



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
**FROM CONCEPT TO CONSTRUCTION**

Dan Ryan, Commissioner  
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[www.portland.gov/bds](http://www.portland.gov/bds)

**Date:** December 29, 2021  
**To:** Interested Person  
**From:** Tim Heron, Land Use Services  
503-823-7726 / [Tim.Heron@portlandoregon.gov](mailto:Tim.Heron@portlandoregon.gov)

## **NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

### **CASE FILE NUMBER: LU 21-099462 HR – NEW MECHANICAL UNIT AND LANDSCAPING**

#### **GENERAL INFORMATION**

**Applicant:** Dave Salholm, Caitlin Alton, Pyramid Heating And Cooling  
[dsalholm@pyramidheating.com](mailto:dsalholm@pyramidheating.com)  
9409 NE Colfax  
Portland, OR 97220

**Owner:** Catherine Bredeson  
2325 NE Flanders St #14  
Portland, OR 97232

**Site Address:** SALERNO CONDOMINIUM, LOT 14  
**Legal Description:** GENERAL COMMON ELEMENTS, SALERNO CONDOMINIUM; LOT 14, SALERNO CONDOMINIUM  
**Tax Account No.:** R740700010, R740700420  
**State ID No.:** 1N1E35DA 90000, 1N1E35DA 90003  
**Quarter Section:** 3032  
**Neighborhood:** Kerns, contact Jesse Lopez at [yosoyjay@gmail.com](mailto:yosoyjay@gmail.com)  
**Business District:** None  
**District Coalition:** Southeast Uplift, contact Nancy Champlin at [nanci@seuplift.org](mailto:nanci@seuplift.org)  
**Other Designations:** Historic Landmark – [The Salerno Apartments](#) were designed by Carl Linde, constructed in 1930, and listed on the National Register in 1991 for its Mediterranean style architecture.

**Zoning:** CM3d, Commercial Mixed Use 3 zone, Design overlay zone, Historic Resource Protection overlay zone

**Case Type:** HR, Historic Resource Review

**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**

The applicant requests Historic Resource Review approval for installation of a new ground level HVAC mechanical unit and conduit lines for a second-floor unit at the Historic Salerno Apartments. The mechanical unit will be placed inside the fence and screened from the street with landscaping. The conduit lines will be encased in a shroud material, painted to match the exterior building color, and mimic the size and scale of a typical water downspout. In addition, one bush in front of the fence will be removed and replaced with a *Skimmia Japonica* bush, which can grow 3' to 4' tall and 4' to 5' wide and provide sight-obscuring screening of the new mechanical unit from the street.

Because the proposal is for exterior alterations to a National Register-listed resource, Historic Resource Review is required.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- 33.846.060 [Historic Resource Review] Approval Criteria

**ANALYSIS**

**Site and Vicinity:** The Salerno is designed in a style which its architect called "Italian". This choice was part of the great wave of popularity enjoyed by various Mediterranean styles for houses, apartments and even commercial buildings, prevalent in the 1920s. The Salerno includes all of the unusual exterior features: Stucco walls, tile roofs, projecting towers, arched openings, iron balconies and railings and tile paving. What makes the Salerno unique is the attractive way Linde employed this vocabulary.

The general concept of the building is of a large, almost totally enclosed, landscaped courtyard, around which are grouped 18 two story townhouses. The partial basement houses one apartment, originally for the manager, laundry, storage, steam heating plant, and twelve individual parking garages. The apartment entrances are paired, but separated for privacy, and the large garden in the court is laid out in three irregular shaped areas, surrounded by generously wide concrete walks. The plantings, now quite mature, are well cared for. The court is reached from Flanders Street by a series of easy steps and gently sloping ramps, which ascend to the level of the court a full story above the street, through a 30-foot-wide opening in the court enclosure.

The apartment block is 145 feet long on Flanders, and 105 feet wide on 24th Avenue. A narrow, five-foot-wide open space lies between the west wall and the property line, and a ten-foot-wide open space is preserved between the north wall and the property line for light and air. At the corners of the court entrance are two octagonal towers which corbel out from the walls above the basement level and extend above the roof. There are two ironwork balconies at the upper floor on Flanders Street, and one larger balcony on 24th Avenue.

Within the court, there is a two-story gabled projecting wing at each end. At each of the four corners is a one story porch with arched openings and battlement like roof projections, each of which covers the entrances to two apartments. Along the two long sides of the court are four one-story, gabled porches, with arched openings, which provide access to two apartments each. At the center of the north wall of the court, a three-story tower projects above the main roof, with louvered, arched openings in its attic, simulating a bell tower. At court level, a pair of arched openings in the tower give access to two apartments, and at either side of the tower, open stairs descend to the laundry and other basement areas. The porches have tile floors of a pleasant orange color. Picturesque lanterns on iron standards light the court.

The windows throughout are steel sash with casement ventilators. The glass areas are broken up into small lights with steel muntins. The windows vary in size, from very small windows in closets to six-foot-long windows in some living rooms. There are seven or eight

different sizes used. Entrance doors to the apartment are 3 foot 6 inches wide, with vertical V grooves, simulating plank construction, and stained dark. Each door has a small leaded glass window.

Linde's skilled combination of all of these elements of the exterior achieves the pleasant effect of a quiet street in an old Mediterranean town, and successfully disguises the overall size of what is really a single large building.

**Zoning:** The Commercial/Mixed Use 3 (CM3) zone is a large-scale zone intended for sites in high-capacity transit station areas, in town centers, along streetcar alignments, along civic corridors, and in locations close to the Central City. It is intended to be an intensely urban zone and is not appropriate for sites where adjacent properties have single-dwelling residential zoning. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to six stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, with buildings that contribute to an urban environment with a strong street edge of buildings. The scale of development is intended to be larger than what is allowed in lower intensity commercial/mixed use and residential zones. The Design overlay zone is applied to this zone

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

**Land Use History:** City records indicate no prior land use reviews.

**Agency Review:** A Notice of Proposal in your Neighborhood was mailed on November 16, 2021.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on November 16, 2021. No written responses have been received.

## **ZONING CODE APPROVAL CRITERIA**

### **Chapter 33.846.060 - Historic Resource Review**

#### **Purpose of Historic Resource Review**

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

#### **Historic Resource Review Approval Criteria**

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

**Findings:** The site is a designated Historic Landmark outside the Central City Plan District and not within in a Historic or Conservation District, and the proposal is for non-exempt treatments. Therefore, the proposal requires Historic Resource Review approval. The approval criteria are those listed in 33.846.060 G – *Other Approval Criteria*.

*Staff has considered all of the approval criteria and addressed only those applicable to this proposal.*

**33.846.060 G - Other Approval Criteria**

- 1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
- 2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
- 5. Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.
- 7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.
- 9. Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

**Findings for 1, 2, 3, 4, 5, 7, and 9:** The proposed covered conduit lines and landscape screened mechanical unit will not detract from the historic character of the landmark property, and no original historic features are being altered. The visual impact of the conduit lines, which will be screened with downspout sized sheathing painted to match the building wall, will be negligible and no conjectural features or architectural elements from other buildings that create a false sense of historical development are to be added. The separate mechanical unit [36" wide x 36" tall x 13" deep] is located 12'6" from the front property line, screened by new landscaping and an existing fence, limits its visibility from the street and adjacent properties.

The historic property shall remain a physical record of its time, place and use and the project will not alter any changes made over time that have acquired historic significance.

The new mechanical unit and "downspout" sheathing of the conduit lines painted to match the exterior building wall will be differentiated from the existing building elements. The integrity of the structure and resource will be preserved with the proposed alterations. If the mechanical unit and conduit lines "downspout" sheathing were to be removed in the future, the form and integrity of the building would remain intact.

The project does not involve any demolition, so all elements of historic character and significance shall be preserved, and all historic materials of the property will be fully protected as part of this project. There will not be any chemical or physical treatments involved in the implementation of this project.

*These criteria are met.*

- 8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

**10. Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

**Findings for 8 and 10:** The design and layout for the proposed “downspout” conduit sheathing is compatible with existing vertical downspouts that are also painted to match the Historic Salerno Apartments. The new mechanical unit, setback 12’6” from the front property line and screened with new landscaping and existing fencing, will not adversely impact the character defining features of the property. The proposed mechanical equipment location and painted to match conduit screening will limit visibility from the street and adjacent properties, thus maintaining compatibility with the surrounding area. In addition, the property is not located within a Historic or Conservation District.

*These criteria are met.*

## DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. The proposed alterations will be compatible with the massing, size, scale, and architectural features of the Historic Salerno Apartments. The proposed location of the mechanical unit and painted to match conduit shroud will limit visibility from the street and adjacent properties. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

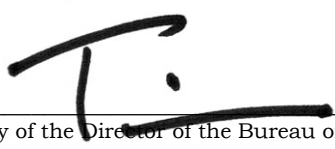
## ADMINISTRATIVE DECISION

**Approval** of a new ground level HVAC mechanical unit [36” wide x 26” tall x 13” deep] and shrouded conduit lines painted to match the building exterior for a second-floor unit at the Historic Salerno Apartments.

**Approval** per the approved Exhibits C-1 through C-5, signed and dated December 20, 2021, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 21-099462 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

**Staff Planner: Tim Heron**

  
**Decision rendered by:** \_\_\_\_\_ **on December 27, 2021**  
By authority of the Director of the Bureau of Development Services

**Decision mailed December 29, 2021**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on October 25, 2021, and was determined to be complete on **November 10, 2021**.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on October 25, 2021.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. (Unless further extended by the applicant, **the 120 days will expire on: March 10, 2022**.)

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**This decision, and any conditions associated with it, is final.** It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**Recording the final decision.**

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **December 29, 2021** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Original Submittal
  - 2. Revised Submittal
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Enlarged Site Plan (attached)
  - 3. Elevation/ Photo (attached)
  - 4. Mechanical specifications 1
  - 5. Mechanical specifications 2
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses: No responses were received.
- F. Correspondence: No responses were received.
- G. Other:
  - 1. Original LU Application

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**



# ZONING



Site

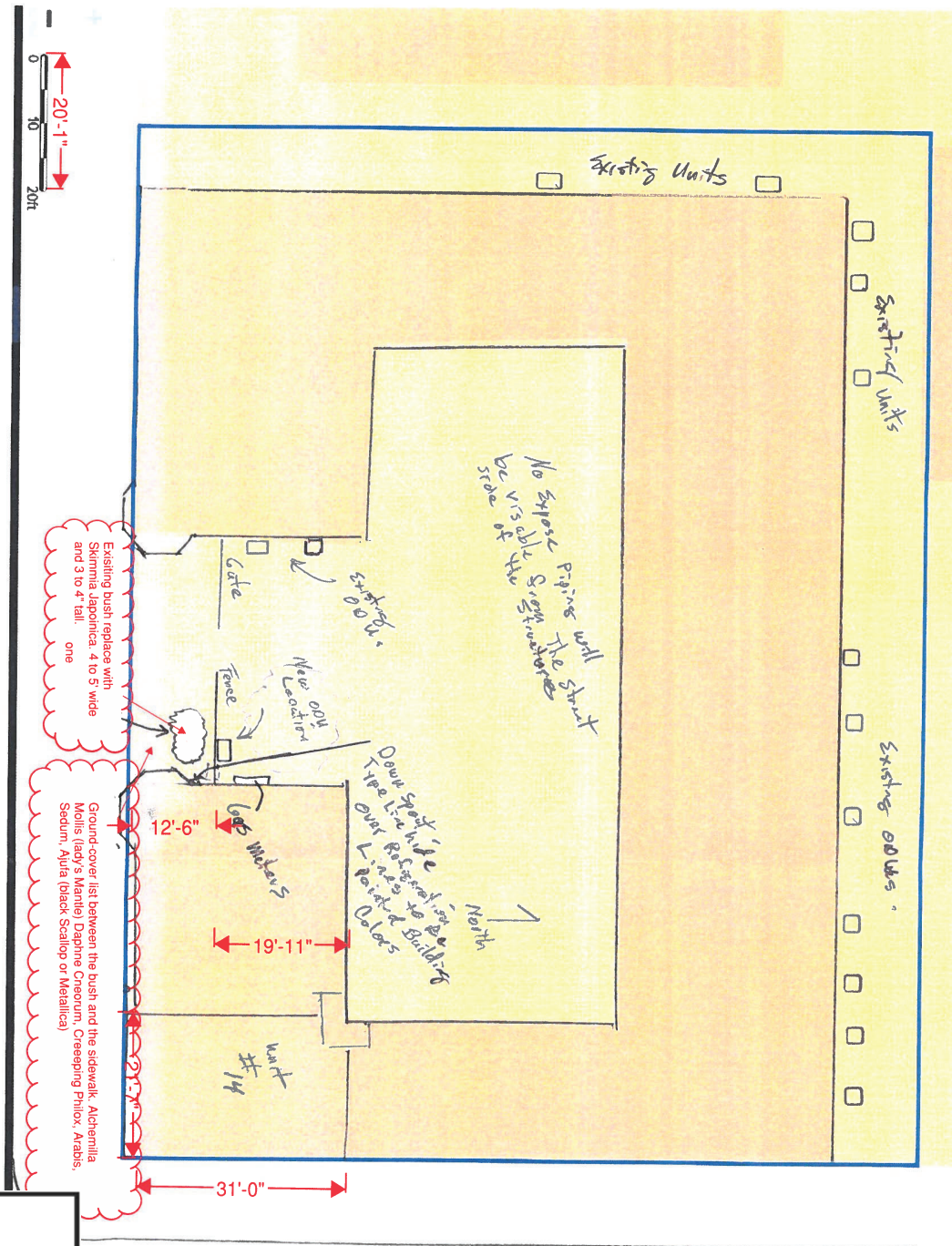


Historic Landmark

For Zoning Code in effect Post August 1, 2021

File No.	LU 21 - 099462 HR
1/4 Section	3032
Scale	1 inch = 200 feet
State ID	1N1E35DA 90003
Exhibit	B Oct 25, 2021





