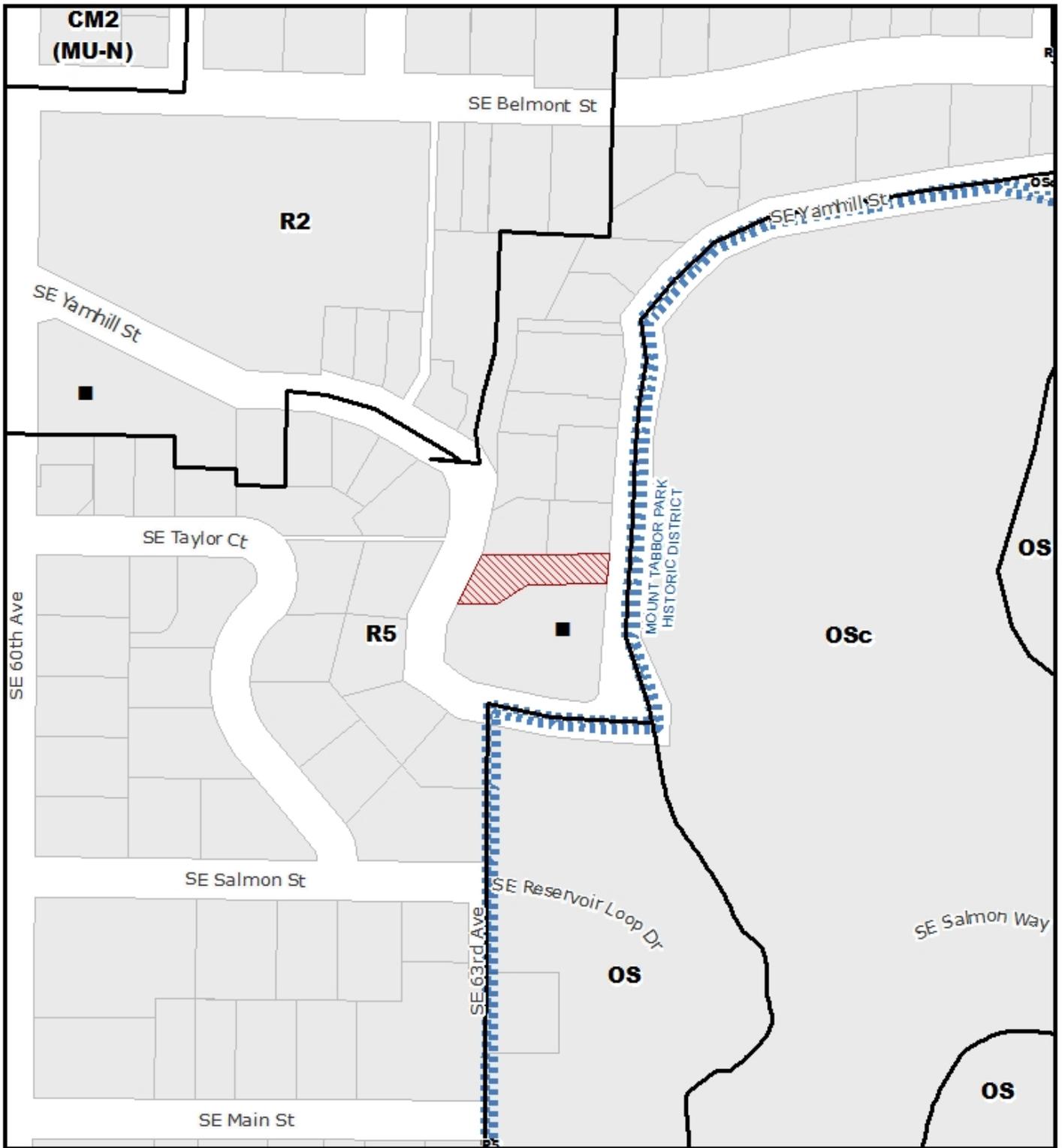
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. South Elevation (attached)
  - 3. East Elevation (attached)
  - 4. North Elevation (attached)
  - 5. West Elevation (attached)
  - 6. Roof plan (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Transportation Engineering and Development Review
  - 2. Life Safety Section of BDS
  - 3. Bureau of Environmental Services
  - 4. Bureaus responding with "no concern"
- F. Correspondence:
  - 1. May 19, 2020, letter of opposition from:
    - Abe and Jennie Cambier
    - Michael Niedermeier
    - Jerry and Katie Shrall
    - David and Auna Cho
    - Dennis Doht
    - Claire Johnson
    - Davol Tedder & Steve Seifert
    - Angela Dean and Ricky Hendry
  - 2. May 18, 2020 letter of opposition from David and Auna Cho
- G. Other:
  - 1. Original LU Application and Receipt
  - 2. Incomplete letter from BDS staff to applicant sent February 4, 2020

