



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

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Date: September 29, 2021
To: Interested Person
From: David Besley, Land Use Services
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **partially 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 21-058956 AD

GENERAL INFORMATION

Applicant: Daniel Keller
DK Design Studio
715 SE 35th Avenue
Portland OR 97214

Owners: Monica Skordilis and Kyle Pepin
2533 NW Savier St
Portland, OR 97210

Site Address: 2533 NW SAVIER ST

Legal Description: BLOCK 319 E 1/2 OF LOT 4, BALCHS ADD
Tax Account No.: R051001090
State ID No.: 1N1E29DD 16000
Quarter Section: 2826

Neighborhood: Northwest District, contact Greg Theisen at 503-227-5430.
Business District: Nob Hill, contact at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Zoning: RM1 (Residential Multi-Dwelling 1)

Case Type: AD (Adjustment Review – 5 Concurrent Adjustments)
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

The applicant is proposing to enclose an existing 89 square foot covered porch located at the northwest corner of the existing 947 square foot single-story house and build a new 265 square foot detached exercise/office structure on the northeast corner of the site. The Portland Zoning Code requires that structures be set back a minimum of 5 feet from the side and rear lot lines

in the RM1 zone (Section 33.120.220; Table 120-3). Because the northwest portion of the existing house is located 4 feet – 5.5 inches from the west side lot line and the porch enclosure will involve extending the existing western wall, an Adjustment is required to reduce the minimum west side building setback from 5 feet to 4 feet – 5.5 inches.

The detached accessory structure is proposed to be located 0 feet from the east side lot line and 6 inches from the rear (north) side lot line. Two Adjustments are therefore required to reduce the minimum east side building setback from 5 feet to 0 feet and to reduce the minimum rear (north) building setback from 5 feet to 6 inches.

Additionally, the Portland Zoning Code allows eaves to project up to 2 feet into a required setback, provided the eave is at least 3 feet from a lot line (Section 33.120.220.D.2). While the north and east facades of the detached accessory structure are not proposed to have eaves, the west eave is proposed to be 3 feet in length and extend as close as 2 feet to the west side lot line. An additional Adjustment is therefore required to allow eaves to be up to 2 feet from the west side property line.

While the size of the proposed detached accessory structure will be 265 square feet, the structure also includes a 35 square foot covered patio on the southwest corner of the structure. Combined with the existing 1,045 square foot building coverage of the existing house (including covered porches), the total building coverage is proposed to be 1,345 square feet. The Portland Zoning Code allows a maximum building coverage of 50% of the site area (Section 33.120.225, Table 120-3). Because the site area is 2,500 square feet, an Adjustment is requested to increase the maximum building coverage from 1,250 square feet (50% of the site area) to 1,345 square feet (53.8% of the site area).

To summarize, the applicant is proposing a porch enclosure and a new detached accessory structure which requires five (5) Adjustments:

1. To reduce the minimum west side building setback from 5 feet to 4 feet – 5.5 inches for the proposed porch enclosure;
2. To reduce the minimum east side building setback from 5 feet to 0 feet for the proposed detached accessory structure;
3. to reduce the minimum rear (north) building setback from 5 feet to 6 inches for the proposed accessory structure;
4. To allow eaves to be up to 2 feet from the west side property line; and
5. To increase the maximum building coverage from 1,250 square feet (50% of the site area) to 1,345 square feet (53.8% of the site area).

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 2,500 square foot site is located on the north side of NW Savier Street, about 170 feet west of the intersection of NW Savier Street and NW 25th Avenue. The site slopes slightly upward from south to north and is developed with a 947 square foot 1.5 story house. The surrounding vicinity is developed with 1.5 to 3-story single and multi-dwelling residences to the east, south, and west, and a mix of higher density housing and commercial development along NW Thurman Street one block to the north.

Zoning: The RM1 zone is a low-scale multi-dwelling zone that is generally applied in locations intended to provide a transition in scale to single-dwelling residential areas, such as the edges of mixed-use centers and civic corridors, and along or near neighborhood corridors. Allowed housing is characterized by one to three story buildings that relate to the patterns of residential neighborhoods, but at a somewhat larger scale and building

coverage than allowed in the single-dwelling zones. The major types of new development will be duplexes, triplexes, rowhouses, courtyard housing, small apartment buildings, and other relatively small-scale multi-dwelling and small-lot housing types that are compatible with the characteristics of Portland's residential neighborhoods.

