

RECEIVED

149426

APR 15 10 50 AM 1980

ACCEPTANCE

GEORGE YERKOVICH, AUDITOR
CITY OF PORTLAND, ORE.BY Portland, Oregon, April 10 1980

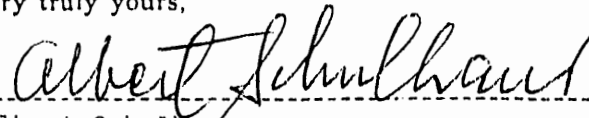
GEORGE YERKOVICH
Auditor of the City of Portland,
Room 202, City Hall
Portland, Oregon 97204


Dear Sir:

¹⁴⁹⁴²⁶
This is to advise the City of Portland, Oregon, that I hereby accept the terms and provisions of Ordinance No. ~~1268~~, passed by the Council April 10, 1980, granting a Revocable Permit to Nathan and Cipora Gotesman; and Albert and Esther Schulhaus, deedholders, to use the existing vacant "storefront" as a ceramic studio in zone A2.5; located at 301 S.E. 16th Avenue at S.E. Pine Street, on the east one-half of Lot 8, Block 320, Aikens, under certain conditions,

and in consideration of the benefits to be received thereunder by me I hereby agree to abide by and perform each and all of the terms and provisions thereof applicable to me.

Very truly yours,


Albert Schulhaus

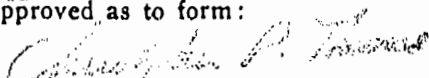

Esther Schulhaus

2823 S.W. 1st Ave.
Address

Portland, Oregon 97201

[CORPORATE
SEAL]

APPROVED AS TO FORM
Approved as to form:



City Attorney

*When an acceptance is required from a firm or corporation the Acceptance must be signed by an officer of the firm or corporation stating his or her official title, and corporations must affix the corporate seal.

RECEIVED
APR 14 8 58 AM 1980
ACCEPTANCE
GEORGE YERKOVICH, AUDITOR
CITY OF PORTLAND, ORE.

BY GA
Portland, Oregon, April 10 1980

GEORGE YERKOVICH
Auditor of the City of Portland,
Room 202, City Hall
Portland, Oregon 97204

Dear Sir:

This is to advise the City of Portland, Oregon, that I hereby accept the terms and provisions of Ordinance No. 149426, passed by the Council April 10, 1980, granting a Revocable Permit to Nathan and Cipora Gotesman; and Albert and Esther Schulhaus, deedholders, to use the existing vacant "storefront" as a ceramic studio in zone A2.5; located at 301 S.E. 16th Avenue at S.E. Pine Street, on the east one-half of Lot 8, Block 320, Aikens, under certain conditions,

and in consideration of the benefits to be received thereunder by me I hereby agree to abide by and perform each and all of the terms and provisions thereof applicable to me.

Very truly yours,

[CORPORATE
SEAL]

Nathan Gotesman
Nathan Gotesman

Cipora Gotesman
Cipora Gotesman

7030 SW 2nd
Address

Approved as to form TO FORM

City Attorney
CITY City Attorney

*When an acceptance is required from a firm or corporation the Acceptance must be signed by an officer of the firm or corporation stating his or her official title, and corporations must affix the corporate seal.

ORDINANCE NO. 149426

An Ordinance granting a Revocable Permit to Nathan and Cipora Gotesman; and Albert and Esther Schulhaus, deedholders, to use the existing vacant "storefront" as a ceramic studio in zone A2.5; located at 301 S.E. 16th Avenue at S.E. Pine Street, on the east one-half of Lot 8, Block 320, Aikens, under certain conditions, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. Nathan and Cipora Gotesman; and Albert and Esther Schulhaus, deedholders, have filed application for a Revocable Permit to use the existing vacant "storefront" as a ceramic studio, in zone A2.5, located at 301 S.E. 16th Avenue at S.E. Pine Street.
2. The legal description of said property is the east one-half of Lot 8, Block 320, Aikens.
3. Applicants have paid the proper fee for the filing of such an application.
4. A duly authorized and conducted public hearing has been held by the City's Hearings Officer on March 3, 1980 (Planning Commission File No. 6932R) and the Hearings Officer recommends that a Revocable Permit to use the existing vacant "storefront" as a ceramic studio be allowed, under certain conditions.
5. The City Auditor has complied with the notice requirements of the ordinance for the hearing before the Hearings Officer.
6. The City Council after due deliberation in open session adopted the report of the Hearings Officer.
7. The request is in keeping with the character of the surrounding residential area. The proposed ceramic studio would make practical use of the existing commercial structure, without generating any abnormal automotive or pedestrian traffic or objectionable side effects, such as odor, dust, smoke, noise, or vibration. The existing commercial building space of 500 square feet is larger than limitations for home occupations in the A2.5 zone. However, given the limits of the existing structure and the nature of the proposed use, the requested permit is in keeping with the public interest.

