

CITY OF PORTLAND, OREGON
OFFICE OF CITY AUDITOR
ROOM 202 CITY HALL
PORTLAND, OREGON 97204

SEP 10 1969

City Planning Commission

September 9, 1969

CU 62-69

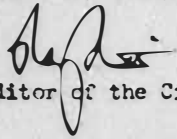
As required by the provisions of the Planning and Zoning Code, West Hills Christian Church, deedholder, has petitioned the City Planning Commission for a Conditional Use to replace existing church with a new one in same location, on Lots 1, 2, 3, the north 10 ft. of Lot 10, and the north 32.65 ft. of Lots 11 and 12, Block 4, Pastoral View #2, and Tax Lot 85, Section 20, T1S, R1E, located at 3824 S.W. Troy between S.W. 37th and S.W. 40th Avenues, in zone R7.

This use of property is permissible without a change of zone. It is the duty of this office to notify owners of property within 400 feet that the City Planning Commission will hold a public hearing to reach a decision on this Conditional Use at 1:00 p.m., Tuesday, September 23, 1969, in the Conference Room, No. 200, in the building located at 424 S.W. Main Street, which you may attend if you wish. Written remonstrances must be filed in this office, Room 202 City Hall, prior to 5:00 p.m., Monday, September 22, 1969. However, it is not necessary to file a written remonstrance if you plan to attend the meeting.

An applicant whose application has been denied or specially conditioned or anyone who objected personally or in writing, and the grounds for objection are not removed, may appeal such a decision to the City Council by filing with the City Auditor a written notice of appeal, and a copy with the Secretary of the City Planning Commission within fourteen days following the above hearing.

If you desire additional information, kindly call the City Planning Commission at 228-6141, Extension 296.

Yours very truly,


Auditor of the City of Portland

GC:lfh

CITY OF PORTLAND, OREGON
OFFICE OF CITY AUDITOR
ROOM 202 CITY HALL
PORTLAND, OREGON 97204

RECEIVED

5

SEP 17 1969

RAY SMITH
CITY AUDITOR

September 9, 1969

Roy A. and Addie M. Hams
5428 S.W. Garden Home Road
Portland, Oregon 97219

CU 62-69

Dear Sir and Madam:

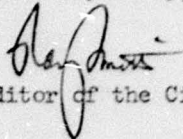
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Auditor of the City of Portland

RECEIVED
SEP 17 9 40 AM 1969
RAY SMITH, AUDITOR
CITY OF PORTLAND, ORE.
BY *[Signature]*

GC:lfn

Dear Sirs,

We are very much in favor of
the new Church Building
Ray A Hams
Addie M Hams

3

[250.0]

3

12'

11
12
13
14
15
16
17

EXISTING
PARSONAGE

NEW CHURCH

EXISTING CLASSROOMS

STAIRS

[12.0']