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

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **August 2, 2021**. The following Bureaus have responded as follows:

- The Portland Bureau of Transportation responded with no concerns regarding the Adjustment review and included information about Title 17 (Transportation Plan) requirements (Exhibit E.1);
- The Life Safety Review Section of the Bureau of Development Services (BDS) responded with no concerns regarding the Adjustment review, but noted the construction as proposed will not meet prescriptive lateral design requirements. A lateral design analysis by an Architect or Engineer licensed in Oregon and based on the Oregon Structural Specialty Code is required. Additionally, heated space within a dwelling must meet insulation standards and exterior walls less than three feet to a property line must be one-hour fire-rated with no openings allowed (Exhibit E.2); and
- The Bureau of Environmental Services (BES) responded with no concerns regarding the Adjustment review and noted that building plans for this project must include a detailed site utility plan which shows proposed and existing sanitary connections, as well as stormwater management (Exhibit E.3).

The following Bureaus have responded with no concerns (Exhibit E.4):

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

Neighborhood Review: One written response was received from a neighbor (Exhibit F.1). A summary of concerns about the proposal are as follows:

1. Drainage could be an issue due to the increase in building coverage, and water may run off into her lot;
2. The amount of green space visible from her house will be reduced;
3. The proposed structure would exceed the maximum building coverage and ignore the historic nature of the house;
4. A mature cherry tree in her yard might be damaged due to the foundation impacting the root structure.

Staff Response: Regarding the concern about drainage and water runoff, as noted in the BES comments above, a stormwater management plan must be submitted and approved (Exhibit E.3). Relevant concerns are addressed in the Zoning Code Approval Criteria section below.

ZONING CODE APPROVAL CRITERIA

33.805.040 Adjustment 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 enclose an existing 89 square foot covered porch located at the northwest corner of the existing house and build a new 265 square foot detached exercise/office structure on the northeast corner of the site, which requires five Adjustments:

1. To reduce the minimum west side building setback from 5 feet to 4 feet – 5.5 inches for the proposed porch enclosure;
2. To reduce the minimum east side building setback from 5 feet to 0 feet for the proposed detached accessory structure;
3. To reduce the minimum rear (north) building setback from 5 feet to 6 inches for the proposed accessory structure;
4. To allow eaves to be up to 2 feet from the west side property line; and
5. To increase the maximum building coverage from 1,250 square feet (50% of the site area) to 1,345 square feet (53.8% of the site area).

The relevant purpose statements and associated findings are found below:

Setback Adjustments #1 - #4

33.120.220 Setbacks

The setback regulations for buildings and garage entrances serve several purposes:

- ***They maintain light, air, separation for fire protection, and access for fire fighting;***
- ***They reflect the general building scale and placement of multi-dwelling development in the city's neighborhoods;***
- ***They promote a reasonable physical relationship between residences;***
- ***They promote options for privacy for building residents and neighboring properties;***
- ***They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity;***
- *Setback requirements along transit streets create an environment that is inviting to pedestrians and transit users; and*
- *They provide room for a car to park in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.*

The porch that is proposed to be enclosed is already covered with a roof, and partially framed with a column and railings. Fully enclosing this relatively small, 89 square foot area will not impact privacy. If anything, privacy will be increased as the partially open porch will be walled in and only clerestory windows are proposed. The enclosure would not expand the footprint of the house closer to the neighboring house to the west. The minor 6.5-inch setback reduction would maintain a reasonable physical relationship between residences and maintain the light, air, and separation for fire protection.

The proposed 265 square foot detached exercise/office structure will be only 10.5-feet tall with a flat shed roof will help reduce the overall building scale and will not be significantly taller than the 7-foot-tall fence running along the side and rear property lines. This relatively low-profile structure has neither windows nor doors on the setback-encroaching facades (north and east) and will thus enable privacy for neighboring properties. The porch enclosure and proposed accessory structure will allow for required outdoor areas and allow for architectural diversity.

Because the proposed eaves are 3 feet in depth and only 2 feet from the west side lot line, they will have a cumulative impact on the neighbors to the west, as there is an additional west side setback Adjustment for the porch enclosure (Adjustment #1). This proposed eave length would have a minor but avoidable impact to the light and air available to the neighboring residential site to the north, and is not reflective of development in the neighborhood which generally consists of buildings with shorter eaves. Staff therefore recommends that the eave along the western façade be reduced to be no closer than 3 feet from the west lot line, thereby meeting the eave setback requirements (Section 33.120.220.D.2).

