



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

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**Date:** December 9, 2021  
**To:** Interested Person  
**From:** Don Kienholz, Land Use Services  
503-865-6716 / [Don.Kienholz@portlandoregon.gov](mailto:Don.Kienholz@portlandoregon.gov)

## **NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

### **CASE FILE NUMBER: LU 21-075019 AD**

#### **GENERAL INFORMATION**

**Applicant:** Natasha Colburn and Richard Luedtke | [rjason@comcast.net](mailto:rjason@comcast.net)  
1515 SE Umatilla St  
Portland, OR 97202-7210

**Site Address:** 1515 SE UMATILLA ST

**Legal Description:** BLOCK 68 LOT 10&11 TL 16200, SELLWOOD  
**Tax Account No.:** R752711200  
**State ID No.:** 1S1E23DC 16200  
**Quarter Section:** 3832

**Neighborhood:** Sellwood-Moreland, contact David Schoellhamer at [chair.landuse.smile@gmail.com](mailto:chair.landuse.smile@gmail.com)  
**Business District:** Sellwood-Westmoreland, contact at 503 232-3330.  
**District Coalition:** Southeast Uplift, contact Nancy Champlin at [Nanci@seuplift.org](mailto:Nanci@seuplift.org)

**Plan District:** None

**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 proposal is to retroactively permit a 10x18-ft detached accessory building in the back yard of the subject site that will be 3-feet from the western property line and just over 5-ft from the eastern property line. The structure currently has two frosted clerestory windows on the west side that will be removed so the building is allowed to be located with side and rear setbacks under Portland Zoning Code Section 33.110.245.C.2.b. The subject site is 3,300 square feet in area. In the R5 zone, a lot of 3,300 sf allows for a maximum building coverage of 1,612 sf

(Portland Zoning Code Section 33.110.225 and Table 110-5) and requires an unobstructed outdoor area of at least 250-square feet with a minimum dimension of 12-ft x12-ft (33.110.240 and Table 110-4).

With the addition of the detached accessory building, the site would have a building coverage of 1,712 sf, exceeding the maximum allowed. Additionally, the placement of the detached accessory building is in the only area on the site with a minimum 12x12-ft square of unobstructed open area, although there is another area on site with more than 250-square feet of open area and several spaces measuring 11x20-feet. Because the addition of the detached accessory building increases the building coverage to 1,712 sf and there is no outdoor area measuring 12x12-ft, adjustments are necessary to increase the allowed maximum building coverage and to have an open area of 11x20 instead of 12x12.

**Relevant Approval Criteria:** In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in Portland Zoning Code Section 33.805.040.A through F.

## ANALYSIS

**Site and Vicinity:** The subject site is a 3,300 sf lot zoned R5 and developed with a one-story, single-family dwelling constructed in 1912. The property is located in the heart of the Sellwood neighborhood two blocks south of SE Tacoma, the major east-west street of the neighborhood, and between SE 13<sup>th</sup> Ave. and SE 17<sup>th</sup> Ave, the two major north-south streets in Sellwood that contain commercial development. Across the street to the south is Sellwood Middle School and the surrounding area consists of other early 20<sup>th</sup> century single-family homes. The block to the north is zoned RM1 and is a transition zone between the commercial zoning along SE Tacoma and the R5 zone of the area on SE Umatilla.

**Zoning:** The site is zoned R5, a medium density single-dwelling zone. The single-dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing and provide options for infill housing that is compatible with the scale of the single-dwelling neighborhood.

**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 **November 9, 2021**. The following Bureaus have responded with no concerns or objections:

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

**Neighborhood Review:** A total of three written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal. A summary of the responses is below:

- 11-28-21 Email response from Ann McManamon (Exhibit F.1.a through F.1.d) expressing concerns that the site is already below the typical size of an R5 zoned lot and the new structure covers a lot of the open space which could impact drainage. Additionally, the access to the back yard of the subject site is through a gate along the common lot line but at the time of the letter there was a wood pile and other materials that necessitated people crossing the neighbors yard to get to the gate. Lastly, the letter expressed the concern that the proposed structure appears intrusive and with the high clerestory windows facing the commentor’s yard, light can shine into the property.