18 19 20 21 22 23 24 25

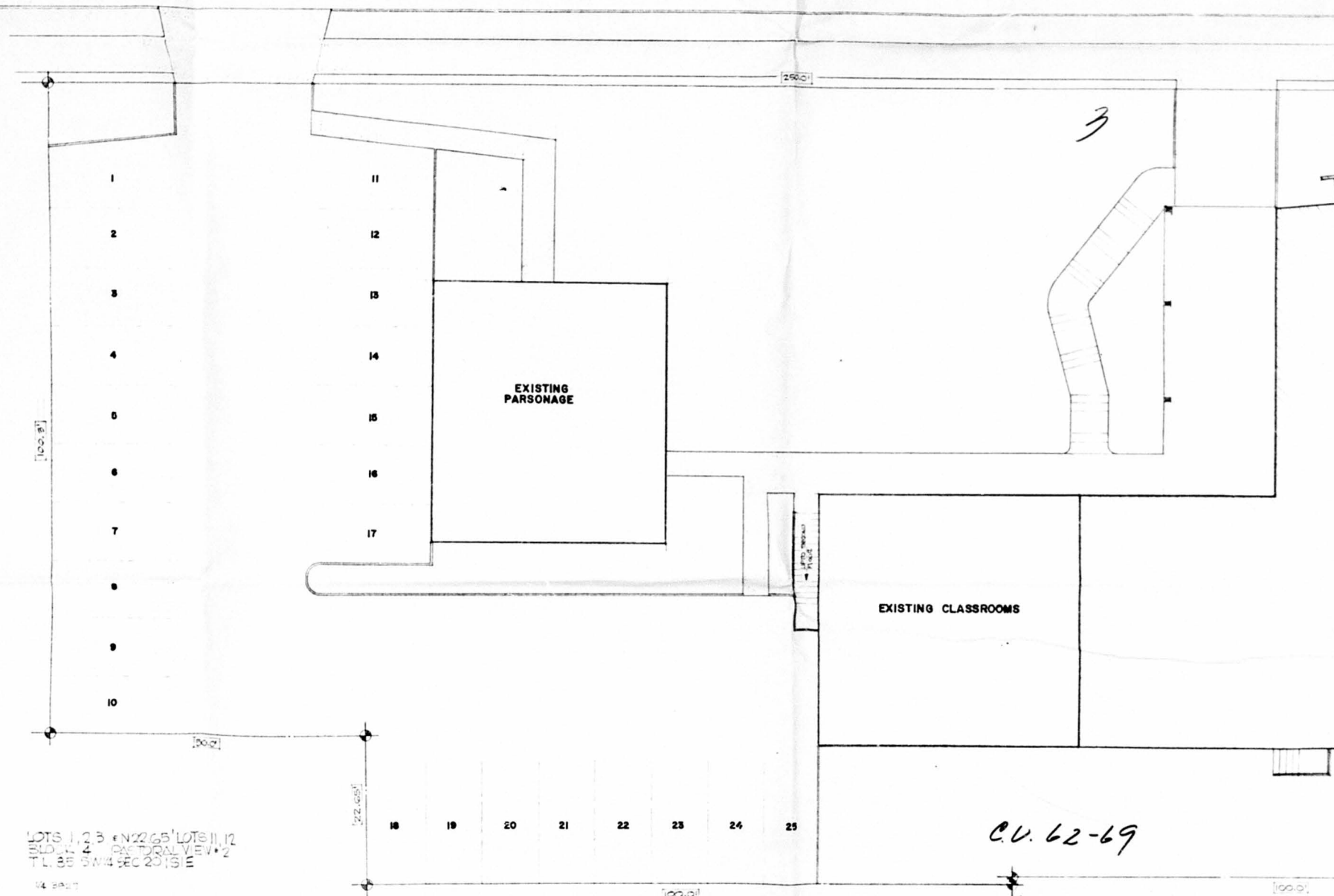
C.V. 62-69

[22.0']

[100.0]

[100.0]

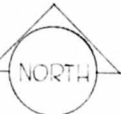
12
2



LOTS 1, 2, 3 = N2265' LOTS 11, 12
 BLDG. 2 FACTORIAL VIEW #2
 T.L. 38 5M4 SEC 20, 15 E

14 2007

C.V. 62-69



CITY OF PORTLAND, OREGON
OFFICE OF CITY AUDITOR
ROOM 202 CITY HALL
PORTLAND, OREGON 97204

RECEIVED 4
SEP 10 1969

RAY SMITH
CITY AUDITOR

City Planning Commission

September 9, 1969

CU 62-69

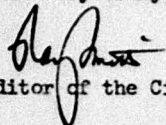
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Yours very truly,


Auditor of the City of Portland

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OFFICE OF CITY AUDITOR
ROOM 202 CITY HALL
PORTLAND, OREGON 97204

RECEIVED 5

SEP 17 1969

RAY SMITH
CITY AUDITOR

September 9, 1969

Roy A. and Addie M. Hams
5428 S.W. Garden Home Road
Portland, Oregon 97219

CU 62-69

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Yours very truly,

Ray Smith
Auditor of the City of Portland

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RAY SMITH, AUDITOR
CITY OF PORTLAND, OREGON
BY *[Signature]*

GC:1rn

Dear Sir,

We are very much in favor of
the new Church Building
Roy A Hams
Addie M Hams

6

OFFICIAL FILE COPY
PORTLAND CITY PLANNING
STAFF REPORT
COMMISSION

CU 62-69

Committee Meeting: September 23, 1969

Applicant: West Hills Christian Church

Conditional Use Request: Church expansion; replacement of existing sanctuary

Location: 3824 SW Troy

Legal Description: Lots 1, 2, 3 and the north 22.65' of lots 11 and 12, Block 4, Pastoral View #2

Zone: R7

Quarter Section: 3825

Applicant's Proposal: The applicant proposes to demolish the existing church and construct a new church addition to the east of the existing classroom building.

Code Considerations: Churches are permitted in R7 zones as a conditional use subject to regulations in Section 6-1126 (b).

A minimum front yard of 20 feet is required. The plans show only 12 feet.

Surrounding Conditions: The applicant's property is located on SW Troy between SW 37th and SW 40th. An M3 zone of light industrial uses abuts the site to the south; a post office is located on the NE corner of SW 37th and Troy; and the area on the north side of Troy is zoned and developed R7.

Comprehensive Development Plan Considerations: Under the proposal for expansion and redevelopment of the Multnomah business district (See Multnomah Center report published February, 1959 by the City Planning Commission), the southern or rear portion of the new sanctuary would be included in the proposed new 90-foot right-of-way for SW Capitol Highway as a bypass of the business district.

Staff Recommendation: Approval. This recommendation is made with some reluctance.

Staff Report
CU 62-69

September 23, 1969

This proposal, if developed, will be the first major obstacle in the path of the proposed Multnomah shopping center by-pass.

The applicant's designer was contacted to see if the proposed sanctuary could be located on the west side of the classroom facility, thereby avoiding the by-pass route. This design would, however, result in the loss of the existing parsonage. The designer will present this alternate proposal to the applicant.

This conflict with the proposed by-pass route is not sufficient reason for denial of a request that is, in other respects, deserving of approval.