Primary dwelling units and detached accessory structures built within side and rear lot line setbacks are common in this area, including the neighboring properties to the west and several lots across the street (on the south side of NW Savier Street). This proposal will therefore be reflective of and compatible with the general building pattern of the area, as well as the building scale and placement of residences and detached accessory structures in this neighborhood.

The Fire Bureau has reviewed the request for reduced wall and eave setbacks and offered no concerns with regards to separation for fire protection, or access for fire fighting.

As conditioned, the proposal meets this purpose statement.

Building Coverage Adjustment

33.120.225 Building Coverage

The building coverage standards, along with the height and setback standards, limit the overall bulk of structures. They assure that larger buildings will not have a footprint that overwhelms adjacent development. The standards help define the character of the different zones by determining how built-up a neighborhood appears.

As noted above, the proposed exercise/office structure is a low-profile, single-story building with a maximum height of 10.5 feet. The existing house on site is a 1.5-stories, though the maximum height allowed in this zone is 35 feet and three-story residential buildings are common in the area. The lower-than-average height helps offset the overall bulk of the proposal.

The 95 square foot increase in the allowable building coverage is relatively small, making up only 3.5% of the site area. Furthermore, 35 square feet of this building coverage increase includes a covered patio on the southwest corner of the proposed accessory structure. Because this covered deck is open on two sides (south and west), this portion of the exercise/office structure will not increase the visual bulk.

The proposed 3-foot eave on the west façade does not contribute to building coverage because eaves are exempt from being included as building coverage; however, the eave would add additional bulk when viewed from the north and requires an additional setback Adjustment. Staff therefore recommends that the eave along the western façade be reduced to meet the eave setback standards.

With the condition that the western eave meet setback requirements, 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 subject lot is in the RM1 zone, a multi-dwelling residential zone, and is in a neighborhood with a mix of primarily 1.5 to 3-story single and multi-dwelling residences. As noted above, primary dwelling units and detached accessory structures built within side and rear setbacks are common in this area. The exercise/office structure would not contain windows or doors on the north and east facades; therefore, it will not impact the privacy of neighbors who will be closest to the new structure. The porch that is proposed to be enclosed is already covered with a roof and will not expand closer to the neighboring house to the west; the minor 6.5-inch setback reduction would maintain a similar appearance.

In order to improve the appearance of the structure from neighbors, particularly from the north and west, a condition will require that the western eave of the exercise/office structure be reduced in depth to meet the eave setback standards. As conditioned, and

for the reasons listed above, the Adjustments requested for the proposed structure and porch enclosure will not detract from the livability or appearance of the residential area.

As conditioned, 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 RM1 zone is to preserve land for urban housing and to provide opportunities for multi-dwelling housing. Development standards in multi-dwelling zones work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. Detached accessory structures are allowed on sites in conjunction with a primary building.

The Adjustment to allow the eave to be within 2 feet of the west setback, combined with the building coverage Adjustment, the setback reduction Adjustments to the north and east for the new structure, and a setback reduction Adjustment to the west for the porch enclosure, results in cumulative impacts to the neighbors to the west and north. Staff therefore recommends that the eave along the western façade be reduced to meet the eave setback requirements. For the reasons described in approval criteria A and B above, the proposed exercise/office structure placement is otherwise consistent with the development pattern in this area and the proposed project is still consistent with the overall purpose of the zone.

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, the maximum height allowed in this zone is 35 feet and three-story residential buildings are common in the area. The relatively low 10.5 foot height of the new proposed office/exercise building helps mitigate the impacts from the requested Adjustments, as does maintaining a 1.5-story existing dwelling rather than building something new that is taller and bulkier. A condition that the eave along the western façade be reduced in order to meet the eave setback will help mitigate impacts resulting from the Adjustment requests. Otherwise, no adverse impacts have been identified for which mitigation would be required.