NE 24th Ave

Planner \_\_\_\_\_

Date **12-27-2021**

\*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

\*Approved\*  
City of Portland  
Bureau of Development Services



Job by

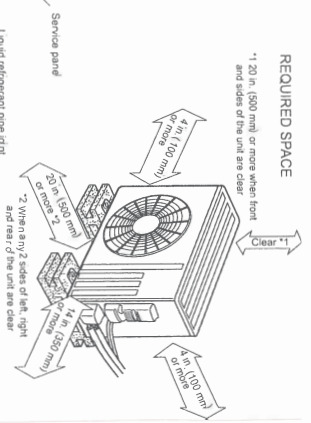
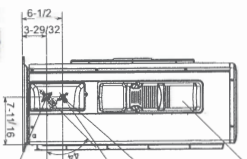
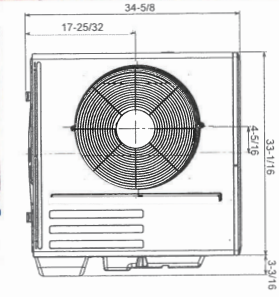
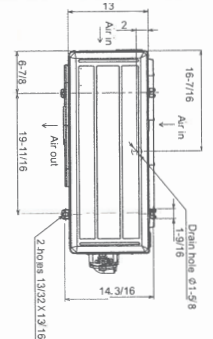
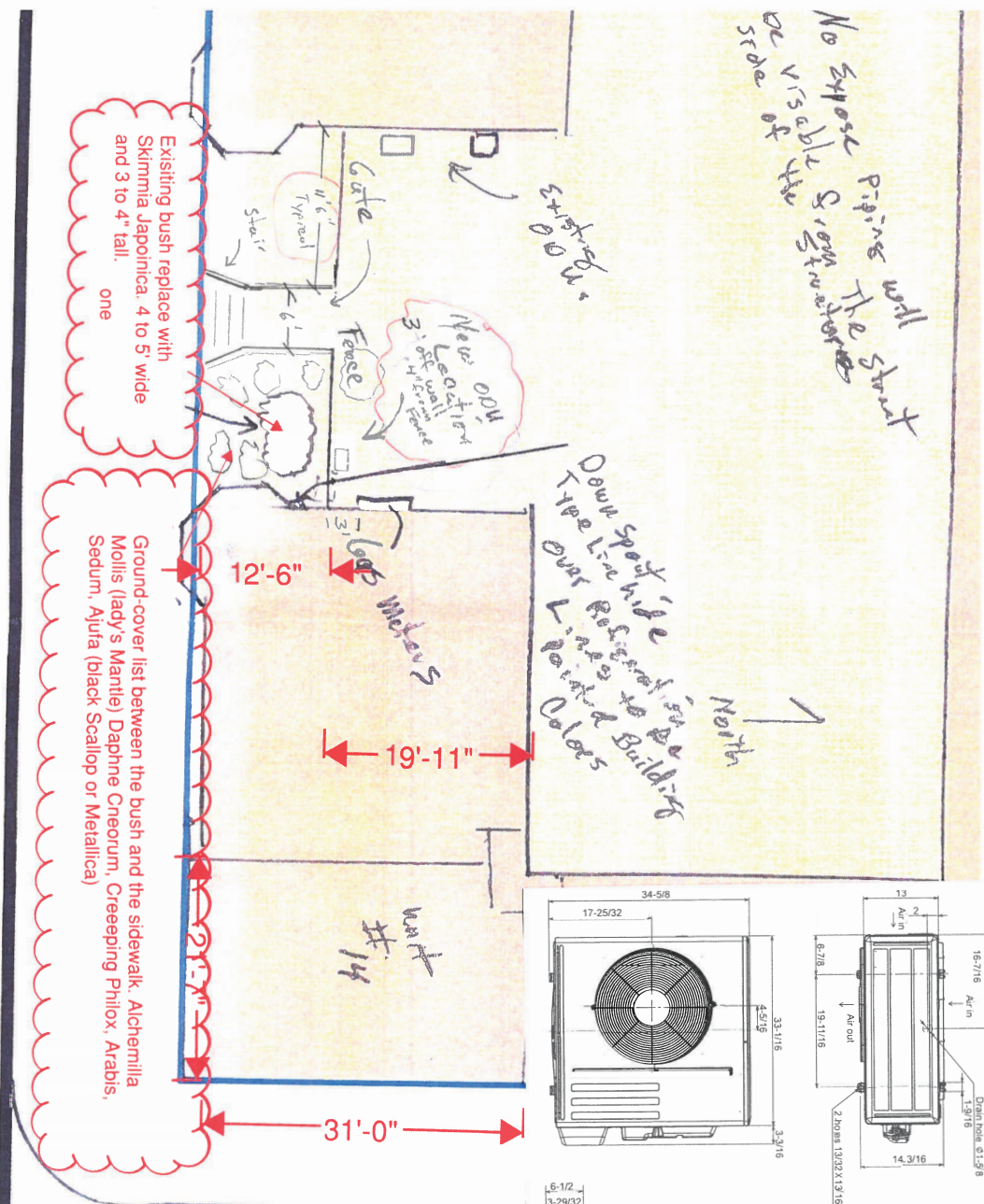
CCB#59382 OR  
WA PYRAMHC964P8  
(503)786-9522  
1-866-Mor-Heat

Job at 2325 NE Flanders St unit #14

Portland, OR 97232


10/21/21

LU 21-099462 HR Exh C1

[illegible]

Outdoor unit to sit be bolted per manufactures specifications to DiversiTech Z30-BP17W Base Pad. 3" tall. Base pads to sit on DiversiTech 3" concrete earthquake pad. The refrigeration lines will be incased on the side of the building in DiversiTech 4" SpeedChannel. Refrigeration lines to the outdoor unit at the ground level to run along the fence to the unit. Exposed refrigeration lines at ground level to be covered with UV protection.

\*Approved\*  
City of Portland  
Bureau of Development Services

Planner 

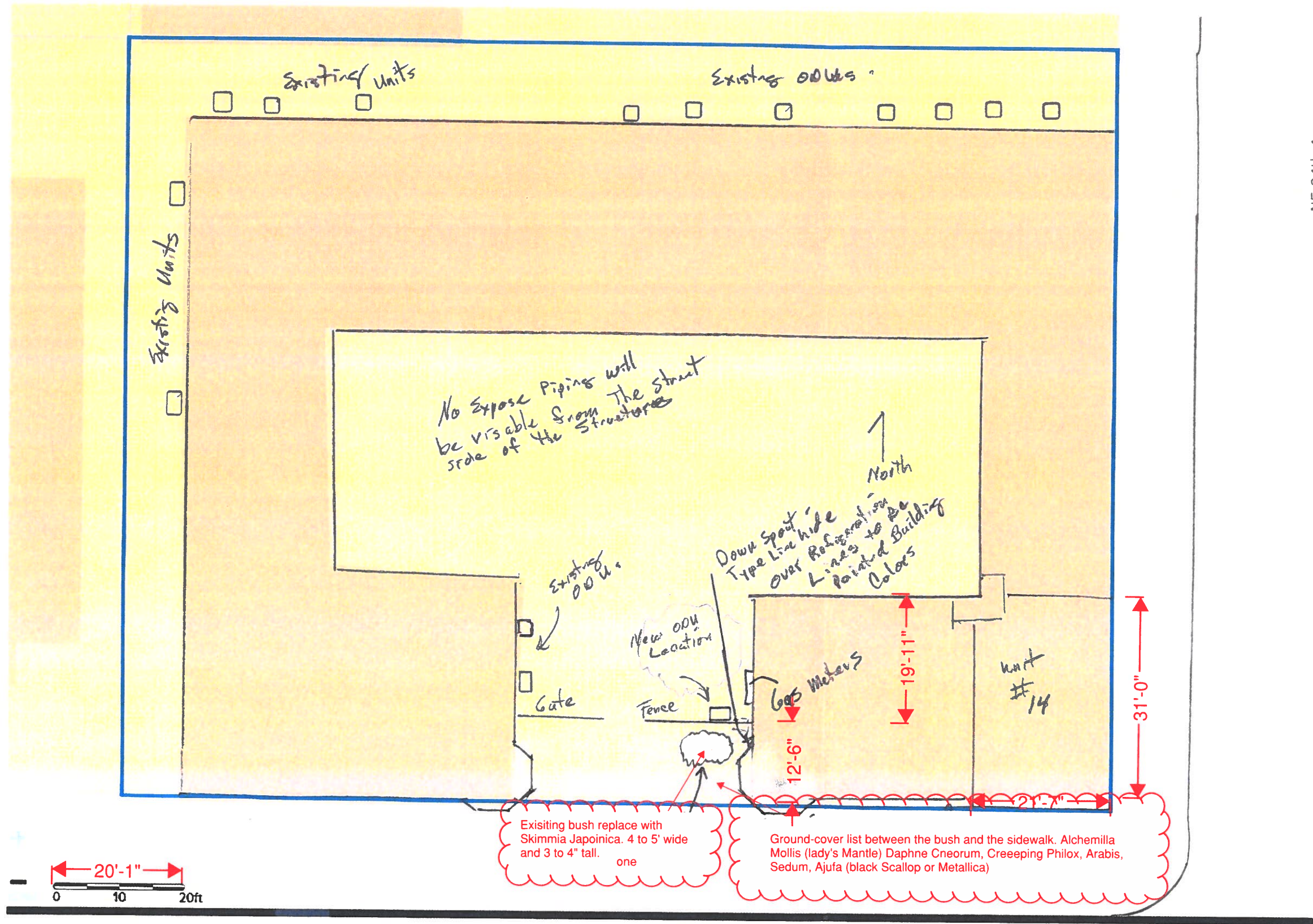
Date 12-27-2021

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Job at 2325 NE Flanders St unit #14

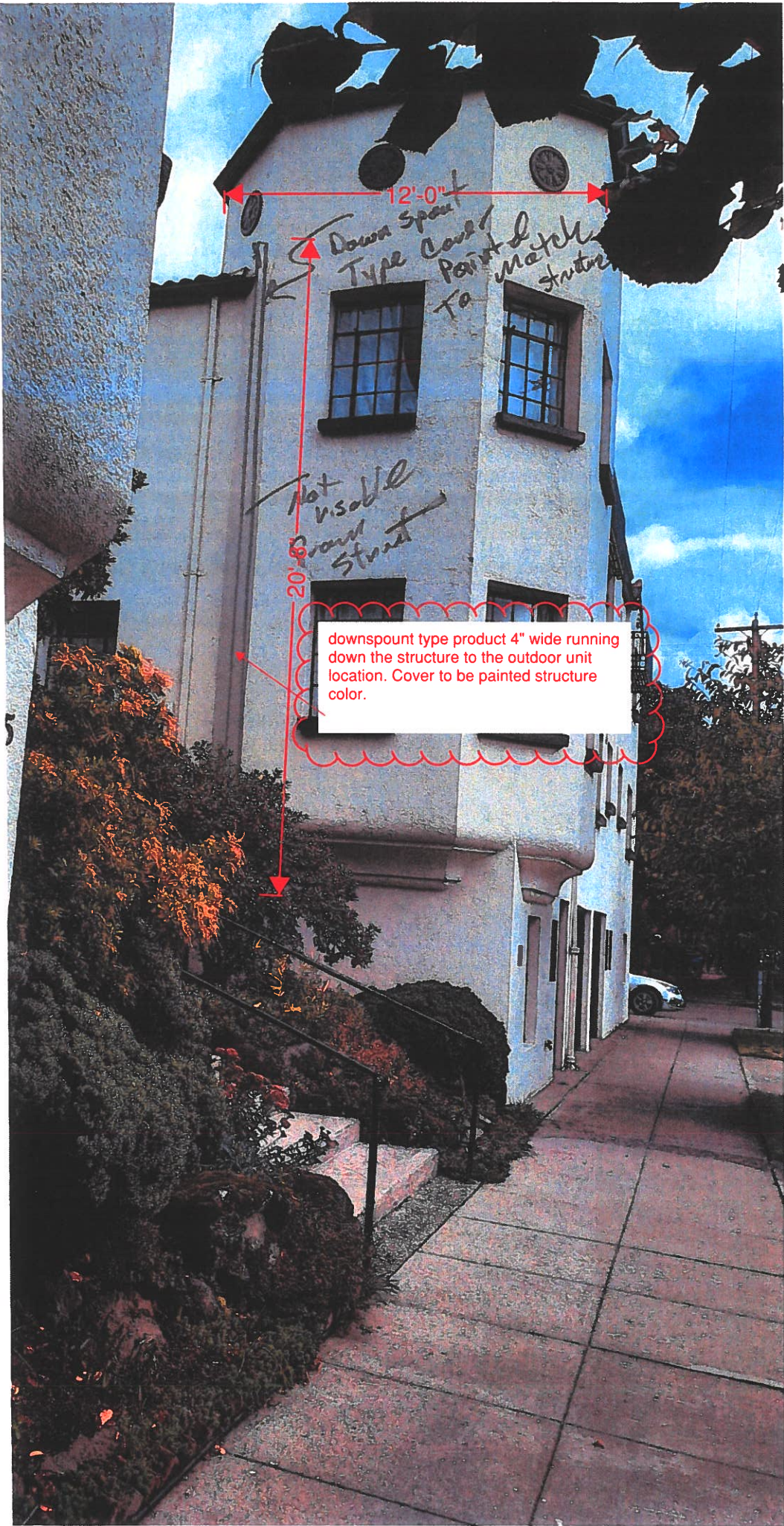
Portland, OR 97232

10/21/21

Job by

M1





Notes:

Outdoor unit to be screened by existing evergreen shrubs per L2 standard.

Refrigeration lines will not visible on any exterior face or facade of the structure from any street view.

A downspout will cover the refrigeration lines and electrical on the exterior of the structure where it faces the common space not facing the public.



CCB#59382 OR  
WA PYRAMHC964P8  
(503)786-9522  
1-866-Mor-Heat

Job at 2325 NE Flanders St #14

Portland, OR 97232

Job by

M3



# Zoning Plan Examination Checksheet Response

Permit #: **21-089810-000-00-MT**

Date: **10/25/21**

Customer name and phone number: **Dave Salholm 971-227-4054**

**NOTE:** Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.

#	Description of changes, revisions, additions, etc.	Checksheet and item #
1	I am submitting for a Historic review type 1x. Line hide on the outside of the structure non-street facing. It will look like an additional down-spout. It is to be painted the structure color.	33.445.140
2	Remove and replace an existing bush and replace it with one Skimmia Japonica bush. Bust to grow to 4 to 5 feet wide and 3 to 4 feet tall. This bush will be in front of the existing fence and be sight obscuring. Existing ground cover in the area in front of the bush to the sidewalk. a mix of Alchemilla Mollis (lady Mantle), Daphne Cneonum, Creeping Philox, Arabis, Sedum, Ajufa (black scallop or Melallica)	33.120.250.C

(for office use only)

No Exposed Piping will be visible from the street side of the structure

Downspout Type Line hide over Refrigeration Lines to be Painted Building Colors

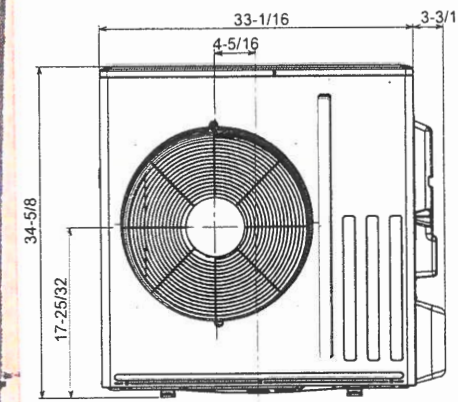
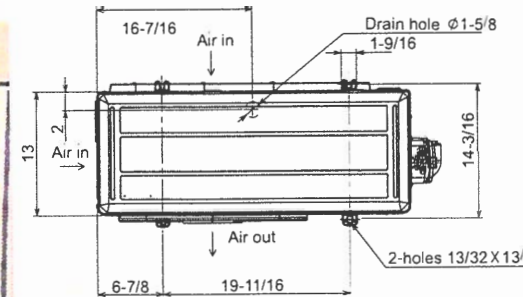
Existing ODU

New ODU Location 3' off wall 4" from Fence

Gate 11'6" Typical Stair 6'

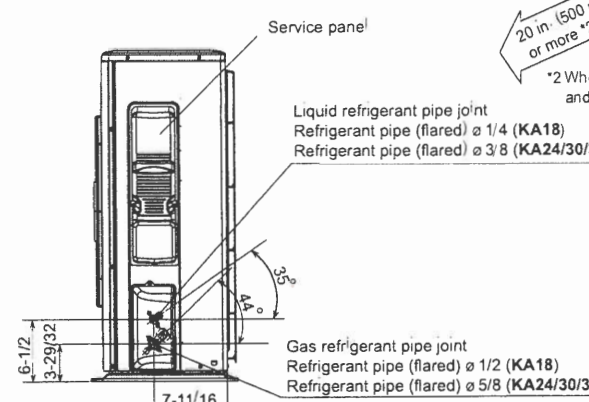
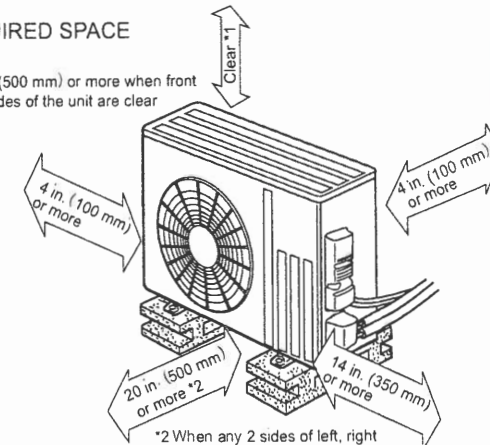
Existing bush replace with Skimmia Japonica. 4 to 5' wide and 3 to 4" tall. one

Ground-cover list between the bush and the sidewalk. Alchemilla Mollis (lady's Mantle) Daphne Cneorum, Creeping Philox, Arabis, Sedum, Ajuga (black Scallop or Metallica)



REQUIRED SPACE

\*1 20 in. (500 mm) or more when front and sides of the unit are clear



Unit in.