**Staff Response:** Lot sizes in the R5 zone have a range of sizes with some being below the 5,000 square foot size generally considered a typical lot size and some much larger. When dividing property in the R5 zone, Portland Zoning Code section 33.610 and Table 610-2 provide the dimensional standards new lots must meet. Under Table 610-2, new lots are permitted to range in size from 3,000 square feet to 8,500 square feet. The subject site, at 3,300 square feet is on the smaller size but is within the range allowed of lots when created. Because of how maximum building coverage is determined in 33.110.225, smaller lots are permitted to have less building coverage than larger lots. The 3,300 square foot size of the subject lot does impact the allowed building coverage and is why the applicant has requested an Adjustment to the building coverage standard. Findings on the Adjustment to building coverage are discussed below.

As proposed, the detached accessory building is 5-feet 9-inches from the common property line with the commentor's lot (east side setback), which exceeds the minimum setback of the base zone. Because the structure meets the base zone setbacks as well as those for detached accessory structures in 33.110.245, the City is not permitted to consider factors that would be part of an Adjustment to side yard setback, such as light pollution or views from within buildings into neighboring yards. That said, staff notes that the windows in the building are clerestory windows that are above eye level and prevent views into the neighboring yard. In a dense urban environment like the Sellwood-Moreland neighborhood, lights encroaching onto neighboring properties is common and considered part of urban living. However, it is recommended that neighbors consider the concerns of each other when choosing the styles of lights, the direction they are aimed and the duration of the lights being left on to help with relations when living in close proximity to each other.

- 11-30-21 email response from David Schoellhamer (Exhibit F.2), land use chair of the Sellwood-Moreland Improvement League noting that retroactive adjustments should not be approved if they would not also be approved prior to construction as such Adjustments would render the code meaningless.

**Staff Response:** Staff concurs with the content of the response and notes that the City applies the approval criteria of 33.805.040 the same to both proposed structures and those seeking retroactive approval. Where the City reviews requests retroactively, it is common that a building must be modified or even moved in order to obtain an approval.

- 11-30-21 email response in opposition from Edit Serfozo, neighbor. The response included several exhibits (Exhibits F.3.a through F.3.f) that included a letter in opposition; text messages between the respondent and applicants; a boundary survey of the respondent's property; and a tax lot map. The letter focused heavily on the conversations between the respondent and applicants regarding the required zoning the proposal would be subject to and the need to receive approval before construction or placement. Additionally, the letter raised concerns over the loss of light, air and open space due to the placement of the new structure; the loss of privacy resulting from the new structure; noise from a heat pump on the subject property; a potential fire hazard from the close proximity of buildings; and the lack of downspouts and possible flooding.

**Staff Response:** The Adjustment is to the maximum allowed building coverage on a site and the require outdoor area. The concerns raised are typically associated with the setback requirements in 33.110.220 and the associated purposes for setbacks in 33.110.220.A. The purpose statements call out maintaining light, air and fire separation; privacy issues; setbacks as a means to provide open yards as part of the purpose of the setback standards. While the proposal does include a structure within the east side building setback, the building as proposed is exempt from the setback requirements under 33.110.245.C.2.b. The code exemption implements policy that effectively has determined small detached accessory structures that meet the size limitations in 33.110.245.C.4.2.a are a common development pattern in the single-dwelling zones, are part of the urban fabric of older neighborhoods and do not adversely

impact adjacent properties. Additionally, reduced side building setbacks for detached accessory structures do not hinder fire-fighting ability as the structures are reachable from other sides and the Fire Bureau has responded they have no concerns with the proposal (Exhibit E.4).

Stormwater runoff is reviewed by the Bureau of Environmental Services and they have evaluated the project and provided a response (Exhibit E.1) with no objection to the proposal. The site plan identifies a drain on site near the proposed structure that would accept runoff. Additional review by BES occurs at the zoning or building permit stage to ensure compliance with runoff requirements, if any.

Heat pumps are detached accessory mechanical structures that are permitted on properties including in the side setbacks provided they are screened by landscaping or a fence (33.110.245.F.2). That said, the location of the heat pump is not relevant to this review for Adjustments to the building coverage and outdoor space requirement. The heat pump would be reviewed on its own merits under 33.110.245.F.

Staff notes the respondent's concerns are real. However, they do not address the relevant approval criteria of this Adjustment and cannot be used to determine the outcome of this application. While it is true the structure was placed prior to zoning or land use review, the City is required to review all proposals without pre-judging them based on previous compliance with the zoning code. Under the law, the City must treat all applications the same whether the property is in compliance with the zoning code or not and base the decision on whether the proposal meets the approval criteria in 33.805.040.A through F. Findings on the approval criteria are found below.

## 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**

**Finding:** The applicant is seeking two Adjustments, one to increase the maximum building coverage on site from 1,612 sf to 1,712 square feet and to have an outdoor area that measures 11x20-ft rather than 12x12.