NOW, THEREFORE, the Council directs:

- a. That a Revocable Permit be granted to allow use of the existing vacant "storefront" as a ceramic studio, in zone A2.5, located at 301 S.E. 16th at S.E. Pine Street, on the east one-half of Lot 8, Block 320, Aikens.

ORDINANCE No.

b. This Revocable Permit is granted under the following conditions:

- 1) No more than two people may work on the site.
- 2) The two people who work in the studio must live on the site.
- 3) Signs shall be limited according to Code Section 33.40.130 requirements.
- 4) A Building Permit or an Occupancy Permit must be obtained from the Bureau of Buildings, Room 111, City Hall, 1220 S.W. 5th Avenue, 248-4241, before carrying out this project in order to assure that all conditions imposed here and all requirements of the pertinent Building Codes are met.
- 5) The Revocable Permit hereby granted is personal to the permittees and may not be transferred, assigned, or otherwise disposed of by said permittees.
- 6) The Revocable Permit hereby granted shall be revocable at the pleasure of the City Council and no expenditures of money hereunder or lapse of time or any act or thing shall operate as an estoppel against the City of Portland, or be held to give the permittees any vested or other right.
- 7) Permittees shall comply with the provisions of the Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City, whether presently existing or hereafter enacted.

c. Neither this ordinance nor any permit issued hereunder shall be effective until accepted, filed and recorded in accordance with law.

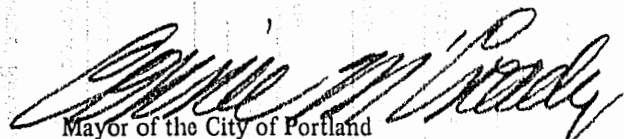
Section 2. The Council declares an emergency exists because there should be no delay in the beneficial use of the above-described property; therefore this ordinance shall be in force and effect from and after its passage by the Council.

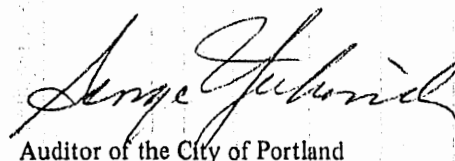
Passed by the Council,

APR 10 1980

Mayor McCreedy
March 4, 1980
P.Norr/ja

Attest:


Mayor of the City of Portland


Auditor of the City of Portland

1268

Calendar No. ~~1151~~

ORDINANCE No. 149426

Title

An Ordinance granting a Revocable Permit to Nathan and Cipora Gotesman; and Albert and Esther Schulhaus, deedholders, to use the existing vacant "storefront" as a ceramic studio in zone A2.5; located at 301 S.E. 16th Avenue at S.E. Pine Street, on the east one-half of Lot 8, Block 320, Aikens, under certain conditions and declaring an emergency.

THURSDAY

APR 3 1980

CONTINUED TO APR 10 1980

MAR 7 1980

Filed

GEORGE YERKOVICH

Auditor of the CITY OF PORTLAND

By

Deputy

INTRODUCED BY

MAYOR McCREADY

NOTED BY THE COMMISSIONER

Affairs

Finance and
Administration

Safety

Utilities

Works

BUREAU APPROVAL

Bureau:

Hearings Office

Prepared By:

Date:

P. Norr/ja

3/4/80

Budget Impact Review:

☐ Completed☒ Not required

Bureau Head:

NOTED BY

City Attorney

City Auditor

City Engineer

THE COMMISSIONERS VOTED
AS FOLLOWS:

	Yeas	Nays
Ivancie	/	
Jordan	/	
Lindberg	/	
Schwab	/	
McCready	/	

FOUR-FIFTHS CALENDAR

Ivancie	
Jordan	
Lindberg	
Schwab	
McCready	