Outdoor unit	MCA (*)	A	14
	MOCP (*)	A	24
	Fan Motor	F.L.A.	0.67
	Compressor	Model(Type)	DC INVERTER-driven Twin Rotary
		R.L.A.	10
		L.R.A.	12.5
	Air flow (Cooling/Heating)	CFM	(1,691/1,691)
	Refrigerant Control	Linear Expansion Valve	
	Defrost Method	Reverse Cycle	
	SPL (Cooling)	dB (A)	54
	SPL (Heating)	dB (A)	55
	External Finish Color	Munsell No.3Y 7.8/1.1	
	Dimension	W in	33-1/16
		D in	13
		H in	34-5/8
Remote Controller	Weight	lbs	127
	Type	Wired Remote Controller	
Refrigerant	Type	R410A	
	Charge	lbs. oz	3.9
	Oil	Type(Fl. oz.)	FV50S(11.8)
Refrigerant Pipe	Gas side O.D.	in	1/2
	Liquid side O.D.	in	1/4
	Height Difference (Max)	ft	50
	Length (Max.)	ft	100
Connection Method	Indoor/Outdoor	Flared/Flared	
Operation Guarantee	Cooling	*F	14 - 115
	Heating	*F	-4 - 75



Job by



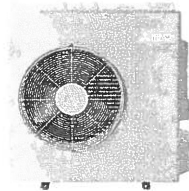
Outdoor unit to sit be bolted per manufactures specifications to DiversiTech 230-BP17W Base Pad. 3" tall. Base pads to sit on DiversiTech 3" concrete earthquake pad. The refrigeration lines will be incased on the side of the building in DiversiTech 4" SpeediChannel. Refrigeration lines to the outdoor unit at the ground level to run along the fence to the unit. Exposed refrigeration lines at ground level to be covered with UV protection.



**SUBMITTAL DATA: SVZ-KP18NA & SUZ-KA18NAH2**

18,000 BTU/H MULTI-POSITION AIR HANDLER HEAT PUMP SYSTEM

Job Name:	Location:	Date:
Purchaser:	Engineer:	
Submitted to:	For <input type="checkbox"/> Reference <input type="checkbox"/> Approval <input type="checkbox"/> Construction	
System Designation:	Schedule No.:	


**ACCESSORIES:**

- ☐ Windscreen (ME-FR-24)  
☐ Electric Heater Kit (See\_SB\_EH\_MVZ\_PVA\_PVfy\_SVZ)

**Optional Controls**

- ☐ Wireless Controller (MHK1)  
☐ Wired Remote Controller (PAR-40MAA)  
☐ Thermostat Interface (PAC-US444CN-1)  
☐ Simple MA Remote (PAC-YT53CRAU-J)  
☐ Wireless Remote Controller (PAR-FL32MA-E)  
☐ System Control Interface (MAC-334IF-E)

Notes: \*1 Rating conditions (cooling): Indoor: D.B. 26.7°C(80°F), W.B. 19.4°C(67°F), Outdoor: D.B. 35°C(95°F), W.B. 23.5°C(75°F)  
 \*2 Rating conditions (heating): Indoor: D.B. 21.1°C(70°F), W.B. 15.5°C(60°F), Outdoor: D.B. 3.3°C(38°F), W.B. 9.4°C(49°F)

Operating range		Indoor indoor air temperature		Outdoor indoor air temperature (SVZ-KP18NA/102 TH)		Outdoor indoor air temperature (SUZ-KA18NAH2/102 TH)	
		D.B.	W.B.	D.B.	W.B.	D.B.	W.B.
Cooling	Maximum	26.7	19.4	35	23.5	35	23.5
	Minimum	18	15	18	15	18	15
Heating	Maximum	26.7	19.4	35	23.5	35	23.5
	Minimum	3	9	3	9	3	9

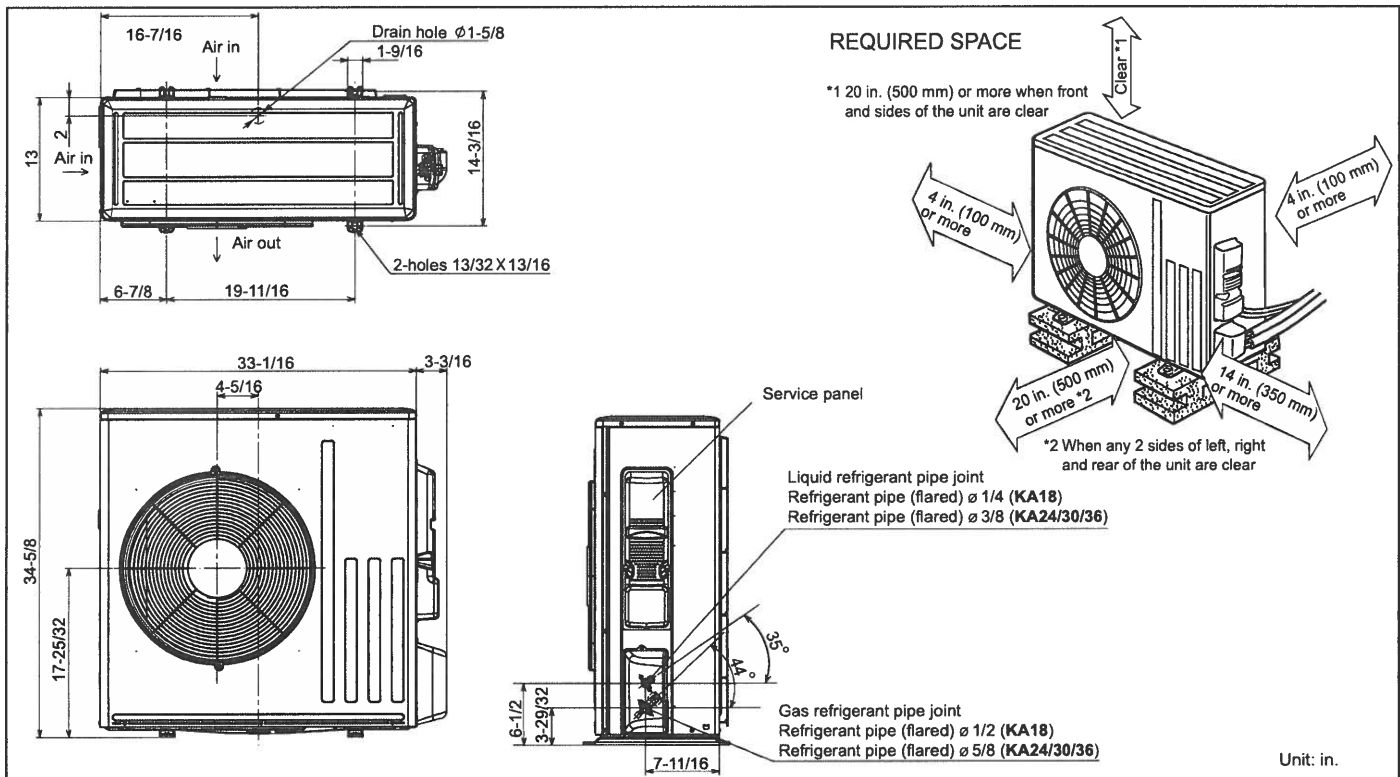
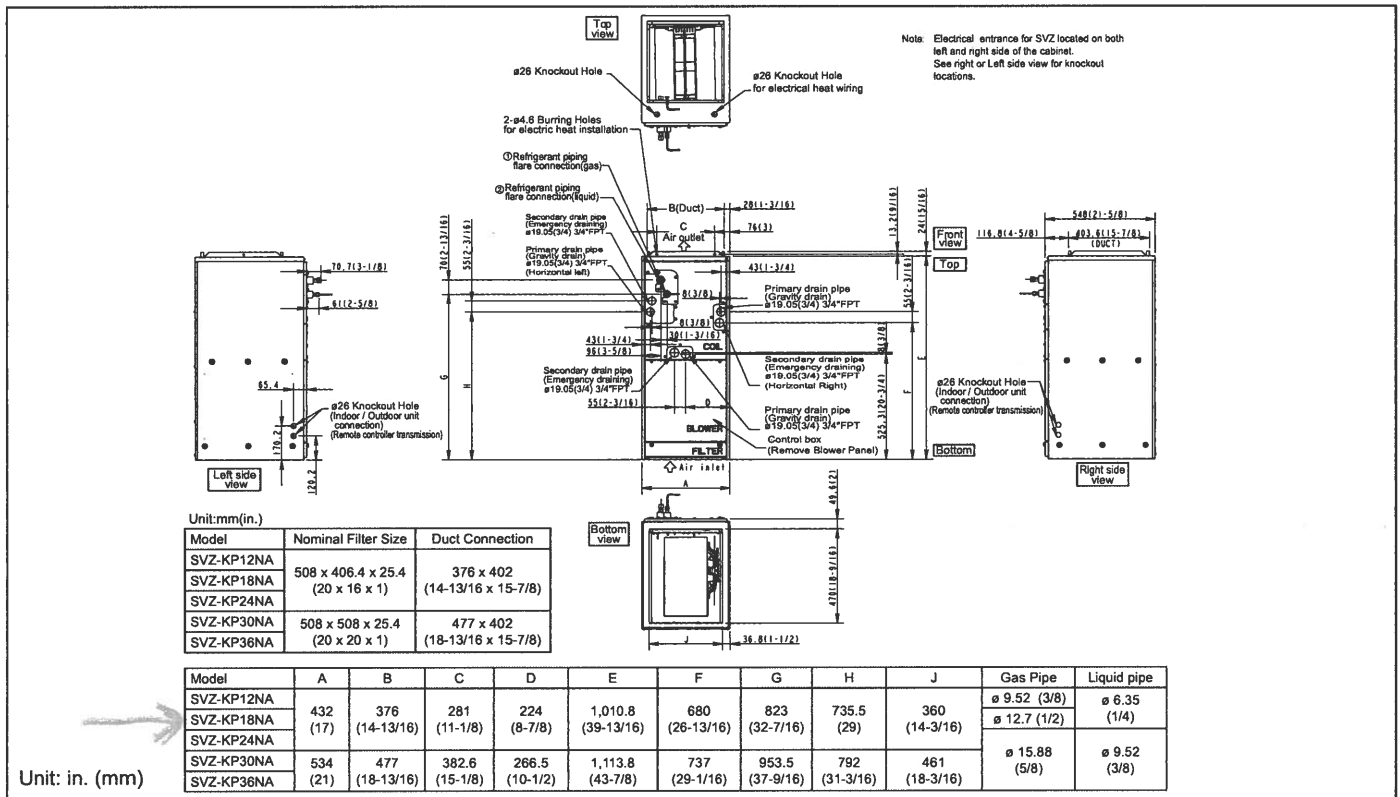
Cooling	Rated Capacity	Btu/h	18000
	Capacity Range	Btu/h	6200-18000
	Total input	W	1360
	Energy Efficiency	EER	13.2
		SEER	18
	Moisture Removal	Pints/h	2.4
Heating at 47°F	Sensible Heat Factor		0.85
	Rated Capacity	Btu/h	21600
	Capacity Range	Btu/h	8300-26000
	Total input	W	1600
	HSPF(Region IV)	Btu/h/W	12.6(12.2)
Heating at 17°F	Rated Capacity	Btu/h	14000
	Rated Total input	W	1460(1580)
	Maximum Capacity	Btu/h	14000
	Maximum Total input	W	1460(1580)
Power supply	Voltage, Phase, Cycle		208/230V, 1-phase, 60Hz
Voltage	Indoor - Outdoor S1-S2		AC 208/230V
	Indoor - Outdoor S2-S3		DC12-24V
	Indoor - Remote controller		DC12V
Indoor unit	MCA (*)	A	3
	Fan Motor	F.L.A	2.4
	Fan Motor Output	W	121
	Air flow (Lo-Mid-Hi)	DRY(CFM)	471-573-675
		WET(CFM)	-
	External Static Pressure	in WG	0.3 - 0.5 - 0.8
	Sound Pressure Level (Lo-Mid-Hi)	dB (A)	33-36-41
	External Finish Color		BLACK
	Dimensions	W: in	17
		D: in	21-5/8
		H: in	39-13/16
	Weight Unit	lbs	93
	Field Drainpipe O.D.	in	O.D. 3/4
	Refrigerant pipe Gas	in	1/2
	Refrigerant pipe Liquid	in	1/4

Outdoor unit	MCA (*)	A	14
	MOCP (*)	A	24
	Fan Motor	F.L.A.	0.67
	Compressor	Model(Type)	DC INVERTER-driven Twin Rotary
		R.L.A.	10
		L.R.A.	12.5
	Air flow (Cooling/Heating)	CFM	(1,691/1,691)
	Refrigerant Control		Linear Expansion Valve
	Defrost Method		Reverse Cycle
	SPL (Cooling)	dB (A)	54
	SPL (Heating)	dB (A)	55
	External Finish Color		Munsell No.3Y 7.8/1.1
	Dimension	W: in	33-1/16
		D: in	13
		H: in	34-5/8
Remote Controller	Weight	lbs	127
	Type		Wired Remote Controller
	Type		R410A
	Charge	lbs, oz	3.9
	Oil	Type(Fl.oz.)	FV50S(11.8)
Refrigerant Pipe	Gas side O.D.	in	1/2
	Liquid side O.D.	in	1/4
	Height Difference (Max)	ft	50
	Length (Max.)	ft	100
Connection Method	Indoor/Outdoor		Flared/Flared
Operation	Cooling	*F	14 - 115
	Heating	*F	-4 - 75

Specifications are subject to change without notice



# DIMENSIONS: SVZ-KP18NA & SUZ-KA18NAH2



Should this document be altered or changed without MESCA's permission, it becomes null and void. MESCA assumes no responsibility for any consequences in such cases.



Form # SB\_SVZ-KP18NA\_SUZ-KA18NAH2.TH\_201912  
Specifications are subject to change without notice.  
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October 2019

## SpeediChannel®

### Product

SpeediChannel®

### Application

Air conditioning line sets

### Purpose

DiversiTech SpeediChannel® is a system used to cover line sets, drain lines, and control cables when they can not be installed inside a wall.

### Composition

U.V. inhibited virgin resin

### Advantages

SpeediChannel® is the perfect universal installation system - combining high quality resins in a paintable natural color easily adapted to any colored mounting, as well as available brown and white colors, and SpeediClip™, a unique sliding rail system that makes line set installation a one man job. DiversiTech SpeediChannel® is easier to inventory, transport and install than competing brands, and the flat pack design reduces warehouse storage and contractor transport space. Tight fit corner design & installation accessories deliver the contractor a clean install every time.

### Colorfast Stability

The stability of the color of the Product is such that after 5 years external exposure in the climate zone defined within following paragraph, the contrast on the Grey scale according to ISO EN 105 A02 of the finished goods made from the Product will not be below level 3, when compared to an unexposed control sample of the same grade. This statement is limited to the climate zones where the annual global irradiation is less than 100,000 Langleys : North American climate.

### Painting Specifications

DiversiTech recommends any 100% acrylic latex or 100% acrylic latex with a urethane additive when painting SpeediChannel® products. The reason for this recommendation is because of the paint's flexibility. Lacquers are not recommended with PVC products because lacquers are more brittle and won't flex with the channel. Some suggestions: Duration by Sherwin Williams, Manor Hall paints by PPG and Moorelife by Benjamin Moore. In addition to paint type, only light-to-medium colored paints (Light Reflectance Value of 55% units or greater) should be applied to SpeediChannel® or most any exterior PVC products. Light Reflectance Value (LRV) is a measurement that indicates how much light a color reflects. An LRV of 0% is absolute black and an LRV of 100% is perfectly reflective white. LRV is on the back of most color swatches and in the index of all major brands' fandecks. It is not safe to assume the paint is a light color. Some paints that appear light beige can have an LRV in the 20s or 30s.