#### Adjustment 1 - Maximum Building Coverage

The purpose statement of the maximum building coverage standard is found in 33.110.225.A:

***Purpose.** The building coverage standards limit the footprint of buildings and work together with the height, setback, and floor area ratio standards to control the overall bulk of structures. They are intended to ensure that taller buildings will not have such a large footprint that their total bulk will overwhelm adjacent houses. Additionally, the standards help define the character of the different zones by limiting the amount of buildings allowed on a site."*

The proposal does not include Adjustment requests to the building height, side setbacks, or floor area ratio. The site is currently developed with a one-story dwelling that is well below the 30-ft maximum building height. The proposed detached accessory building is well below the 20-foot maximum for a detached structure (Exhibit C.2). With a 3,300 sf site, the site is allowed to have 1,650 sf of floor area. The existing dwelling has an approximate floor area of 1,237 sf according to Multnomah County Records. The proposed accessory structure has a floor area of 180 sf, which gives the site a total floor area of 1,417 sf, well below the maximum allowed. Given the overall floor area with the addition of the detached accessory building is below the maximum allowed, the house and proposed structure are below the

maximum building height and the new accessory building satisfies the setback requirements, the overall bulk on the site is also well below what the zoning allows. The accessory structure is a single story building and will not tower over and overwhelm the adjacent dwellings. With the accessory building, the building coverage on site will increase from 49% to 52%, a 3% increase. The increase in building coverage does not encroach into required setbacks and will not be noticeable as seen from the street. While neighboring properties will be able to see the new building, detached accessory structures are extremely common in the single-dwelling zones and will not disrupt the general building pattern or scale of the area. Based on the facts above, the purpose is equally met.

#### Adjustment 2 - Required Outdoor Area

The second Adjustment sought is to provide an outdoor area measuring 11x20-feet rather than 12x12-feet. The purpose of the required outdoor area is found in 33.110.240.A:

*“Purpose. The required outdoor areas standards ensure opportunities in the single-dwelling zones for outdoor relaxation or recreation. The standards work with the maximum building coverage standards to ensure that some of the land not covered by buildings is of an adequate size and shape to be usable for outdoor recreation or relaxation. The location requirements provide options for private or semiprivate areas. The requirement of a required outdoor area serves in lieu of a large rear setback requirement and is an important aspect in addressing the livability of a residential structure.”*

The required outdoor area requires a minimum of 250-sf of open area with at least one area measuring 12x12 ft (144-sf) of unobstructed space. As seen on the site plan (Exhibit C.1), the site has three areas measuring 11x20-foot of unobstructed open area and an entire side yard measuring approximately 6x100-ft, for a total open area of 1,260-sf. The three unobstructed areas measuring 11x20-ft each provide unobstructed areas of 220-sf, which represents a 76-sf area larger than the minimum required, or an increase of nearly 50% more open area. The amount of open area provided allows for private recreational areas on the site that provide opportunities for typical residential recreational activities such as gardening, barbecuing, sitting, etc. Given the total amount of open space on the site as well as the fact that the three areas of unobstructed open space are approximately 50% larger than what is required, staff finds this purpose statement is equally met.

*Criterion 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**

**Finding:** The subject site is in the R5 zone, a residential zone. As noted above, the increase in the building coverage will not increase the bulk on site above what is allowed. The combination of the existing house and accessory building will have a floor area below the maximum; the accessory building will be well below the maximum height; and the accessory building will meet the required setbacks.

Detached accessory buildings located in the back yard are commonly found in the single-dwelling neighborhoods. Also as noted above in Finding A, the increase in building coverage amounts to a 3% increase from 49% to 52% of the site. Such a small increase in building coverage, especially when taking into account the floor area ratio, building height and setbacks of the accessory building will not be noticeable.

With the detached accessory building in the back yard, the development on site will be consistent with the general scale and pattern of development in the immediate area and not detract from the appearance of the area. The proposed accessory structure meets the setback requirements in 33.110.245.C; is a single-story in height so will not tower over and overwhelm adjacent homes; and is removing the windows on the east side of the structure.

Given these facts, the proposed accessory structure will not detract from the livability of the area with a condition of approval to ensure the west facing windows are removed.

Modifying the required open space from 12x12-ft to 11x20-feet will not impact the appearance of the residential area as it is open space and is not visually detectable. The three open areas provided measuring 11x20-ft are more than the 12x12 required and the overall open space at more than 1,200 sf is significantly larger than the 250-feet required, providing vastly more outdoor area for recreating than required, which increases livability.