**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



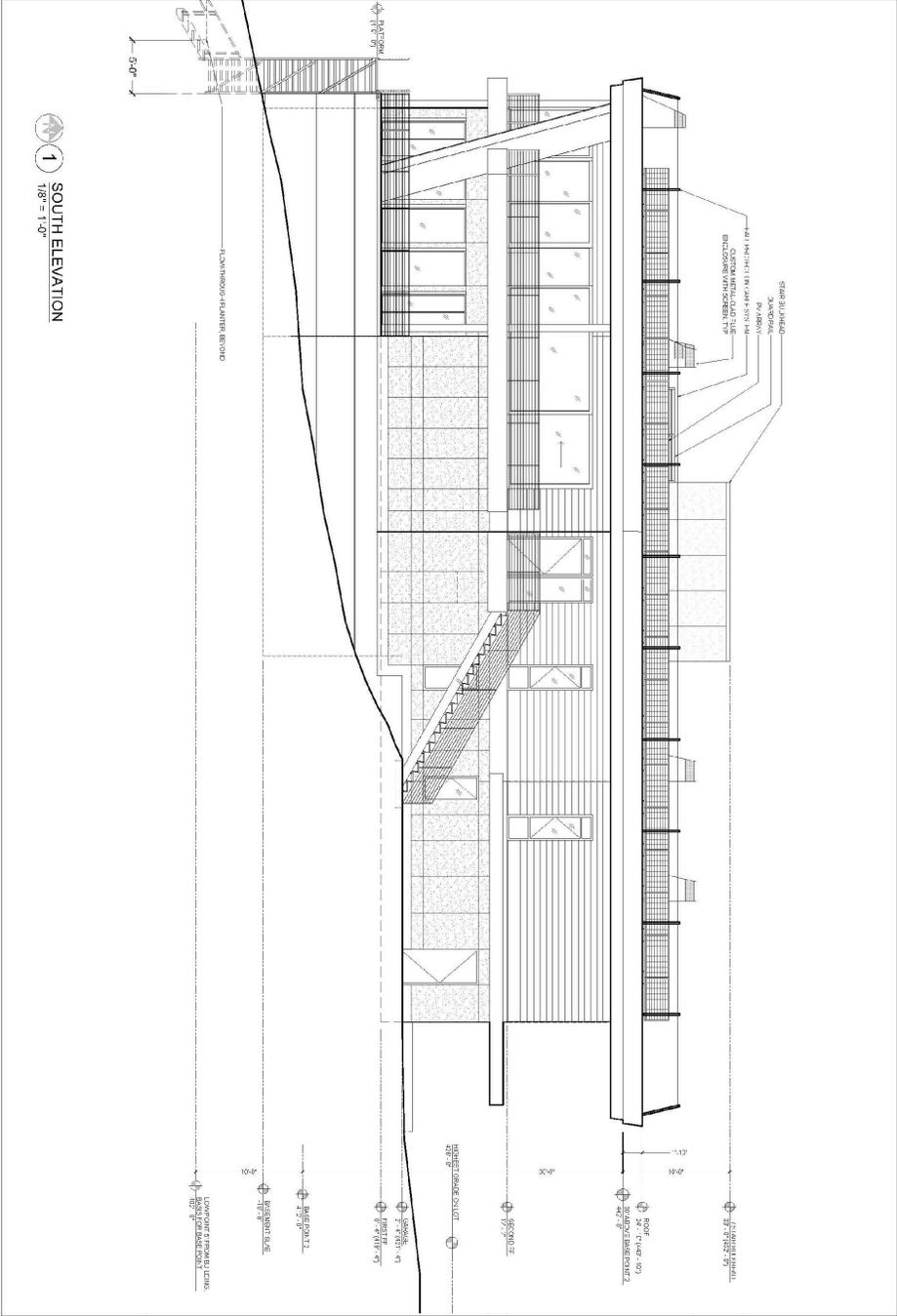
Site



Historic Landmark

File No.	LU 20 - 108375 AD
1/4 Section	3137, 3136
Scale	1 inch = 163 feet
State ID	1S2E05BC 301
Exhibit	B Jan 24, 2020






  
**1** SOUTH ELEVATION
   
 1/8" = 1'-0"