### Hardware

Stainless steel

### Unique Pieces

- Flex hose kit
- Flat wall escutcheon
- Integrated flex joint
- Long radius 90° flat elbow

### Sleeve Style

Single piece

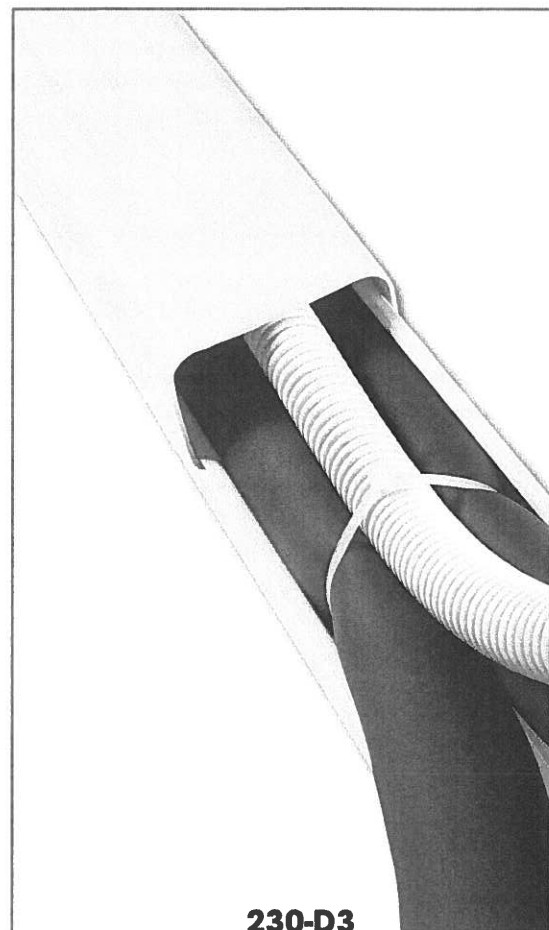
### Certification

UL recognized in the US and Canada

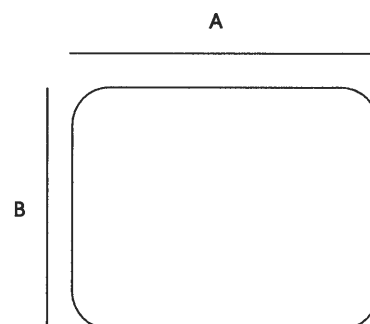
DOC142671

www.diversitech.com

1.800.995.2222



230-D3



## Package Metrics

Producer of Goods Domestic/Foreign Commodity  
DiversiTech Foreign

Item Number	Channel Dimension		Overall Length
	A	B	
230-D3	2.75 in	2.55 in	78.74 in
230-D4	4.13 in	2.95 in	78.74 in
230-D6	5.90 in	3.14 in	78.74 in

## Specifications

### SpeediChannel® - 6-1/2' Long Channel

- Available in 3 widths
- Includes pack of SpeediClips™

Size	Natural	Brown	White	A	B
3"	230-D3	230-D3B	230-B3W	2.75 in	2.55 in
4"	230-D4	230-D4B	230-D4W	4.13 in	2.95 in
6"	230-D6		230-D6W	5.90 in	3.14 in

### Wall Penetration

- U.V. resistant
- Packed each separately in plastic film

Size	Natural	Brown	White	A	B	C
3"	230-WC3	230-WC3B	230-WC3W	4.33 in	7.08 in	2.77 in
4"	230-WC4	230-WC4B	230-WC4W	5.70 in	7.48 in	4.14 in
6"	230-WC6		230-WC6W	6.29 in	7.87 in	5.92 in

### Wall Sleeve

Size	Natural	A	B	C
2-1/2"	230-WS2	3.80 in	13.67 in	2.44 in

### Union Coupling

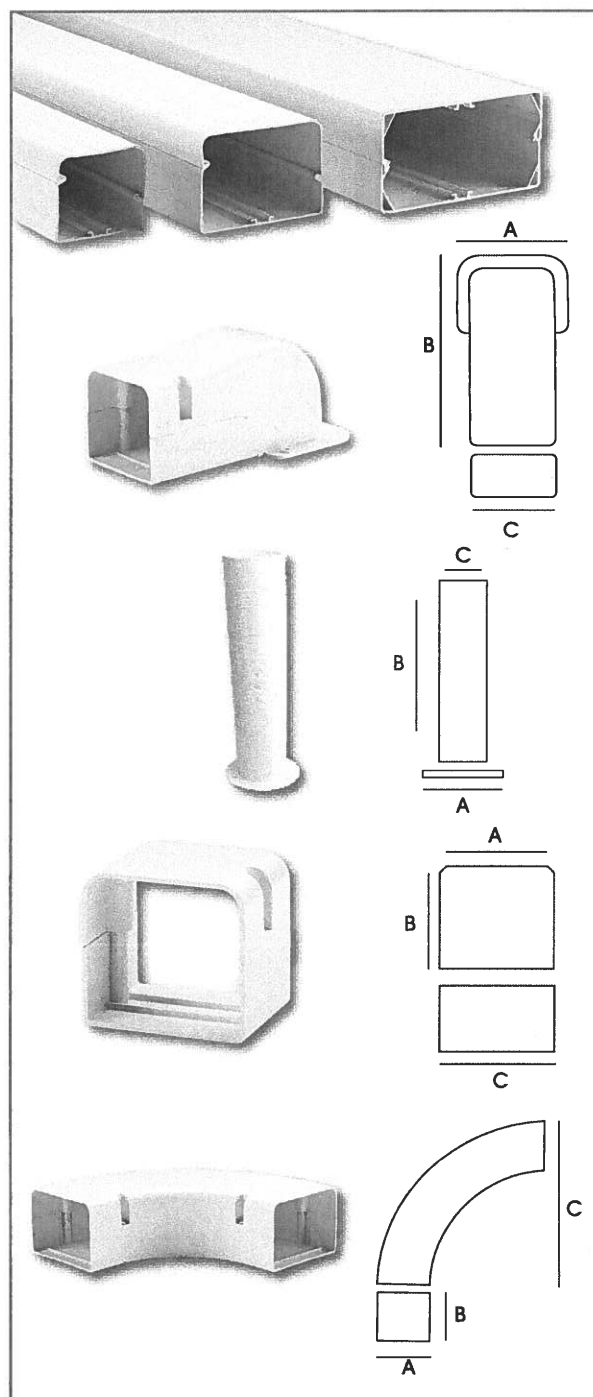
- U.V. resistant
- Packed each separately in plastic film

Size	Natural	Brown	White	A	B	C
3"	230-CP3	230-CP3B	230-CP3W	2.96 in	2.77 in	2.77 in
4"	230-CP4	230-CP4B	230-CP4W	4.34 in	3.16 in	4.14 in
6"	230-CP6		230-CP6W	6.11 in	3.36 in	5.92 in

### 90° Long Radius Bend

- U.V. resistant
- Packed each separately in plastic film

Size	Natural	Brown	White	A	B	C
3"	230-LFB3	230-LFB3B	230-LFB3W	2.96 in	2.77 in	9.84 in
4"	230-LFB4	230-LFB4B	230-LFB4W	4.34 in	3.16 in	9.84 in
6"	230-LFB6		230-LFB6W	6.11 in	3.36 in	9.84 in



## 90° Flat Bend

- U.V. resistant
- Packed each separately in plastic film

Size	Natural	Brown	White	A	B	C
3"	230-FB3	230-FB3B	230-FB3W	4.33 in	4.52 in	2.77 in
4"	230-FB4	230-FB4B	230-FB4W	5.90 in	5.90 in	4.14 in
6"	230-FB6		230-FB6W	6.69 in	6.69 in	5.92 in

## 90° Inside Elbow

- U.V. resistant
- Packed each separately in plastic film
- To place around the internal corner

Size	Natural	Brown	White	A	B	C
3"	230-EB3	230-EB3B	230-EB3W	3.74 in	3.74 in	2.70 in
4"	230-EB4	230-EB4B	230-EB4W	4.33 in	4.33 in	4.14 in
6"	230-EB6		230-EB6W	6.10 in	6.10 in	5.92 in

## 90° Outside Elbow

- U.V. resistant
- Packed each separately in plastic film
- To place around the outside corner

Size	Natural	Brown	White	A	B	C
3"	230-EIN3	230-EIN3B	230-EIN3W	3.74 in	3.74 in	2.77 in
4"	230-EIN4	230-EIN4B	230-EIN4W	4.33 in	4.33 in	4.14 in
6"	230-EIN6		230-EIN6W	6.10 in	6.10 in	5.92 in

## 45° Flat Bend

- U.V. resistant
- Packed each separately in plastic film
- To place around an obstacle

Size	Natural	Brown	White	A	B	C
3"	230-FB453	230-FB453B	230-FB453W	3.64 in	5.72 in	2.77 in
4"	230-FB454	230-FB454B	230-FB454W	3.64 in	6.70 in	4.14 in
6"	230-FB456		230-FB456W	3.64 in	7.49 in	5.92 in

## T-Joint

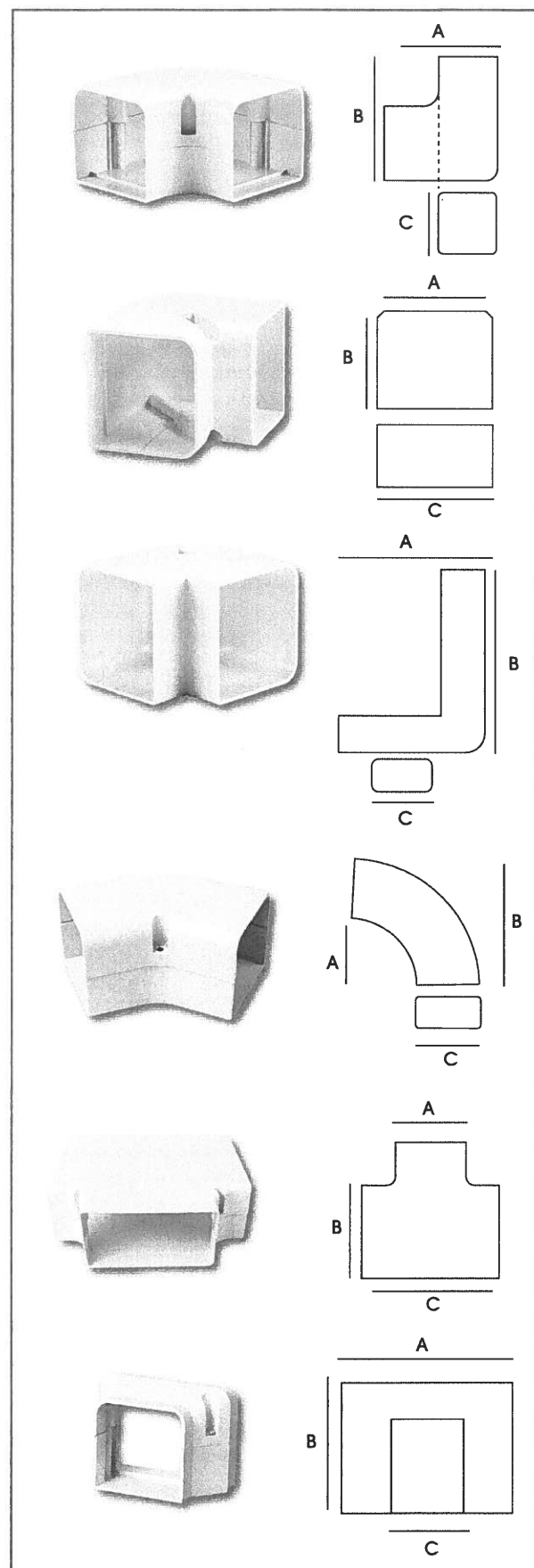
- U.V. resistant
- Packed each separately in plastic film
- To create a tee connection between three pieces of SpeediChannel®

Size	Natural	Brown	White	A	B	C
4"	230-TJ4	230-TJ4B	230-TJ4W	4.14 in	4.14 in	7.87 in
6"	230-TJ6		230-TJ6W	5.92 in	5.92 in	9.84 in

## Reducer Coupling

- U.V. resistant
- Packed each separately in plastic film
- To join two pieces of SpeediChannel®

Size	Natural	Brown	White	A	B	C
3" x 4"	230-TC34		230-TC34W	4.14 in	3.16 in	2.77 in
4" x 6"	230-TC46		230-TC46W	5.92 in	6.11 in	4.14 in



## Flex Joint

- U.V. resistant
- Packed each separately in plastic film

Size	Natural	Brown	White	A	B	C
3"	230-FJ3			19.68 in	2.55 in	2.55 in
4"	230-FJ4			19.68 in	3.93 in	3.93 in

## Duct End

- U.V. resistant
- Packed each separately in plastic film
- To terminate a run of SpeediChannel® to a small opening

Size	Natural	Brown	White	A	B	C
3"	230-DE3	230-DE3B	230-DE3W	4.72 in	2.77 in	1.77 in
4"	230-DE4	230-DE4B	230-DE4W	4.72 in	4.14 in	1.96 in
6"	230-DE6		230-DE6W	4.72 in	5.92 in	2.36 in

## Cap

- U.V. resistant
- Packed each separately in plastic film
- To cap the end of the SpeediChannel®

Size	Natural	Brown	White	A	B	C
3"	230-DC3		230-DC3W	2.75 in	2.55 in	
4"	230-DC4		230-DC4W	4.13 in	2.95 in	
6"	230-DC6		230-DC6W	5.90 in	3.14 in	

## Flat Wall Escutcheon

- U.V. resistant
- Packed each separately in plastic film
- To cover a rough opening in a soffit, wall, or ceiling penetration

Size	Natural	Brown	White	A	B	C
3"	230-FR3		230-FR3W	6.11 in	3.54 in	2.77 in
4"	230-FR4		230-FR4W	5.92 in	3.93 in	4.14 in
6"	230-FR6		230-FR6W	7.48 in	4.33 in	5.92 in

## Wall Escutcheon

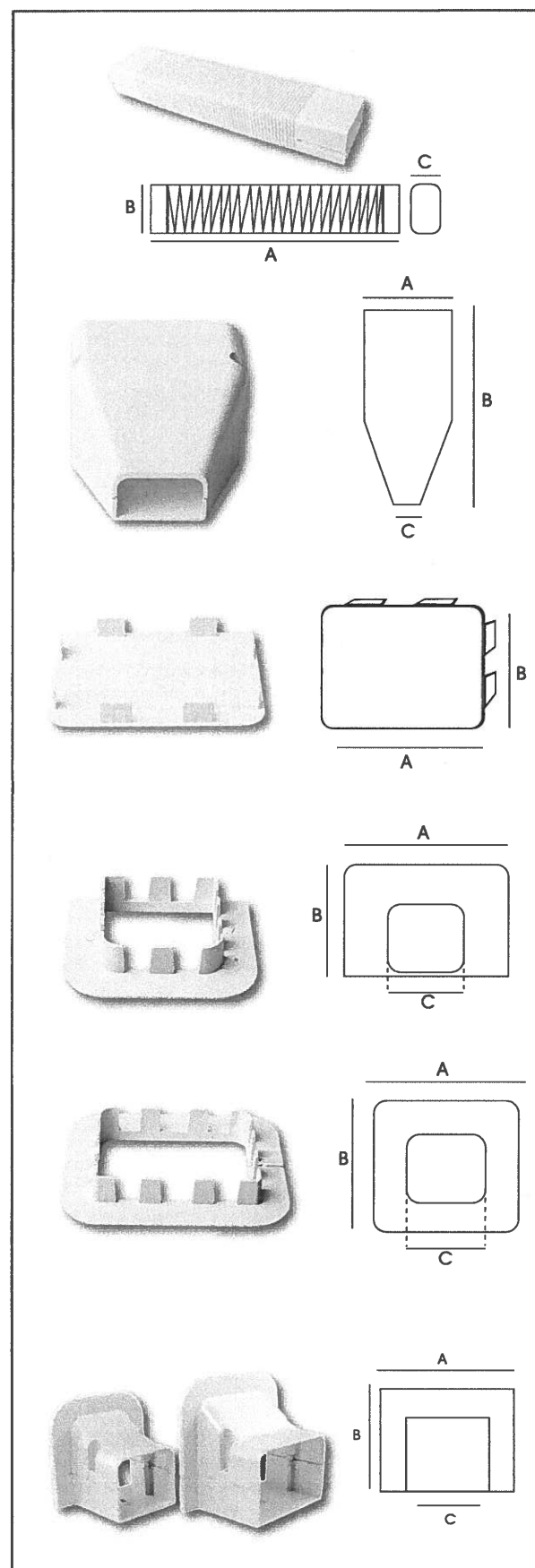
- U.V. resistant
- Packed each separately in plastic film
- To cover a rough opening in a wall or ceiling penetration