As conditioned, 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 proposing to enclose an existing 89 square foot covered porch located at the northwest corner of the existing 947 square foot single-story house and build a new 265 square foot detached exercise/office structure which requires 5 Adjustments:

1. To reduce the minimum west side building setback from 5 feet to 4 feet – 5.5 inches for the proposed porch enclosure;
2. To reduce the minimum east side building setback from 5 feet to 0 feet for the proposed detached accessory structure;
3. to reduce the minimum rear (north) building setback from 5 feet to 6 inches for the proposed accessory structure;
4. To allow eaves to be up to 2 feet from the west side property line; and
5. To increase the maximum building coverage from 1,250 square feet (50% of the site area) to 1,345 square feet (53.8% of the site area).

Enclosing this relatively small and already covered porch will improve privacy as it will be walled in and only clerestory windows are proposed. The enclosure would not expand the footprint of the house closer to the neighboring house to the west and the minor 6.5-inch setback reduction would maintain a reasonable physical relationship between residences and maintain the light, air, and separation for fire protection.

The proposed exercise/office structure will be only 10.5-feet tall with a flat shed roof will help reduce the overall building scale and will not be significantly taller than the 7-foot-tall fence running along the side and rear property lines. The relatively low-profile structure has neither windows nor doors on the setback-encroaching facades and will thus enable privacy for neighboring properties. The porch enclosure and proposed accessory structure will allow for required outdoor areas and allow for architectural diversity.

Because the proposed eaves are 3 feet in depth, and only 2 feet from the west side lot line, they will have a cumulative impact on the neighbors to the west, as there is an additional west side setback Adjustment for the porch enclosure. This proposed eave length would also have a minor but avoidable impact to the light and air available for the neighboring residential site to the north, and is not reflective of development in the neighborhood which generally consists of buildings with shorter eaves. Staff therefore recommends that the eave along the western façade be reduced to not be closer than 3 feet from the west lot line, thereby meeting the eave setback requirements. In other words, Adjustment #4 is not approved.

The maximum height allowed in this zone is 35 feet and three-story residential buildings are common in the area. The lower-than-average height of the proposed office/exercise structure and the existing 1.5 story house helps mitigate the Adjustment impacts. Furthermore, the 95 square foot increase in the allowable building coverage is relatively small, making up only 3.5% of the site area.

Primary dwelling units and detached accessory structures built within side and rear lot line setbacks are common in this area, including the neighboring properties to the west and several lots across the street. This proposal will therefore be reflective of and compatible with the general building pattern of the area, as well as the building scale and placement of residences and detached accessory structures in this neighborhood. The proposed project is consistent with the overall purpose of the zone. As conditioned, the proposal meets the applicable approval criteria and should be approved.

ADMINISTRATIVE DECISION

Approval of four of the five requested Adjustments:

1. To reduce the minimum west side building setback from 5 feet to 4 feet – 5.5 inches for the proposed porch enclosure (Section 33.120.220; Table 120-3);
2. To reduce the minimum east side building setback from 5 feet to 0 feet for the proposed detached accessory structure (Section 33.120.220; Table 120-3);
3. to reduce the minimum rear (north) building setback from 5 feet to 6 inches for the proposed accessory structure (Section 33.120.220; Table 120-3);
4. To increase the maximum building coverage from 1,250 square feet (50% of the site area) to 1,345 square feet (53.8% of the site area) (Section 33.120.225, Table 120-3)

to enclose an existing 89 square foot covered porch located at the northwest corner of the existing 947 square foot single-story house and build a new 265 square foot detached exercise/office structure, per the approved site plans, Exhibits C-1 through C-2, signed and dated September 17, 2021, 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 sheets on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 21-058956 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The eave at the western façade of the exercise/office structure must be reduced in depth to meet eave setback standards (Section 33.120.220.D.2).

Staff Planner: David Besley



Decision rendered by: _____ **on September 17, 2021.**
By authority of the Director of the Bureau of Development Services

Decision mailed: September 29, 2021

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on June 21, 2021, and was determined to be complete on July 28, 2021.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on June 21, 2021.

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: November 25, 2021.**

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, 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 October 13, 2021. The completed appeal application form must be emailed to LandUseIntake@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 IIX 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 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 **October 13, 2021** 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 Drawings (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 concerns (Site Development, Fire, and Water Bureaus)
- F. Correspondence:
 - 1. Sherry Charles, August 21, 2021, Comment Letter
- G. Other:
 - 1. Original LU Application and Receipt
 - 2. Incompleteness determination letter, dated July 15, 2021

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).