Given these facts, staff finds the standard is met.

*Criterion met with condition of approval.*

**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**

**Finding:** Two Adjustments are requested and are tangentially related in that the maximum building coverage and minimum open space requirements are to ensure properties do not exceed an appropriate amount of bulk and keep open space for residents. In this case, the proposal is to increase the maximum building coverage by approximately 100 sf and overall by about 3%. Neither the proposed accessory structure nor the house on site exceed the height requirements and the proposed building meets setback requirements. As noted above, with the addition of the new accessory structure, the site will remain below the maximum allowed floor area, will not tower over adjacent homes, and is consistent with the building pattern of the neighborhood. Lastly, the modification of the unobstructed open space requirement from 12x12-ft to 11x20 not only maintains an open area for private outdoor recreation, but exceeds the amount the 12x12-requirement provides by approximately 50%. Given this, there is no cumulative impact of approving the two Adjustments and the site will still remain consistent with the purpose of the zone as identified under the Analysis section above.

*Criterion met.*

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

**Finding:** City designated scenic resources are shown on the zoning map by the 's' overlay; historic resources are either in a historic district or designated by a large dot. 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**

**Finding:** No adverse impacts have been identified as a result of the proposal therefore no mitigation is necessary.

*Criterion 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;**

**Finding:** The site is not within an identified environmental zone, which is designated on the zoning map by either a "c" or "p" overlay. 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 has demonstrated that the adjustments to increase the maximum allowed building coverage from 1,612 sf to 1,712 square feet (33.110.225) and modifying the required unobstructed open space area from 12x12-ft to 11x20-ft (33.110.245) equally meets the purpose of the respective standards to limit the overall bulk of structures through height, floor area, setback requirements and building coverage limitations to not overwhelm adjacent properties and to provide for adequate outdoor recreational opportunities for residents of the subject site. Additionally, the proposed Adjustments will not adversely impact the appearance or livability of the immediate residential area; will not impact scenic, historic, or environmental resources; and will not create a cumulative impact that would not be consistent with the purpose of the zone. Since the proposal satisfies the approval criteria, the proposal must be approved.

## ADMINISTRATIVE DECISION

Approval of the following Adjustments to add a detached accessory structure to the site:

1. To increase the maximum building coverage from 1,612-sf to 1,712-sf (33.110.225 and Table 110-4); and
2. To modify the required unobstructed outdoor area from 12x12 to 11x20 (33.110.245 and Table 110-4),

per the approved plans, Exhibits C.1 through C.2, signed and dated December 6, 2021, subject to the following conditions:

- A. A permit is required to document compliance with this decision and all other applicable regulations. As part of the building permit or zoning permit application submittal, the required site plan and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 21-075019 AD. No field changes allowed."
- B. The windows on the west and north sides of the accessory building shall be removed to conform to the setback requirements found in 33.110.245.C.2.b.

**Staff Planner: Don Kienholz**

**Decision rendered by:**  **on December 3, 2021**

By authority of the Director of the Bureau of Development Services

**Decision mailed: December 9, 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 August 5, 2021, and was determined to be complete on September 3, 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 August 5, 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 extended the 120-day review period for an additional 45-days. Unless further extended by the applicant, **the 120 days will expire on: February 15, 2022.**

**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 December 23, 2021. The completed appeal application form must be emailed to [LandUseIntake@portlandoregon.gov](mailto: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 Office of Community and Civic Life 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 this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

**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 (please see first page of this decision). 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 **December 23, 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 Materials
  1. Original Narrative
  2. Original Applicant Photos
  3. Original Site and Elevation Plans
  4. September 17, 2021 Updated Summary and Applicant Photos
  5. September 23, 2021 Updated Narrative by Richard Turner
  6. September 23, 2021 Updated Narrative by R. Jason Luedtke
  7. Applicant 45-day extension to statutory clock
- B. Zoning Map (Attached)
- C. Plans/Drawings:
  1. Site Plan (Attached)
  2. Elevation Plans (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. Life Safety Section of BDS
  4. Site Development Review Section of BDS and Fire Bureau

F. Correspondence:

F.1.a Through F.1.d - November 28, 2021 Email response in opposition and pictures from Ann McManamon

F.2. November 30, 2021 email response from David Schoellhamer, land use chair of the Sellwood-Moreland Improvement League

F.3.a Through F.3.f - November 30, 2021 email response in opposition and attached text messages, site survey, and tax lot map.

G. Other:

1. Original LU Application
2. Summary of Fees Paid

**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).**