Size	Natural	Brown	White	A	B	C
3"	230-WR3		230-WR3W	4.54 in	4.34 in	2.77 in
4"	230-WR4		230-WR4W	5.92 in	4.74 in	4.14 in
6"	230-WR6		230-WR6W	7.49 in	6.51 in	5.92 in

## Soffit Fittings

- U.V. resistant
- Packed each separately in plastic film
- Ideal for outdoor applications

Size	Natural	Brown	White	A	B	C
3"	230-SF3		230-SF3W	4.69 in	4.84 in	2.77 in
4"	230-SF4		230-SF4W	6.07 in	5.72 in	4.14 in



## Adjustable Flat Bend

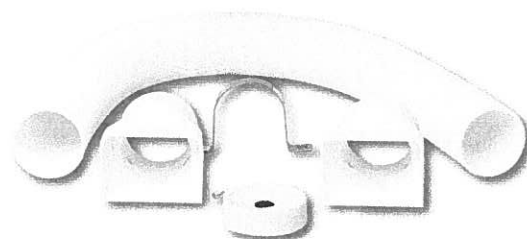
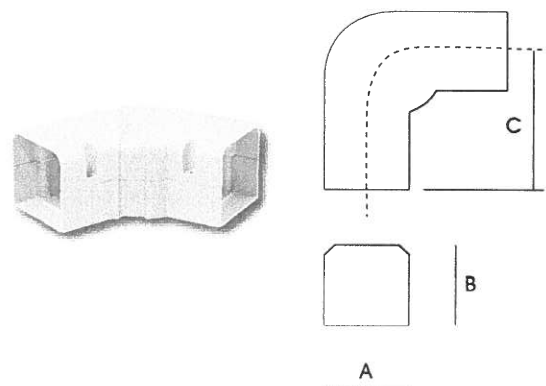
- U.V. resistant
- Packed each separately in plastic film
- Flex from 45 to 90 degrees

Size	Natural	Brown	White	A	B	C
3"	230-AFB3		230-AFB3W	2.75 in	2.60 in	4.10 in
4"	230-AFB4		230-AFB4W	4.12 in	2.95 in	5.28 in

## Flex Hose Connection Kit

- U.V. resistant
- Packed each separately in plastic film

Size	Natural	Brown	White	A	B	C
3"	230-FH3-KIT		230-FH3W-KIT	39 in	3 in	
4"	230-FH4-KIT		230-FH4W-KIT	39 in	4 in	





January 2014

## Product

Base Pad

## Purpose

Used as a mounting base when condensing units must be bolted down.

## Advantages

Sliding rail design for easy and fast installation.

## Material

UV stabilized polypropylene

## Included Equipment

Bag with bolts / 2 base pads:

- 4 hexagon head screws M10 x 30 galvanised
- 4 nuts M10 galvanised
- 4 washers M10 galvanised
- 4 plastic anti-loss washers

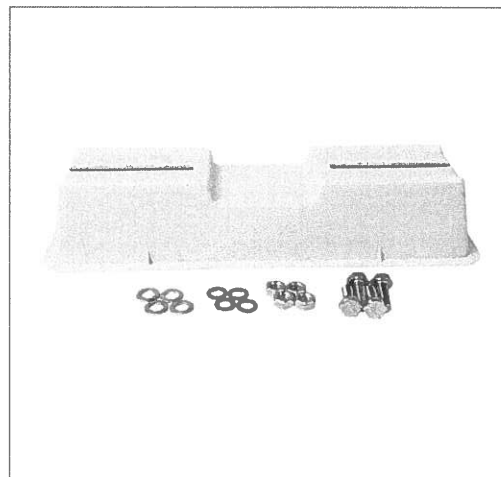
## Specifications

**230-BP14W** - Length - 14"; Height - 3"; Width - 5.12"

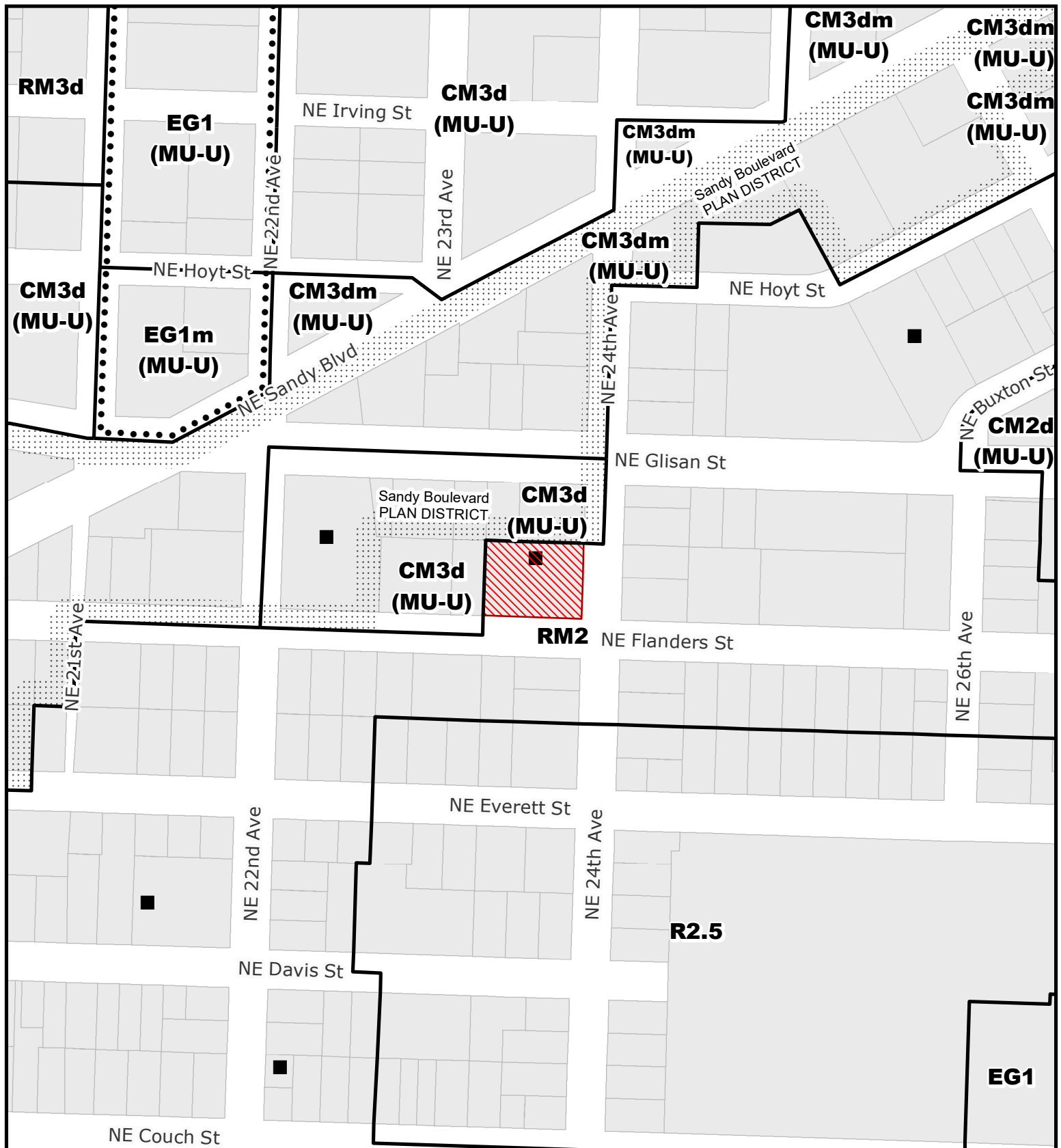
**230-BP17W** - Length - 17"; Height - 3"; Width - 5.12"

**Maximum load capacity** - 220 pounds per pad

**Color** - Ivory



CATALOG NO.	DESCRIPTION	UOM	ORDER MULT.
230-BP14W	14" Base Pad. pack of 2	PK	10
230-BP17W	17" Base Pad. pack of 2	PK	10



# ZONING



Site

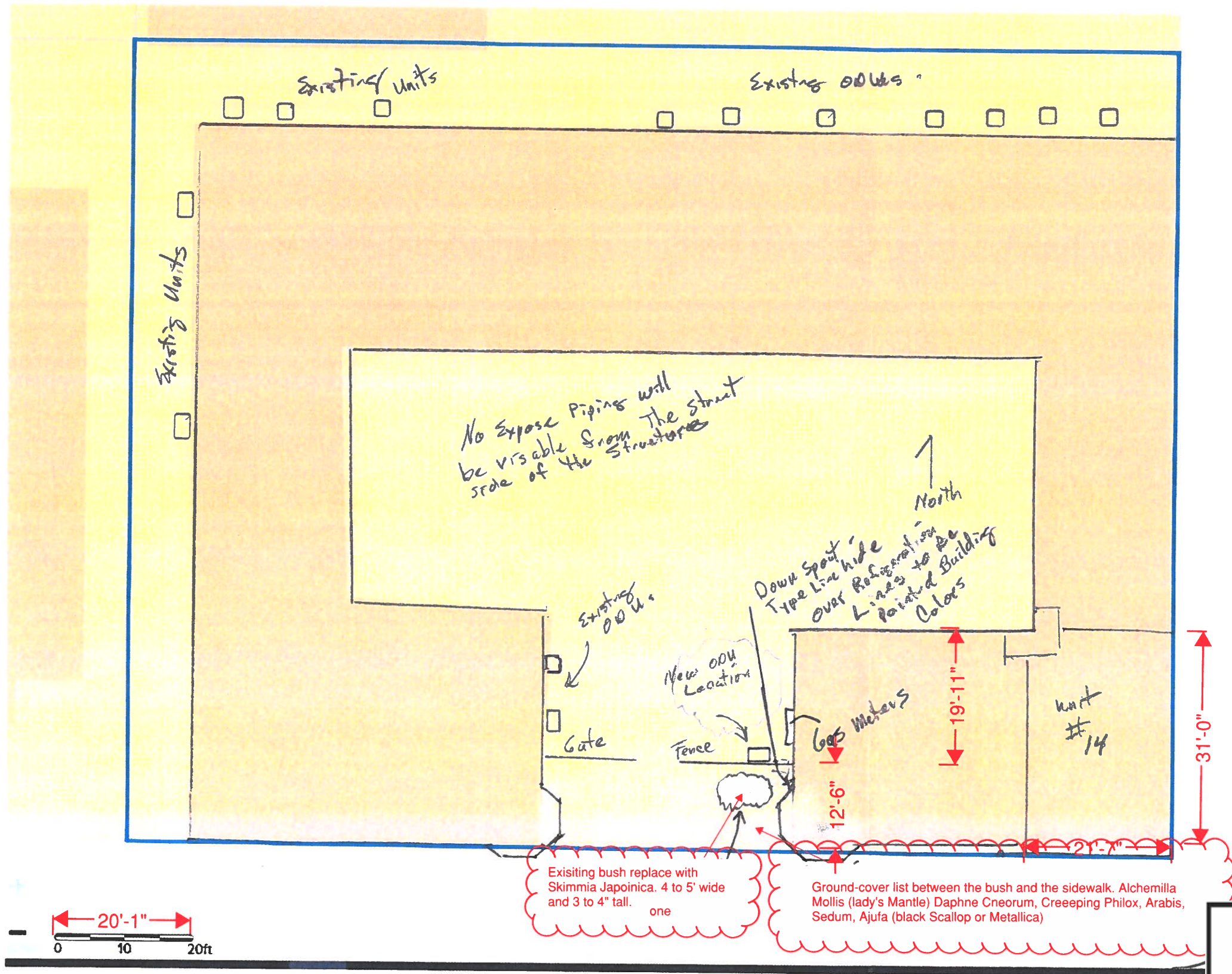


Historic Landmark

For Zoning Code in effect Post August 1, 2021

File No.	LU 21 - 099462 HR
1/4 Section	3032
Scale	1 inch = 200 feet
State ID	1N1E35DA 90003
Exhibit	B Oct 25, 2021





NE 74th Ave



Job at 2325 NE Flanders St unit #14

Portland, OR 97232

10/21/21

Job by

CCB#59382 OR  
WA PYRAMHC964P8  
(503)786-9522  
1-866-Mor-Heat

\*Approved\*  
City of Portland  
Bureau of Development Services

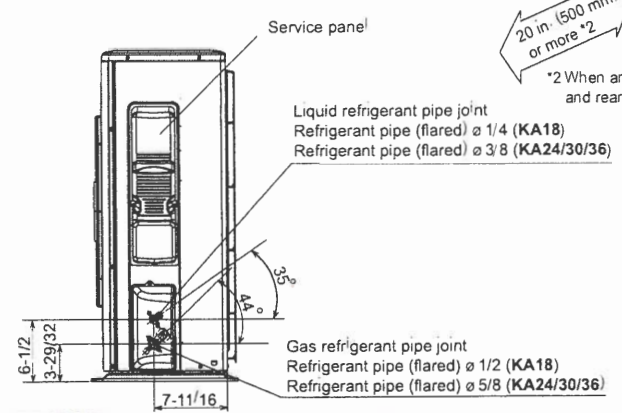
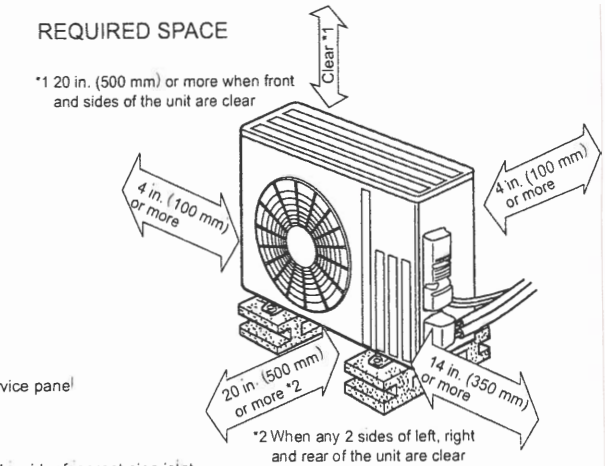
Planner Ti

Date 12-27-2021

\*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



for



Unit: in.

Outdoor unit	MCA (*)	A	14
	MOCP (*)	A	24
	Fan Motor	F.L.A.	0.67
	Compressor	Model(Type)	DC INVERTER-driven Twin Rotary
		R.L.A.	10
		L.R.A	12.5
	Air flow (Cooling/Heating) <sup>1</sup>	CFM	(1,891/1,691)
	Refrigerant Control	Linear Expansion Valve	
	Defrost Method	Reverse Cycle	
	SPL (Cooling)	dB (A)	54
	SPL (Heating)	dB (A)	55
	External Finish Color	Munsell No.3Y 7.8/1.1	
	Dimension	W' in	33-1/16
D' in		13	
H' in		34-5/8	
Weight	lbs	127	
Remote Controller	Type	Wired Remote Controller	
Refrigerant	Type	R410A	
	Charge	lbs. oz	3.9
	Oil	Type(F <sup>1</sup> oz.)	FV50S(11.8)
Refrigerant Pipe	Gas side O.D.	in	1/2
	Liquid side O.D.	in	1/4
	Height Difference (Max)	ft	50
	Length (Max.)	ft	100
Connection Method	Indoor/Outdoor	Flared/Flared	
Operation Guarantee	Cooling	*F	14 - 115
	Heating	*F	-4 - 75

**PYRAMID**  
HEATING & COOLING



withstanding the test of time

Job by

Outdoor unit to sit be bolted per manufactures specifications to DiversiTech 230-BP17W Base Pad. 3" tall. Base pads to sit on DiversiTech 3" concrete earthquake pad. The refrigeration lines will be incased on the side of the building in DiversiTech 4" SpeediChannel. Refrigeration lines to the outdoor unit at the ground level to run along the fence to the unit. Exposed refrigeration lines at ground level to be covered with UV protection.