EW/JP/jt

Received 10/15/69

OCT 8 1969
Accepted _____
Recorded OCT 1969

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

September 23, 1969

From Dept. of Public Works, City Planning Commission
To Dept. of Public Affairs, Bureau of Buildings
Addressed to C. N. Christiansen, Building Inspections Director
Subject Conditional Use Request No. **CU 62-69**

Dear Mr. Christiansen:

On **September 23, 1969** the Zoning Committee of the City Planning Commission met and considered the following Conditional Use request:

Applicant: **West Hills Christian Church**

Conditional Use Requested: **Church expansion; replacement of existing sanctuary**

On property legally described as:

4 North **32.65' of lots 11 and 12, Block 4, Pastoral View #2** *Lots 1, 2, 3 and the north 10' of 10*
4 Tax lot 85 Section 20, T15, R1E

In zone: **R7**

Located at: **3824 SW Troy**

The Committee action was as follows: **Approval of plans submitted.**

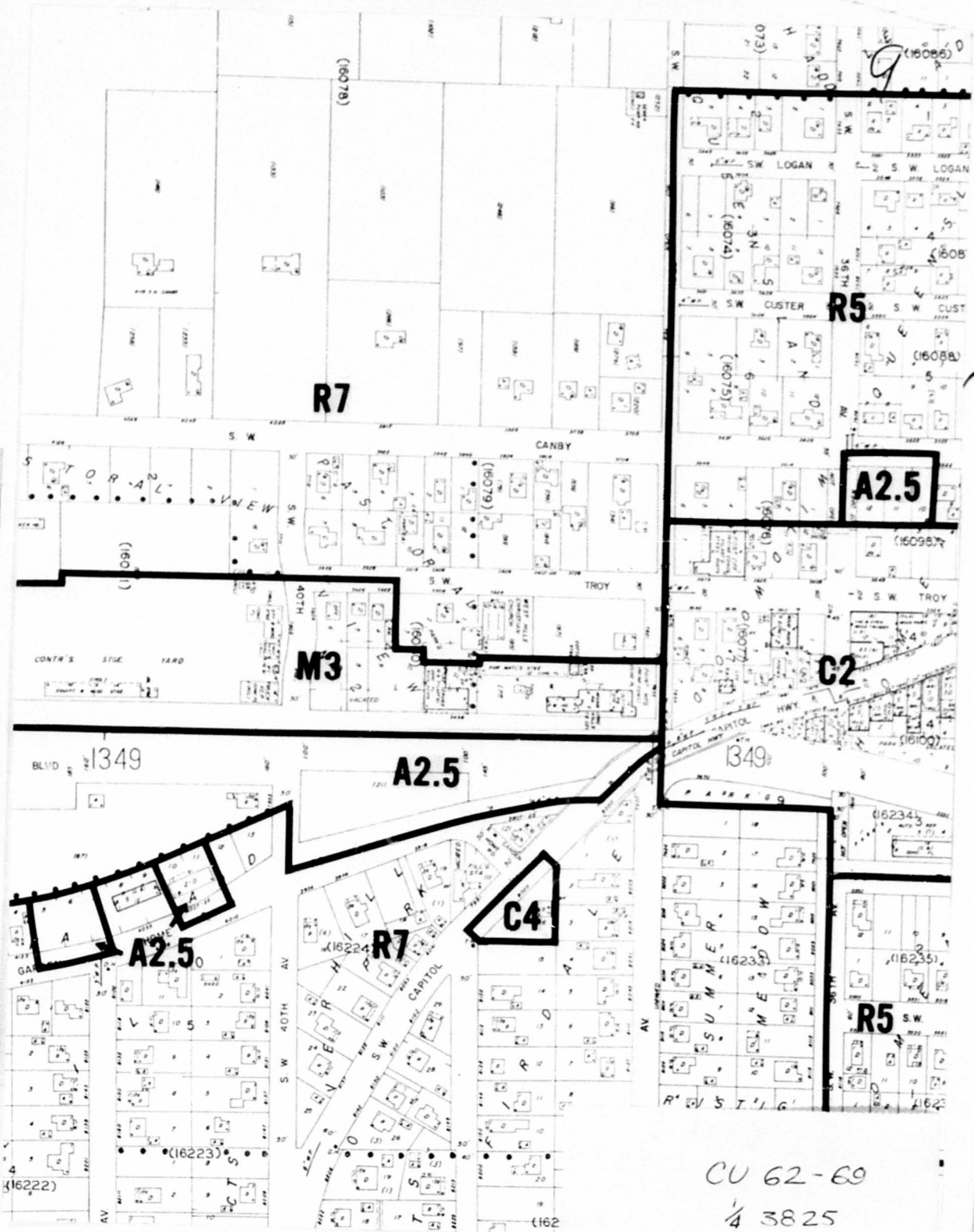
14 day waiting period waived.

Sincerely,

Lloyd T. Keefe

Lloyd T. Keefe
Planning Director

je



CU 62-69
 1/4 3825