

APR 18 10 50 AM 1980

149433

GEORGE YERKOVICH, AUDITOR
CITY OF PORTLAND, ORE.

ACCEPTANCE

BY *[Signature]*

Portland, Oregon, April 11, 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. 149433, passed by the Council April 10, 1980, granting a revocable permit to Howard B and Mary E Hubbard, deedholders, to use a portion of their existing single-family dwelling as a part-time beauty shop, in zone R7; located at 3633 SW Texas, on Lot 10, Block 7, Lyndhurst,

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,

Howard B Hubbard

Howard B Hubbard

Mary E Hubbard

Mary E Hubbard

(CORPORATE
SEAL)

3633 SW Texas, Portland, OR 97219

Address

Approved as to form:

[Signature]

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 **149433**

An Ordinance granting a Revocable Permit to Howard B. and Mary E. Hubbard, deedholders, to use a portion of their existing single-family dwelling as a part-time beauty shop, in zone R7; located at 3633 S.W. Texas, on Lot 10, Block 7, Lyndhurst, under certain conditions, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. Howard B. and Mary E. Hubbard, deedholders, have filed application for a Revocable Permit to use a portion of their existing single-family dwelling as a part-time beauty shop, in zone R7, located at 3633 S.W. Texas.
2. The legal description of said property is Lot 10, Block 7, Lyndhurst.
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 Marcy 17, 1980 (Planning Commission File No. 6937R) and the Hearings Officer recommends that a Revocable Permit to use a portion of the existing single-family dwelling as a part-time beauty shop, 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.

NOW, THEREFORE, the Council directs:

- a. That a Revocable Permit be granted to allow use of a portion of the existing single-family dwelling as a part-time beauty shop, in zone R7, located at 3633 S.W. Texas, on Lot 10, Block 7, Lyndhurst.
- b. This Revocable Permit is granted under the following conditions:
 1. The floor area devoted to commercial use shall not exceed 200 square feet.

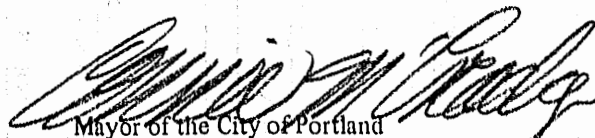
ORDINANCE No.

2. The operation shall conform to all the limitations and requirements of home occupations in the R7 Zone, as contained in Section 33.24.240 (with the exception of '5') of the Zoning Code. This includes signage and prohibition of employees. However, alterations shall permit the installation of a sink.
3. A Building Permit or an Occupancy Permit must be obtained from the Bureau of Buildings, Room 111, City Hall, 1220 S.W. Fifth 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.
4. The site front yard, currently used for parking, shall be returned to a use in conformity with the Zoning Code and shall be replanted, in grass or otherwise, by June 15, 1980.
5. The Revocable Permit hereby granted is personal to the permittee and may not be transferred, assigned or otherwise disposed of by said permittee.
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. Permittee 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.

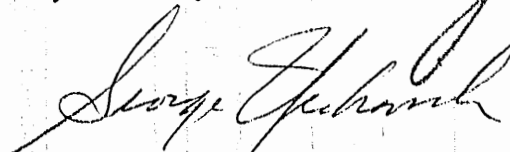
Section 2. The Council declares an emergency exists because there should be no delay in the beneficial use of the above-described property; therefore, this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council, **APR 10 1980**

Mayor McCready
March 20, 1980
G.H. Flerlage/sa


Mayor of the City of Portland

Attest:


Auditor of the City of Portland

Calendar No. ~~1283~~

ORDINANCE No. 149433

Title

An Ordinance granting a Revocable Permit to Howard B. and Mary E. Hubbard, deedholders, to use a portion of their existing single-family dwelling as a part-time beauty shop, in zone R7; located at 3633 S.W. Texas, on Lot 10, Block 7, Lyndhurst, under certain conditions, and declaring an emergency.

THURSDAY

Filed MAR 20 1980

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

By *Gordon Cruell*
Deputy

THE COMMISSIONERS VOTED AS FOLLOWS:

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

FOUR-FIFTHS CALENDAR

Ivancie	
Jordan	
Lindberg	
Schwab	
McCready	

INTRODUCED BY

MAYOR MC CREADY

NOTED BY THE COMMISSIONER

Affairs

Finance and Administration *MDC*

Safety

Utilities

Works

BUREAU APPROVAL

Bureau:

HEARINGS OFFICE

Prepared By:

Date:

G.H. Fleerage/sa *JS* 3/20/80

Budget Impact Review:

Completed

Not required

Bureau Head:

NOTED BY

City Attorney

City Auditor

City Engineer