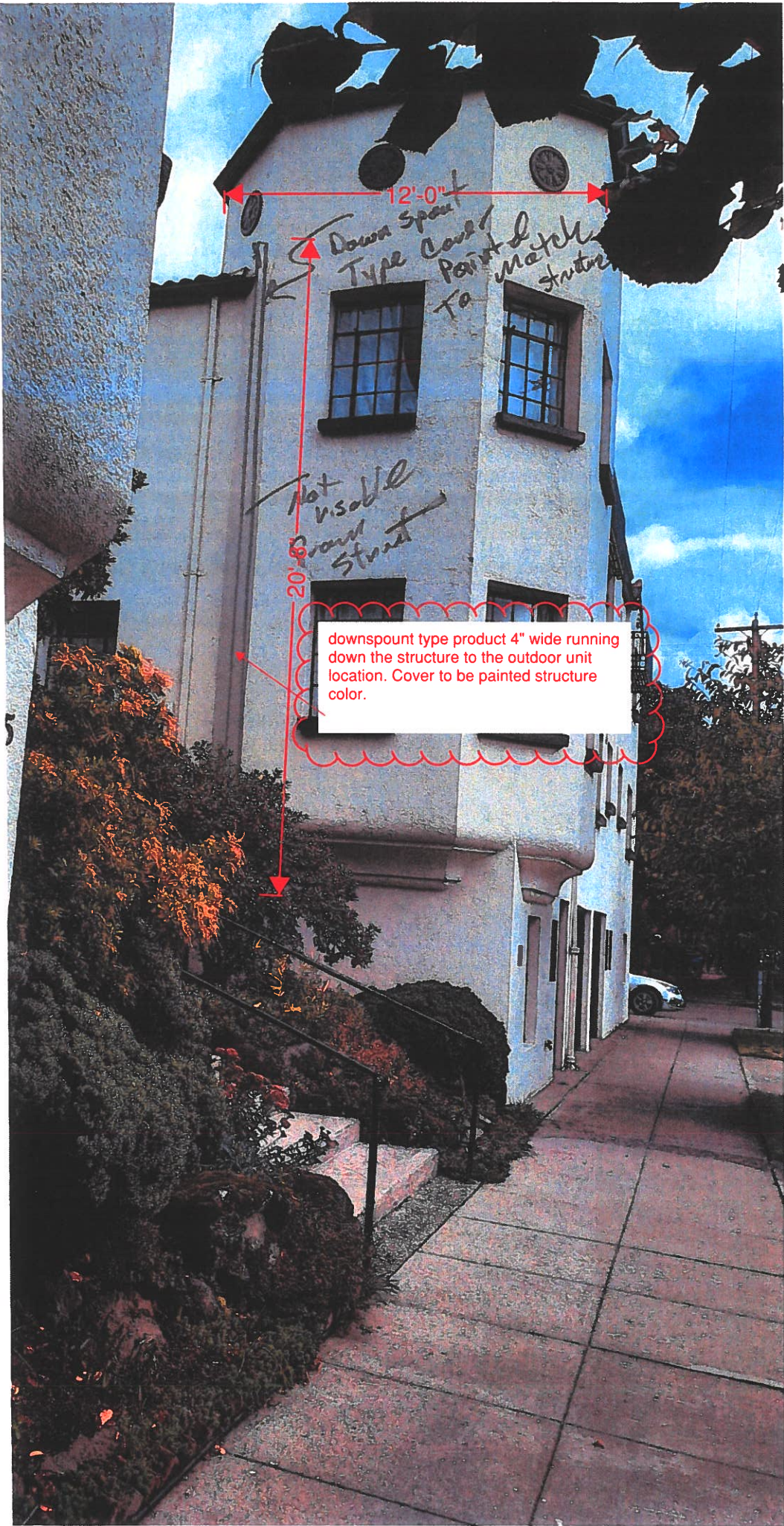
\*Approved\*  
City of Portland  
Bureau of Development Services

Planner                     

Date **12-27-2021**

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**Notes:**

Outdoor unit to be screened by existing evergreen shrubs per L2 standard.

Refrigeration lines will not visible on any exterior face or facade of the structure from any street view.

A downspout will cover the refrigeration lines and electrical on the exterior of the structure where it faces the common space not facing the public.



Job at 2325 NE Flanders St #14

Portland, OR 97232

Job by

CCB#59382 OR  
WA PYRAMHC964P8  
(503)786-9522  
1-866-Mor-Heat

\*Approved\*  
City of Portland  
Bureau of Development Services

Planner Ti

Date 12-27-2021

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October 2019

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### Application

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### Composition

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### Colorfast Stability

The stability of the color of the Product is such that after 5 years external exposure in the climate zone defined within following paragraph, the contrast on the Grey scale according to ISO EN 105 A02 of the finished goods made from the Product will not be below level 3, when compared to an unexposed control sample of the same grade. This statement is limited to the climate zones where the annual global irradiation is less than 100,000 Langleys : North American climate.

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### Hardware

Stainless steel

### Unique Pieces

- Flex hose kit
- Flat wall escutcheon
- Integrated flex joint
- Long radius 90° flat elbow

### Sleeve Style

Single piece

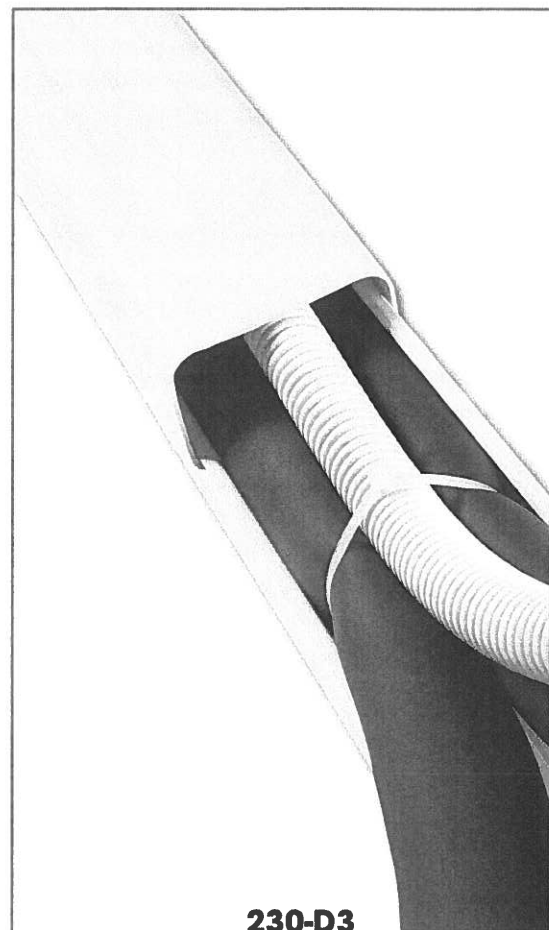
### Certification

UL recognized in the US and Canada

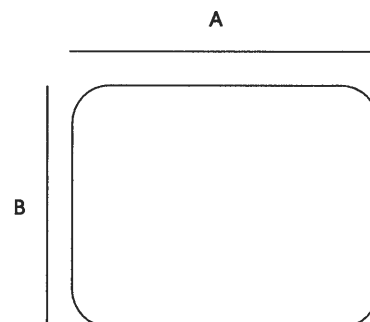
DOC142671

www.diversitech.com

1.800.995.2222



230-D3



\*Approved\*

City of Portland  
Bureau of Development Services

Planner T. J.

Date **12-27-2021**

\*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

# TECHNICAL DATA SHEET



## Package Metrics

Producer of Goods Domestic/Foreign Commodity  
DiversiTech Foreign

Item Number	Channel Dimension		Overall Length
	A	B	
230-D3	2.75 in	2.55 in	78.74 in
230-D4	4.13 in	2.95 in	78.74 in
230-D6	5.90 in	3.14 in	78.74 in

\*Approved\*

City of Portland  
Bureau of Development Services

Planner

Date

12-27-2021

\*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

## Specifications

### SpeediChannel® - 6-1/2' Long Channel

- Available in 3 widths
- Includes pack of SpeediClips™

Size	Natural	Brown	White	A	B
3"	230-D3	230-D3B	230-B3W	2.75 in	2.55 in
4"	230-D4	230-D4B	230-D4W	4.13 in	2.95 in
6"	230-D6		230-D6W	5.90 in	3.14 in

### Wall Penetration

- U.V. resistant
- Packed each separately in plastic film

Size	Natural	Brown	White	A	B	C
3"	230-WC3	230-WC3B	230-WC3W	4.33 in	7.08 in	2.77 in
4"	230-WC4	230-WC4B	230-WC4W	5.70 in	7.48 in	4.14 in
6"	230-WC6		230-WC6W	6.29 in	7.87 in	5.92 in

### Wall Sleeve

Size	Natural	A	B	C
2-1/2"	230-WS2	3.80 in	13.67 in	2.44 in

### Union Coupling

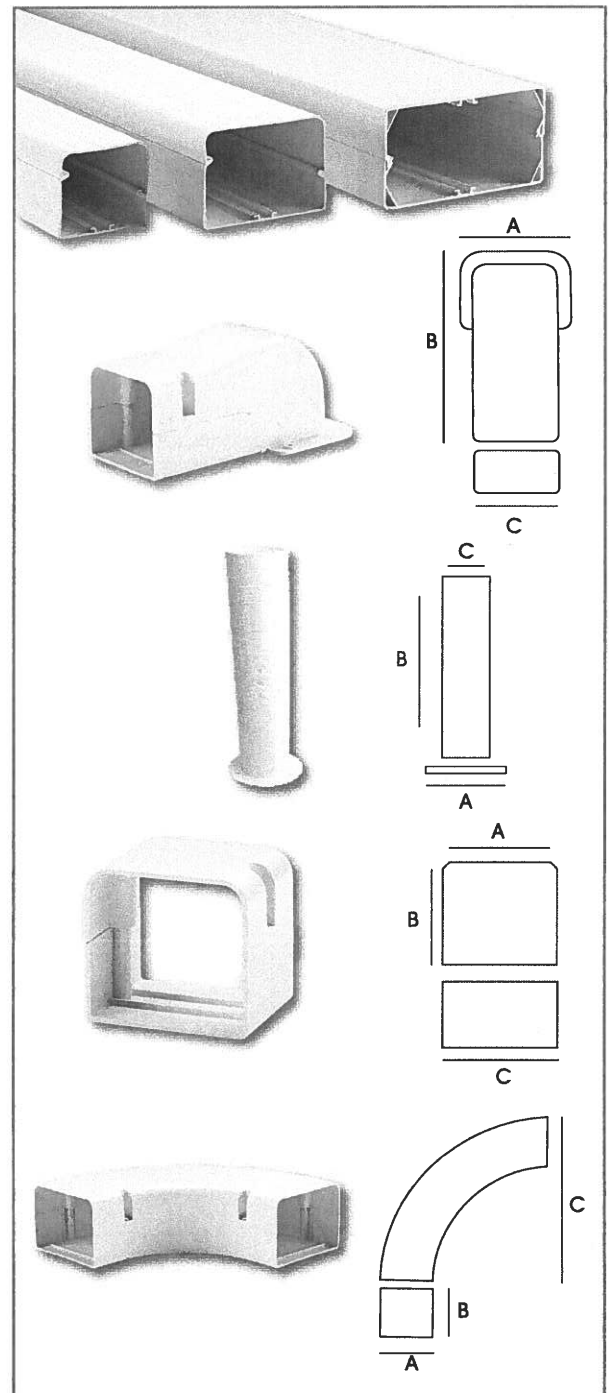
- U.V. resistant
- Packed each separately in plastic film

Size	Natural	Brown	White	A	B	C
3"	230-CP3	230-CP3B	230-CP3W	2.96 in	2.77 in	2.77 in
4"	230-CP4	230-CP4B	230-CP4W	4.34 in	3.16 in	4.14 in
6"	230-CP6		230-CP6W	6.11 in	3.36 in	5.92 in

### 90° Long Radius Bend

- U.V. resistant
- Packed each separately in plastic film

Size	Natural	Brown	White	A	B	C
3"	230-LFB3	230-LFB3B	230-LFB3W	2.96 in	2.77 in	9.84 in
4"	230-LFB4	230-LFB4B	230-LFB4W	4.34 in	3.16 in	9.84 in
6"	230-LFB6		230-LFB6W	6.11 in	3.36 in	9.84 in



