

AUD 50-25-640

Dec 23 8 51 AM 1980 150857

GEORGE YERKOVICH, AUDITOR  
CITY OF PORTLAND, ORE.

BY [Signature]

# ACCEPTANCE

Portland, Oregon, December 18, 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. 150857, passed by the Council December 17, 1980, granting a Revocable Permit to Robert W. and Lorraine M. Mays, deedholders, and Richard Mays, deedholder, Diana D. Schmitt, contract purchaser, and Ronald Podner, contract purchaser to add one apartment unit to the existing five-unit legal non-conforming apartments, in zone C2, located at 2515 SE 23rd Avenue, Lot 6, Block 3, Henry's Addition, 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: Ronald J. Podner]  
Ronald J. Podner

[CORPORATE SEAL]

1409 SE 14th, Portland, OR 97214  
Address

APPROVED AS TO FORM  
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.

ACCEPTANCE

RECEIVED

DEC 14 9 02 AM 1980

GEORGE YERKOVICH  
CITY AUDITOR

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Very truly yours,

*Robert W. Mays*  
-----  
Robert W. Mays

\* *Lorraine Mays*  
-----

2422 106th Place SE, Everett, Wa 98204  
-----  
Address

[CORPORATE SEAL]

APPROVED AS TO FORM  
Approved as to form:

*Christopher P. Thomas*  
-----  
City Attorney

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# ACCEPTANCE

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 DEC 24 9 03 AM 1980  
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 Portland, Oregon  
 CITY OF PORTLAND AUDITOR  
 BY *[Signature]*

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 Room 202, City Hall  
 Portland, Oregon 97204

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Very truly yours,

*Diana D. Schmitt*

\* Diana D. Schmitt

[CORPORATE SEAL]

536 SE 15th, Portland, OR 97214

Address

APPROVED AS TO FORM

Approved as to form:

*Christopher P. Thomas*

~~CITY ATTORNEY~~

City Attorney

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RECEIVED

DEC 26 9 12 AM 1980

150857

YERKOVICH, AUDITOR,  
PORTLAND, ORE.

ACCEPTANCE

BY \_\_\_\_\_

Portland, Oregon, December 18, 1980

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

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Very truly yours,

*Richard H. Mays*

\* Richard H. Mays

[CORPORATE SEAL]

~~1777 Earl Avenue, San Bruno, CA 94066~~

Address

8411 Berwick Way Stockton CA 95210

APPROVED AS TO FORM

Approved as to form:

*Christopher P. Thomas*

\_\_\_\_\_  
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.

An Ordinance granting a Revocable Permit to Robert W. and Lorraine M. Mays, deedholders, and Richard Mays, deedholder, Diana D. Schmitt, contract purchaser, and Ronald Podner, contract purchaser to add one apartment unit to the existing five-unit legal non-conforming apartments, in zone C2; located at 2515 S.E. 23rd Avenue, Lot 6, Block 3, Henry's Addition, under certain conditions and with a Variance, and declaring an emergency.

The City of Portland Ordains:

Section 1. The Council finds:

1. Robert W. and Lorraine M. Mays, deedholders, and Richard H. Mays, deedholder, Diana D. Schmitt, contract purchaser and Ronald Podner, contract purchaser, have filed application for a Revocable Permit to add one apartment unit to the existing five-unit legal non-conforming apartments, in zone C2; located at 2515 S.E. 23rd Avenue.
2. The legal description of said property is Lot 6, Block 3, Henry's Addition.
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 November 10, 1980 (Planning Commission File No. 7003R) and the Hearings Officer recommends that a Revocable Permit to add one unit to the existing five-unit legal non-conforming apartments be allowed, under certain conditions and with a Variance.
5. The City Auditor has complied with the notice requirements of the Ordinance for the hearing before the Hearings Officer.
6. The unusual circumstances presented by past use of the site, the economic waste and personal hardship, and the desire to maintain and encourage higher density residential use in this area warrant allowing the use of this site for six apartment units, if certain precautions are taken to minimize the negative impact on neighboring properties.

NOW, THEREFORE, the Council directs:

- a. That the facts, findings and recommendation of the Hearings Officer in P.C. File No. 7003R are adopted by City Council.
- b. That a Revocable Permit be granted to allow addition of one unit to the existing five-unit legal non-conforming apartments, in zone C2; located at 2515 S.E. 23rd Avenue, Lot 6, Block 3, Henry's Addition.

ORDINANCE No.

c. This Revocable Permit is granted with the following conditions:

- 1) The rear yard of the house must be cleaned up.
- 2) The hedge on the south side of the property should be reduced and maintained at a height of six feet or less.
- 3) The Revocable Permit hereby granted is personal to the permittee and may not be transferred, assigned or otherwise disposed of by said permittee.
- 4) 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.
- 5) 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.

d. This Revocable Permit is granted with the following Variances:

- 1) A Variance reducing the required off-street parking from three spaces to two spaces.

e. 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.

Ordinance No. 1992

ORDINANCE No. 1992

GEORGE MIKROYANIS

1980

Passed by the Council,

DEC 17 1980

Commissioner Schwab  
November 10, 1980  
G.H. Fleerlage/sa

Attest:

Mayor of the City of Portland  
*George Mikroyanis*  
Auditor of the City of Portland

Calendar No. 4385

**ORDINANCE No. 150857**

**Title**

An Ordinance granting a Revocable Permit to Robert W. and Lorraine M. Mays, deedholders, and Richard Mays, deedholder, Diana D. Schmitt, contract purchaser, and Ronald Podner, contract purchaser to add one apartment unit to the existing five-unit legal non-conforming apartments, in zone C2, located at 2515 S.E. 23rd Avenue, Lot 6, Block 3, Henry's Addition, under certain conditions and with a Variance, and declaring an emergency.

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Jordan	1	
Lindberg	1	
Schwab	1	
<i>Ivancie</i>	1	

FOUR-FIFTHS CALENDAR	
Ivancie	
Jordan	
Lindberg	
Schwab	

Filed **DEC 9 1980**

**GEORGE YERKOVICH**  
Auditor of the CITY OF PORTLAND

*Gordon Quall*  
Deputy

INTRODUCED BY  
**COMMISSIONER SCHWAB**

NOTED BY THE COMMISSIONER

Affairs *[Signature]*

Finance and Administration

Safety

Utilities

Works

BUREAU APPROVAL

Bureau: HEARINGS OFFICE

Prepared By: *[Signature]* Date: 11/10/80

G.H. Fleeplage/sa

Budget Impact Review:  
 Completed  Not required

Bureau Head:

NOTED BY

City Attorney

City Auditor

City Engineer

120823