

AUG 1 8 42 AM 1980

ACCEPTANCE

GEORGE YERKOVICH, AUDITOR
CITY OF PORTLAND, ORE.

BY *[Signature]*

Portland, Oregon, July 25, 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. 150089, passed by the Council July 24, 1980, granting a Revocable Permit to James B. Neuman, contract purchaser, to allow use of a portion of the existing single-family dwelling as an office, in zone A0; located at 1805 NW Glisan, on Lot 1, Block 174, Couch's Addition, 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,

[Signature]
* James B. Neuman

[CORPORATE
SEAL]

1805 NW Glisan, Portland, Oregon 97209

Address

APPROVED AS TO FORM

Approved as to form:

Christophe P. Thomas

CITY ATTORNEY
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

AUD AUG 14 8 52 AM 1980

150089

GEORGE YERKOVICH, AUDITOR
CITY OF PORTLAND, ORE.

BY _____

ACCEPTANCE

Portland, Oregon, July 25, 1980

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Very truly yours,

Maureen Key

*Maureen Key

Darlene Scott Dorcas

Darlene Scott Dorcas

2068 NW Flanders, Portland, Oregon 97209

Address

[CORPORATE
SEAL]

APPROVED AS TO FORM

Approved as to form:

[Signature]
CITY ATTORNEY

City Attorney

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ORDINANCE NO. **150089**

An Ordinance granting a Revocable Permit to James B. Neuman, contract purchaser, to allow use of a portion of the existing single-family dwelling as an office, in zone A0; located at 1805 N.W. Glisan, on Lot 1, Block 174, Couch's Addition, under certain conditions, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. James B. Neuman, contract purchaser, has filed application for a Conditional Use to use a portion of the existing single-family dwelling as an office, in zone A0; located at 1805 N.E. Glisan.
2. The legal description of said property is Lot 1, Block 174, Couch's Addition.
3. Applicant has paid the proper fee for the filing of such an application.
4. A duly authorized and held public hearing has been conducted by the City's Hearings Officer on June 23, 1980 (Planning Commission File No. CU 42-80) and the Hearings Officer recommends that the application for a Conditional Use be denied but that a Revocable Permit be allowed to use a portion of the existing single-family dwelling as an office, in zone A0; located at 1805 N.E. Glisan, 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 and Recommendation of the Hearings Officer.

NOW, THEREFORE, the Council directs:

- a. That a Revocable permit be granted to use a portion of the existing single-family dwelling as an office, in zone A0; located at 1805 N.E. Glisan.
- b. This Revocable Permit is granted under the following conditions:
 - 1) The residential character of the structure shall be maintained.
 - 2) No structural modification shall preclude future residential use of the entire structure.
 - 3) This Permit is limited to the purpose of allowing a property management office space, a maximum of approximately 516 square feet, in a residence with a maximum of two employees in addition to the employer.

ORDINANCE No.

- 4) No additional parking space shall be required now, but the applicant may be required to add additional space up to Code requirements should the parking situation in the area worsen.
- 5) That the Permit be revoked after eighteen months if Mr. Neuman has not begun residence in the building and be revoked any time thereafter if he ceases to reside at that address.
- 6) The Revocable Permit hereby granted is personal to the permittee and may not be transferred, assigned or otherwise disposed of by said permittee.

- 7) 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 permittee any vested or other right.
- 8) 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.

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, JUL 24 1980

Mayor McCreedy
June 23, 1980
G.H. Fleerlage/sa

Attest:

Serge J. Schmidt
Auditor of the City of Portland

Calendar No. 2686

ORDINANCE No. 150089

Title

An Ordinance granting a Revocable Permit to James B. Neuman, contract purchaser, to allow use of a portion of the existing single-family dwelling as an office, in zone A0; located at 1805 N.E. Glisan, on Lot 1, Block 174, Couch's Addition, under certain conditions, and declaring an emergency.

THURSDAY

JUN 27 1980

Filed

GEORGE YERKOVICH

Auditor of the CITY OF PORTLAND

By

Gordon [Signature]
Deputy

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Ivancie	1	
Jordan	1	
Lindberg	1	
Schwab	1	
McCready	1	

FOUR-FIFTHS CALENDAR	
Ivancie	
Jordan	
Lindberg	
Schwab	
McCready	

INTRODUCED BY
MAYOR MC CREADY

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration: <i>[Signature]</i>
Safety
Utilities
Works

BUREAU APPROVAL
Bureau:
HEARINGS OFFICE
Prepared By: <i>[Signature]</i> Date: June 23, 1980
G.H. Flerlage/sa
Budget Impact Review:
<input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required
Bureau Head:

NOTED BY
City Attorney
City Auditor
City Engineer