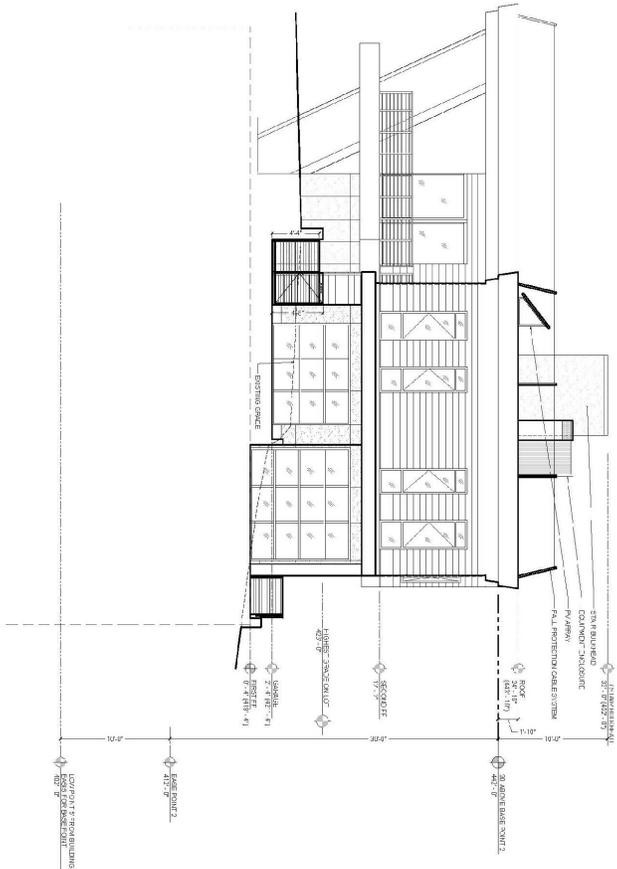
**RESIDENCE FOR  
 WALTER & VONDA  
 MOBERG**

**PROPOSED SOUTH ELEVATION**

6347 SE YAM-HILL ST, PORTLAND, OR 97215 (PAREN FARCE.) © 508.227.0617 F.508.227.0618

**MOBERG RES.**  
 02.07.2020  
 A3.1 SK


  
**1** EAST ELEVATION
   
 1/8" = 1'-0"