	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E35DA 100	HEMLOCK HOLDINGS LLC	2402 NE GLISAN ST	PORTLAND OR 97232
3	RETURN SERVICE REQUESTED		1N1E35DA 1000	FOX MANAGEMENT INC	2316 NE GLISAN ST	PORTLAND OR 97232-2312
4	RETURN SERVICE REQUESTED		1N1E35DA 1000	TRJ LLC	2316 NE GLISAN ST	PORTLAND OR 97232
5	RETURN SERVICE REQUESTED		1N1E35DA 1100	HAYES DANIEL D	13957 SW MISTELTOE DR	TIGARD OR 97223
6	RETURN SERVICE REQUESTED		1N1E35DA 1100	SCHILLING MARGARET LPC	2306 NE GLISAN ST #203	PORTLAND OR 97232
7	RETURN SERVICE REQUESTED		1N1E35DA 1200	SERRANO LLC	18064 FADJUR LN	SISTERS OR 97759
8	RETURN SERVICE REQUESTED		1N1E35DA 200	RICHARDSON KEVIN	428 NE 24TH AVE	PORTLAND OR 97232
9	RETURN SERVICE REQUESTED		1N1E35DA 300	JOHNSTON E CLARICE	327 NE 24TH AVE	PORTLAND OR 97232
10	RETURN SERVICE REQUESTED		1N1E35DA 400	GERALD M BIRNBACH & DONNA M GENTRY	406 NE 24TH AVE	PORTLAND OR 97232
11	RETURN SERVICE REQUESTED		1N1E35DA 4200	FERRO DAVID C & FERRO JENNIFER K	2314 NE FLANDERS ST	PORTLAND OR 97232-3136
12	RETURN SERVICE REQUESTED		1N1E35DA 4500	MORELAND NANCY K	332 NE 24TH AVE	PORTLAND OR 97232
13	RETURN SERVICE REQUESTED		1N1E35DA 600	ALBERTINA KERR CENTER FOR CHILDREN	424 NE 22ND AVE	PORTLAND OR 97232-2809
14	RETURN SERVICE REQUESTED	1N1E35DA 70000	ASSOCIATION OF UNIT OWNERS OF	SORRENTO COURT CONDOMINIUMS	145 SE 30TH AVE	PORTLAND OR 97214
15	RETURN SERVICE REQUESTED		1N1E35DA 70001	NAUGHTON DIANA & NAUGHTON KERRY	2500 COFFEE POT BLVD NE	ST PETERSBURG FL 33704-3466
16	RETURN SERVICE REQUESTED		1N1E35DA 70002	KINGSLEY MATTHEW & PALACIO MARCIANO	2250 NE FLANDERS ST #2	PORTLAND OR 97232
17	RETURN SERVICE REQUESTED		1N1E35DA 70003	EDMAN STEPHANIE	5203 NE 32ND PL	PORTLAND OR 97211-6915
18	RETURN SERVICE REQUESTED		1N1E35DA 70004	LOPEZ JESSE	2250 NE FLANDERS ST #4	PORTLAND OR 97232
19	RETURN SERVICE REQUESTED		1N1E35DA 70005	ZAKLIKOWSKI ANNA	1923 NE 80TH AVE	PORTLAND OR 97213
20	RETURN SERVICE REQUESTED		1N1E35DA 70006	JENKINS DAVID G	2747 NW RALEIGH ST	PORTLAND OR 97210-2456
21	RETURN SERVICE REQUESTED		1N1E35DA 70007	CRANLEY RONAN T & CRANLEY CAITLIN P	406 SE 22ND AVE	PORTLAND OR 97214
22	RETURN SERVICE REQUESTED		1N1E35DA 70008	WIBLE ERICA J	2250 NE FLANDERS ST APT 8	PORTLAND OR 97232
23	RETURN SERVICE REQUESTED		1N1E35DA 70009	KARMAN MICHAEL & MC SPADDEN LAUREL	2250 NE FLANDERS ST #9	PORTLAND OR 97232
24	RETURN SERVICE REQUESTED		1N1E35DA 70010	WILGUS KALI E	2250 NE FLANDERS ST #10	PORTLAND OR 97232
25	RETURN SERVICE REQUESTED		1N1E35DA 70011	ARMSTRONG AARON	2250 NE FLANDERS ST #11	PORTLAND OR 97232
26	RETURN SERVICE REQUESTED		1N1E35DA 70012	CASA AZULE LLC	3939 N MISSISSIPPI AVE	PORTLAND OR 97227
27	RETURN SERVICE REQUESTED		1N1E35DA 70013	HOFFER EBEN R J & BROWN CHLOE C	2250 NE FLANDERS ST #13	PORTLAND OR 97232
28	RETURN SERVICE REQUESTED	1N1E35DA 800	GLEE PDX LLC	& MULFLUR THOMAS & MULFLUR CYNTHIA	PO BOX 96068	PORTLAND OR 97296
29	RETURN SERVICE REQUESTED	1N1E35DA 90000	M & N PROPERTIES LTD & REAL ESTATE	FIRM OF OREGON LTD	2720 NE 33RD AVE	PORTLAND OR 97212
30	RETURN SERVICE REQUESTED		1N1E35DA 90001	JESSICA N SCARBOROUGH TR	2325 NE FLANDERS ST #18	PORTLAND OR 97232
31	RETURN SERVICE REQUESTED		1N1E35DA 90003	BREDESON CAHTERINE J	2325 NE FLANDERS ST #14	PORTLAND OR 97232
32	RETURN SERVICE REQUESTED		1N1E35DA 90004	BUSHMAN KATE M & MCGRATH ANDREW J	2325 NE FLANDERS ST #12	PORTLAND OR 97232
33	RETURN SERVICE REQUESTED		1N1E35DA 90005	POIRE ALFONSO M	2325 NE FLANDERS ST #10	PORTLAND OR 97232
34	RETURN SERVICE REQUESTED		1N1E35DA 90006	KRATOCHVIL RUTH	2325 NE FLANDERS ST #8	PORTLAND OR 97232-3184
35	RETURN SERVICE REQUESTED		1N1E35DA 90007	PATAPHYSICAL INDUSTRIES LLC	2325 NE FLANDERS ST #6	PORTLAND OR 97232
36	RETURN SERVICE REQUESTED		1N1E35DA 90008	HENZEL MEGAN G	2325 NE FLANDERS ST #4	PORTLAND OR 97232-3184
37	RETURN SERVICE REQUESTED		1N1E35DA 90009	LEE SOHAYE	2325 NE FLANDERS ST #2	PORTLAND OR 97232-3184
38	RETURN SERVICE REQUESTED		1N1E35DA 90010	CRAW ASHER Z & CRAW LILLIE J	2325 NE FLANDERS ST UNIT 1	PORTLAND OR 97232-3184
39	RETURN SERVICE REQUESTED		1N1E35DA 90011	FISKE GARY STEWART	2325 NE FLANDERS STUNIT 3	PORTLAND OR 97232
40	RETURN SERVICE REQUESTED		1N1E35DA 90012	GILHAM JEAN TR & MCGREW CHERYL L TR	2325 NE FLANDERS ST #5	PORTLAND OR 97232
41	RETURN SERVICE REQUESTED		1N1E35DA 90013	BAKER LEE R TR & BAKER DIANE P TR	615 VIA ARROYO	VENTURA CA 93003-1316
42	RETURN SERVICE REQUESTED		1N1E35DA 90014	WALKER CAROLYN D	3434 E BURNSIDE ST	PORTLAND OR 97214
43	RETURN SERVICE REQUESTED		1N1E35DA 90015	MILNE MOLLY P	2325 NE FLANDERS ST #11	PORTLAND OR 97232
44	RETURN SERVICE REQUESTED		1N1E35DA 90016	HOGG CHRISTINE	2325 NE FLANDERS ST #15	PORTLAND OR 97232
45	RETURN SERVICE REQUESTED		1N1E35DA 90017	RUCKER DAVID E & RUCKER LAURAIN E B	2325 NE FLANDERS ST #17	PORTLAND OR 97232
46	RETURN SERVICE REQUESTED		1N1E35DA 90018	MIKKELSEN JUNE L TR	2325 NE FLANDERS ST #19	PORTLAND OR 97232
47	RETURN SERVICE REQUESTED		1N1E35DA 90019	O'BRIEN TERENCE K TR	2325 NE FLANDERS ST #20	PORTLAND OR 97232-3131
48	RETURN SERVICE REQUESTED		1N1E35DA 90022	COULTER DYLAN	310 HICKS ST #4	BROOKLYN NY 11201
49				CURRENT RESIDENT	2250 NE FLANDERS ST #1	PORTLAND OR 97232
50				CURRENT RESIDENT	2250 NE FLANDERS ST #12	PORTLAND OR 97232
51				CURRENT RESIDENT	2250 NE FLANDERS ST #3	PORTLAND OR 97232
52				CURRENT RESIDENT	2250 NE FLANDERS ST #5	PORTLAND OR 97232
53				CURRENT RESIDENT	2250 NE FLANDERS ST #6	PORTLAND OR 97232
54				CURRENT RESIDENT	2250 NE FLANDERS ST #7	PORTLAND OR 97232
55				CURRENT RESIDENT	2250 NE FLANDERS ST #8	PORTLAND OR 97232
56				CURRENT RESIDENT	2306 NE GLISAN ST #100	PORTLAND OR 97232
57				CURRENT RESIDENT	2306 NE GLISAN ST #200	PORTLAND OR 97232
58				CURRENT RESIDENT	2307 NE FLANDERS ST	PORTLAND OR 97232
59				CURRENT RESIDENT	2325 NE FLANDERS ST #1	PORTLAND OR 97232
60				CURRENT RESIDENT	2325 NE FLANDERS ST #3	PORTLAND OR 97232
61				CURRENT RESIDENT	2325 NE FLANDERS ST #7	PORTLAND OR 97232
62				CURRENT RESIDENT	2325 NE FLANDERS ST #9	PORTLAND OR 97232
63				CURRENT RESIDENT	2350 NE GLISAN ST	PORTLAND OR 97232
64				CURRENT RESIDENT	2400 NE GLISAN ST	PORTLAND OR 97232
65				CURRENT RESIDENT	2406 NE GLISAN ST	PORTLAND OR 97232
66				CURRENT RESIDENT	2429 NE FLANDERS ST	PORTLAND OR 97232

	A		B	C		D	E	F
67						CURRENT RESIDENT	2433 NE FLANDERS ST	PORTLAND OR 97232
68						CURRENT RESIDENT	2439 NE FLANDERS ST	PORTLAND OR 97232
69						CURRENT RESIDENT	2443 NE FLANDERS ST	PORTLAND OR 97232
70						CURRENT RESIDENT	333 NE 24TH AVE	PORTLAND OR 97232
71						CURRENT RESIDENT	401 NE 19TH AVE #100	PORTLAND OR 97232
72						CURRENT RESIDENT	401 NE 19TH AVE #150	PORTLAND OR 97232
73						CURRENT RESIDENT	401 NE 19TH AVE #160	PORTLAND OR 97232
74						CURRENT RESIDENT	416 NE 24TH AVE	PORTLAND OR 97232
75						CURRENT RESIDENT	426 NE 24TH AVE	PORTLAND OR 97232
76						CURRENT RESIDENT	455 NE 24TH AVE #11	PORTLAND OR 97232
77						CURRENT RESIDENT	455 NE 24TH AVE #13	PORTLAND OR 97232
78						CURRENT RESIDENT	455 NE 24TH AVE #14	PORTLAND OR 97232
79						CURRENT RESIDENT	455 NE 24TH AVE #16	PORTLAND OR 97232
80						CURRENT RESIDENT	455 NE 24TH AVE #21	PORTLAND OR 97232
81						CURRENT RESIDENT	455 NE 24TH AVE #24	PORTLAND OR 97232
82						CURRENT RESIDENT	455 NE 24TH AVE #25	PORTLAND OR 97232
83						CURRENT RESIDENT	455 NE 24TH AVE #30	PORTLAND OR 97232
84						CURRENT RESIDENT	455 NE 24TH AVE #32	PORTLAND OR 97232
85						CURRENT RESIDENT	455 NE 24TH AVE #6	PORTLAND OR 97232
86						CURRENT RESIDENT	455 NE 24TH AVE #8	PORTLAND OR 97232
87						CURRENT RESIDENT	455 NE 24TH AVE #9	PORTLAND OR 97232
88	RETURN SERVICE REQUESTED	OWNER		1N1E35DA	90002	MACDONALD KRISTEN W	2325 NE FLANDERS ST #16	PORTLAND OR 97232
89	RETURN SERVICE REQUESTED	APPLICANTS		PYRAMID HEATING AND COOLING		SALHOLM DAVE & ALTON CAITLIN	9409 NE COLFAX	PORTLAND OR 97220
90	RETURN SERVICE REQUESTED			SOUTHEAST UPLIFT		FISHER LEAH	3534 SE MAIN ST	PORTLAND OR 97214
91	RETURN SERVICE REQUESTED			KERNS		LOPEZ JESSE	3439 NE SANDY BLVD #627	PORTLAND OR 97232
92	RETURN SERVICE REQUESTED					PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
93	RETURN SERVICE REQUESTED					PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
94	RETURN SERVICE REQUESTED					STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
95	RETURN SERVICE REQUESTED					TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
96							DAWN KRANTZ	B299/R5000
97							PROSPER PORTLAND	129/PROSPER
98	RETURN SERVICE REQUESTED			21-099462	PROP	11-16-21	CASE FILE HERON	1900 SW 4TH AVE #5000 PORTLAND OR 97201





**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
**FROM CONCEPT TO CONSTRUCTION**

Dan Ryan, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portland.gov/bds](http://www.portland.gov/bds)

**Date:** November 16, 2021  
**To:** Interested Person  
**From:** Tim Heron, Land Use Services  
503-823-7726 / [Tim.Heron@portlandoregon.gov](mailto:Tim.Heron@portlandoregon.gov)

**NOTICE OF A TYPE Ix PROPOSAL IN YOUR NEIGHBORHOOD**

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 45 days, **we need to receive your written comments by 5 p.m. on December 16, 2021. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-099462 HR, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

**CASE FILE NUMBER: LU 21-099462 HR – NEW MECHANICAL UNIT AND LANDSCAPING**

**Applicant:** Dave Salholm, Caitlin Alton, Pyramid Heating And Cooling  
[dsalholm@pyramidheating.com](mailto:dsalholm@pyramidheating.com)  
9409 NE Colfax  
Portland, OR 97220

**Owner:** Catherine Bredeson,  
2325 NE Flanders St #14  
Portland, OR 97232

**Site Address:** SALERNO CONDOMINIUM, LOT 14  
**Legal Description:** GENERAL COMMON ELEMENTS, SALERNO CONDOMINIUM; LOT 14, SALERNO CONDOMINIUM  
**Tax Account No.:** R740700010, R740700420  
**State ID No.:** 1N1E35DA 90000, 1N1E35DA 90003  
**Quarter Section:** 3032  
**Neighborhood:** Kerns, contact Jesse Lopez at [yosoyjay@gmail.com](mailto:yosoyjay@gmail.com)  
**Business District:** None  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010 x313  
**Other Designations:** The Salerno Apartments are on the National Register of Historic Places and a local Portland City Landmark

**Zoning:** CM3d, Commercial Mixed Use 3 zone, design overlay zone  
**Case Type:** HR, Historic Resource Review



**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**

The applicant requests Historic Resource Review approval for installation of a new ground level HVAC mechanical unit and conduit lines for a second-floor unit at the Historic Salerno Apartments. The mechanical unit will be placed inside the fence and screened front the street with landscaping. The conduit lines will be encased in a shroud material, painted to match the exterior building color, and mimic the size and scale of a typical water downspout. In addition, one bush in front of the fence will be removed and replaced with a Skimmia Japonica bush, which can grow 3' to 4' tall and 4' to 5' wide and provide sight-obscuring screening of the new mechanical unit from the street.

Because the proposal is for exterior alterations to a National Register Historic Place, Historic Resource Review is required.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- 33.846.060 [Historic Resource Review] Approval Criteria

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on October 25, 2021 and determined to be complete on **November 10, 2021**.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

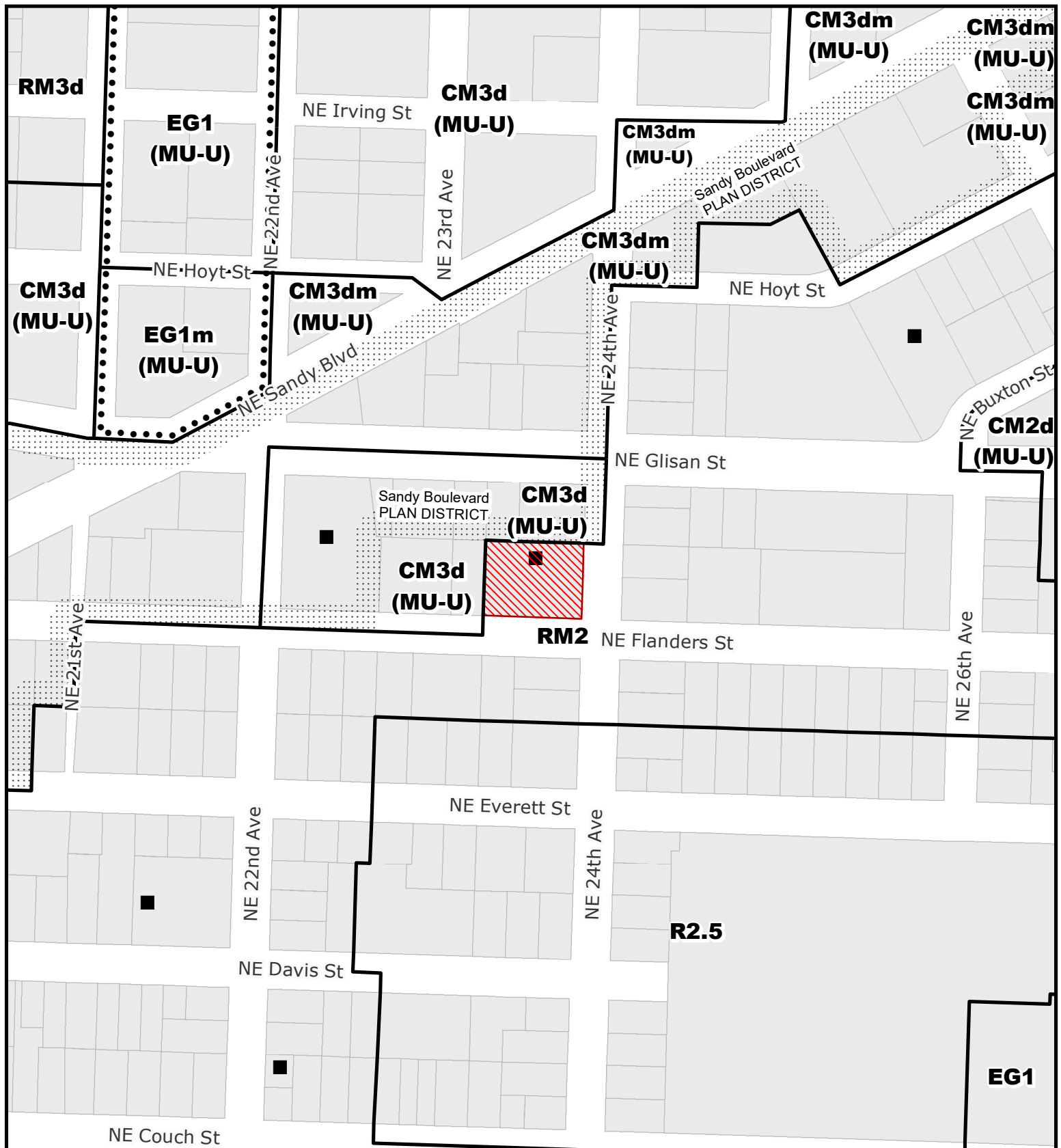
**APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not

raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

**Enclosures:** Zoning Map, Site Plan, Elevation/ Photo



# ZONING



Site

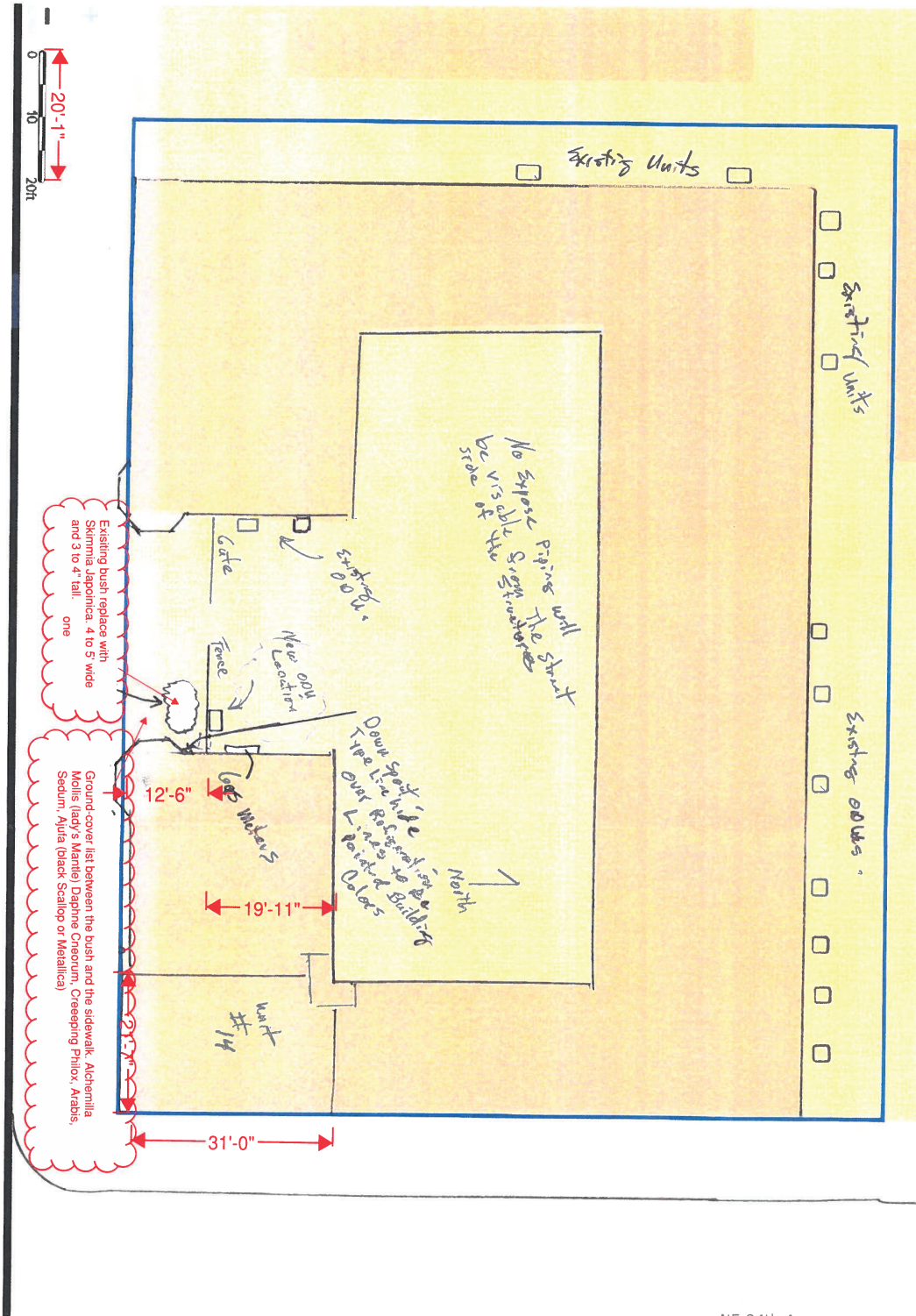


Historic Landmark

For Zoning Code in effect Post August 1, 2021

File No.	LU 21 - 099462 HR
1/4 Section	3032
Scale	1 inch = 200 feet
State ID	1N1E35DA 90003
Exhibit	B Oct 25, 2021

LU 21-099462 HR Exh D2



LU 21-099462 HR

M1

Job by



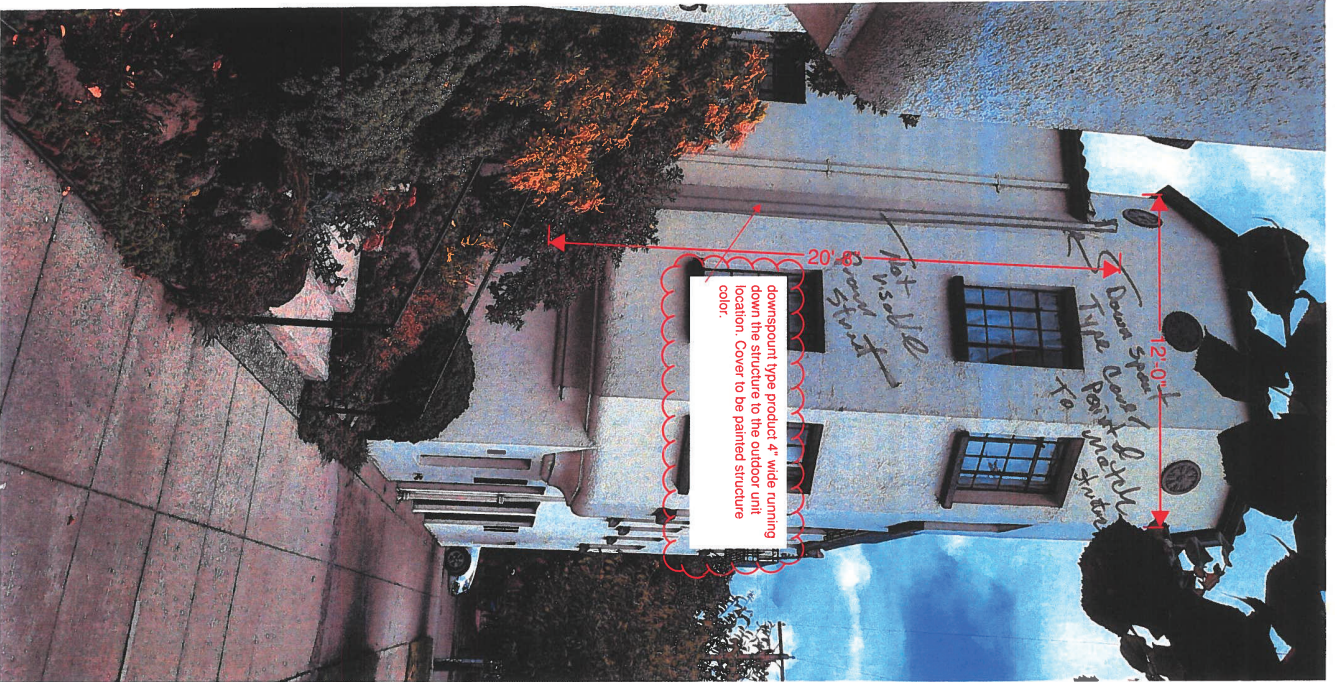
CCB#59382 OR  
WA PYRAMHC964P8  
(503)786-9522  
1-866-Mor-Heat

Job at 2325 NE Flanders St unit #14

Portland, OR 97232

10/21/2021 LU 21-099462 HR Exh D2



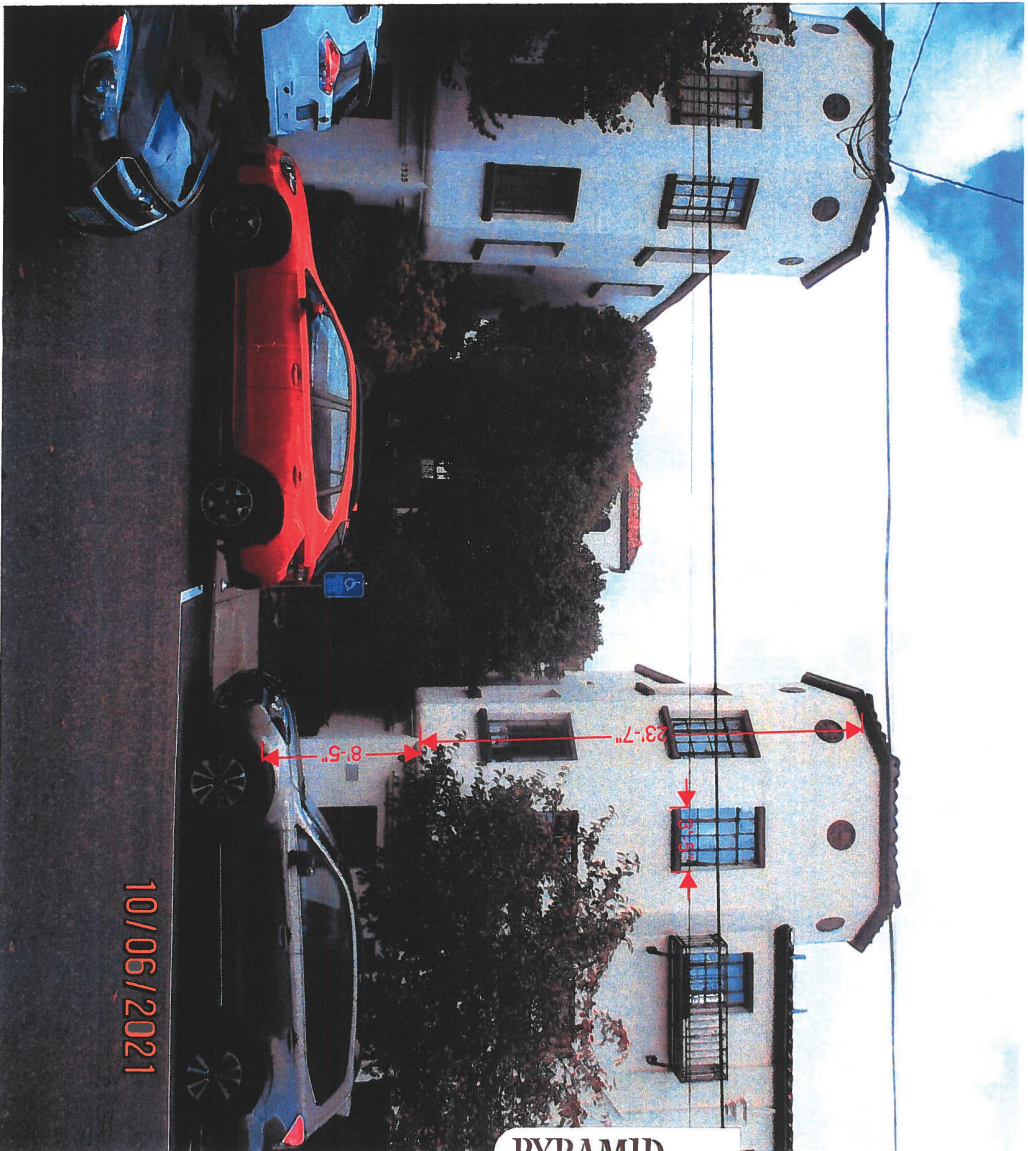


**Notes:**

Outdoor unit to be screened by existing evergreen shrubs per IZ standard.

Refrigeration lines will not be visible on any exterior face or facade of the structure from any street view.

A downspout will cover the refrigeration lines and electrical on the exterior of the structure where it faces the common space not facing the public.



10/06/2021

**M3**

Job by



CCB#59382 OR  
WA PYRAMHC964P8  
(503)786-9522  
1-866-Mor-Heat

Job at 2325 NE Flanders St #14

LU 21-099462 HR Exh D2  
Portland, OR 97232

LU 21-099462 HR



# City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



## Land Use Review Application

**File Number:** LU 21-099462 HR

### FOR INTAKE, STAFF USE ONLY

Date Rec 10/25/21 by Mary

☐ Type I ☐ Type Ix ☐ Type II ☐ Type Iix ☐ Type III ☐ Type IV

LU Reviews HR

[Y] ☒ [N] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

[Y] ☒ 100-year Flood Plain [Y] ☒ DOGAMI

Qtr Sec Map(s) 3032 Zoning CM3d(MU-U)

Plan District None

Historic and/or Design District "d" overlay & HR landmark

Neighborhood Kerns

District Coalition SEU

Business Assoc None

Related File # MT 21-089810

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.**  
Email this application and supporting documents to: [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov)

**Development Site**  
**Address or Location** 2325 NE Flanders St unit # 14

**Cross Street** 24th Ave

**Sq. ft./Acreage** \_\_\_\_\_

**Site tax account number(s)**

R 264366 (R264379)

R

R

R

R

R

**Describe project (attach additional page if necessary)**

Replace electric wall heaters in unit #14 with a heat-pump. Indoor unit with ductwork in the attic. Outdoor unit by gas meters and across the entrance from two existing outdoor units. Outdoor unit screened by vegetation per L2 standards. Refrigeration lines and electrical from the attic to the outdoor unit in 4" downspout next to existing downspout. The new downspout to be painted building colors.

**Describe proposed stormwater disposal methods**

NA

**Identify requested land use reviews**

NA

- **Design & Historic Reviews** - For new development, provide project valuation.

For renovation, provide exterior alteration value.

**AND** provide total project valuation.

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ 19,781

- **Land Divisions** - Identify number of lots (include lots for existing development).

New street (public or private)?

☐ yes ☒ no

- **Affordable Housing** - For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater?

☐ yes ☐ no ☒ N/A

**continued / over**



## Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

### PRIMARY CONTACT:

Typed Full Name Dave Salholm ☒ I acknowledge this typed name as my signature  
Company/Organization Pyramid Heating and Cooling  
Mailing Address 9409 NE Colfax St  
City Portland State OR Zip Code 97220  
Day Phone 971-227-4054 FAX 503-786-3432 email dsalholm@pyramidheating.com

Check all that apply ☒ Applicant ☐ Owner ☐ Other

Typed Full Name Caitlin Alton ☒ I acknowledge this typed name as my signature  
Company/Organization Pyramid Heating and Cooling  
Mailing Address 9409 NE Colfax St  
City Portland State OR Zip Code 97220  
Day Phone 971-337-4278 FAX 503-786-3432 email calton@pyramidheating.com

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name \_\_\_\_\_ ☐ I acknowledge this typed name as my signature  
Company/Organization \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Day Phone \_\_\_\_\_ FAX \_\_\_\_\_ email \_\_\_\_\_

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name \_\_\_\_\_ ☐ I acknowledge this typed name as my signature  
Company/Organization \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Day Phone \_\_\_\_\_ FAX \_\_\_\_\_ email \_\_\_\_\_

Check all that apply ☐ Applicant ☐ Owner ☐ Other

**Responsibility Statement** As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Name of person submitting this application agrees to the above Responsibility Statement and acknowledges typed name as signature:

Dave Salholm Date: 10/25/21

Phone number: 971-227-4054

Email this application and supporting documents to LandUseIntake@portlandoregon.gov | Submittal of locked or password protected documents will delay intake of your application. 2