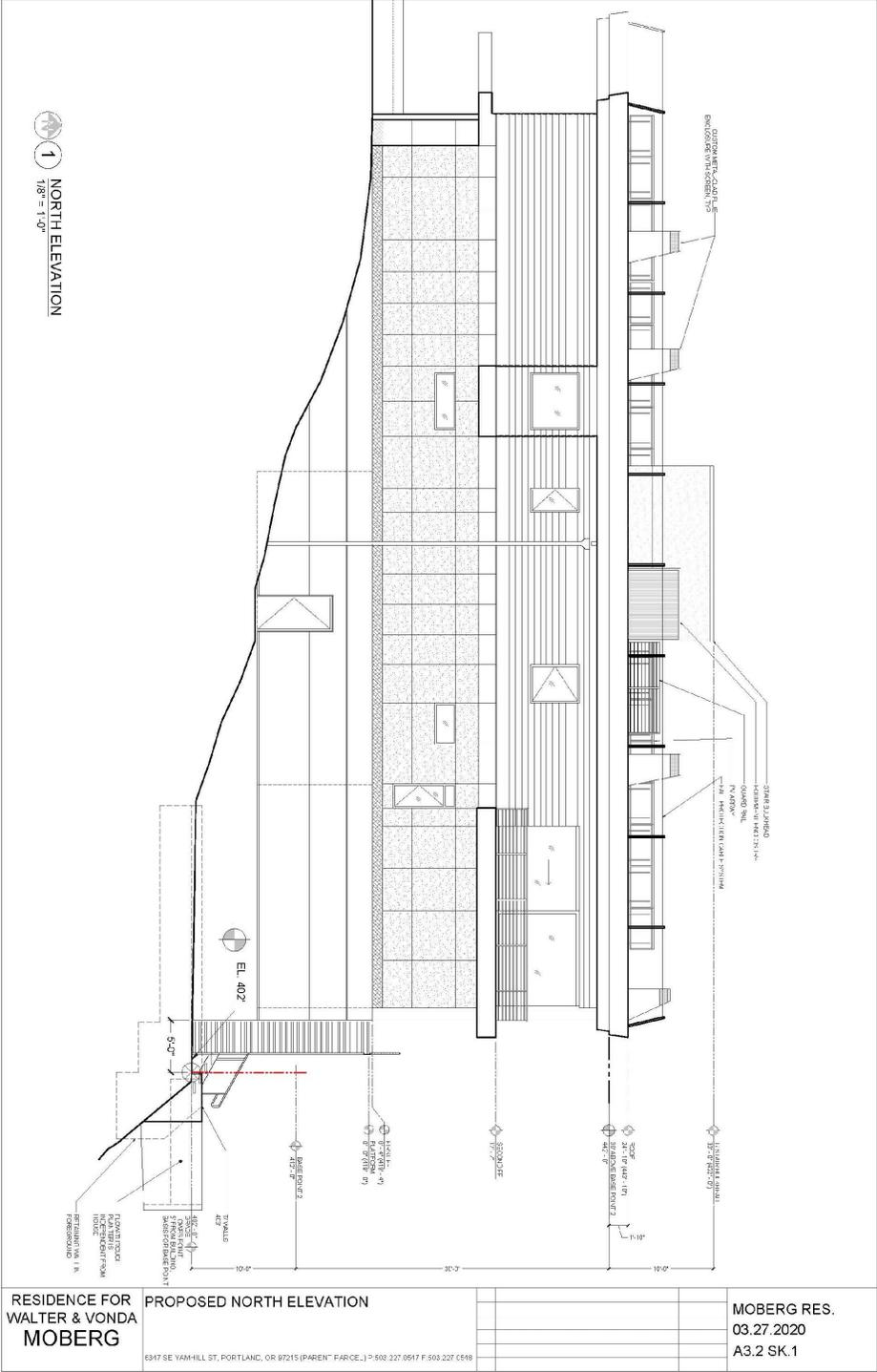


RESIDENCE FOR  
 WALTER & VONDA  
 MOBERG

PROPOSED EAST ELEVATION

5347 SE YAM-HILL ST, PORTLAND, OR 97215 (PARENT PARCELS) P: 503.227.0517 F: 503.227.0518

MOBERG RES.  
 02.07.2020  
 A3.3 SK

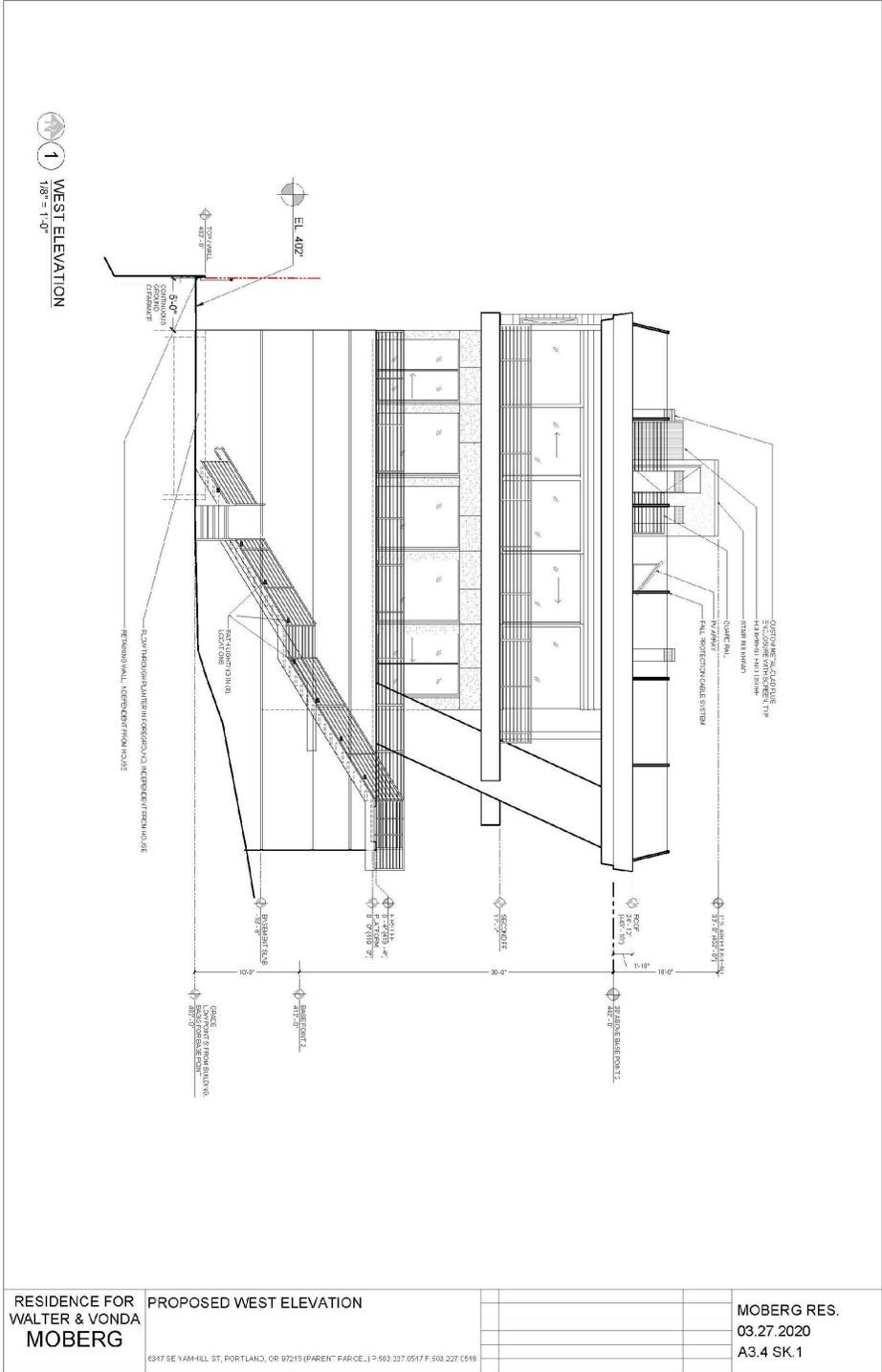


RESIDENCE FOR  
WALTER & VONDA  
MOBERG

PROPOSED NORTH ELEVATION

6347 SE YAM-HILL ST., PORTLAND, OR 97215 (PAREN" FARCE.) P 503.227.0617 F 503.227.0618

MOBERG RES.  
03.27.2020  
A3.2 SK. 1



RESIDENCE FOR  
WALTER & VONDA  
MOBERG

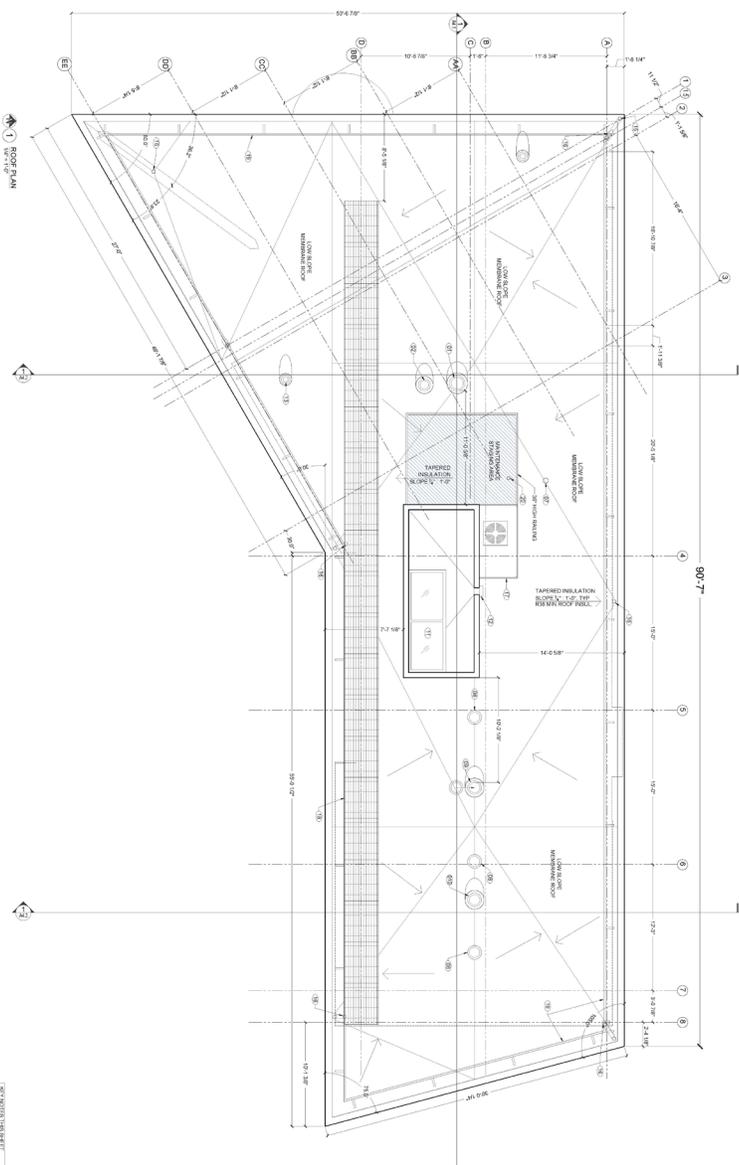
PROPOSED WEST ELEVATION

6347 SE YAM HILL ST, PORTLAND, OR 97215 (PARENT PARCEL) P: 503.227.0517 F: 503.227.0518

MOBERG RES.  
03.27.2020  
A3.4 SK.1

RESIDENCE FOR  
WALTER & VONDA  
MOBENS

DATE: 11/11/88  
DRAWN BY: J. MOHR  
CHECKED BY: J. MOHR  
SCALE: AS SHOWN



NO.	DATE	DESCRIPTION
1	11/11/88	ISSUED FOR PERMITS
2	11/11/88	REVISIONS
3	11/11/88	REVISIONS
4	11/11/88	REVISIONS
5	11/11/88	REVISIONS
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