



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

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Date: October 10, 2014
To: Interested Person
From: Tim Heron, Land Use Services
503-823-7726 | tim.heron@portlandoregon.gov

NOTICE OF A REVISED TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website, via the following link: <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the district coalition and 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 13-152191 HR **Window Replacement at Carlton Court Bldg in Alphabet Historic District**

GENERAL INFORMATION

Applicant: Steven Abel, Stoel Rives LLP | 503-224-3380
900 SW 5th Ave, Suite 2600 | Portland, OR 97204

Owner: Carlton Court Condominiums
537 SE Ash Street | Portland, OR 97214

Site Address: 1631 NW Everett Street

Legal Description: GENERAL COMMON ELEMENTS, CARLTON COURT CONDOMINIUMS
Tax Account No.: R137300010
State ID No.: 1N1E33DB 99000
Quarter Section: 3028
Neighborhood: Northwest District Neighborhood Association; contact John Bradley at 503-313-7574.

Business District: Nob Hill Business Association; contact Mike Conklin at 503-226-6126.
Pearl District Business Association; contact Adele Nofield at 503-223-0070.

District Coalition: Neighbors West/Northwest; contact Mark Sieber at 503-823-4212
Plan District: Northwest Plan District
Other Designations: Secondary Contributing Resource in Alphabet Historic District
Zoning: High-density Residential (RH) base zone; Historic Resource overlay zone (due to location within Alphabet Historic District)

Case Type: Historic Resource Review (HR)
Procedure: Type II, which is an administrative decision with appeal to the Landmarks Commission

PROPOSAL: The applicant requests Historic Resource Review approval for vinyl windows at the Carlton Court condominium building. The vinyl windows were installed in 2007 without Historic Design Review (now called Historic Resource Review) approval. For the *already installed* street-facing vinyl windows, the applicant is proposing to paint the white vinyl windows either black or to

match the adjacent dark green trim color. The frames of any window screens would also match the color used to paint the vinyl windows (i.e., black or dark green). The applicant is proposing an epoxy based paint that has the ability to adhere to vinyl, and the treatment would be applied by a painting professional. This treatment is proposed for the windows on the two street facing facades. The work is proposed to be done within a year of this decision.

Any future window replacements would be subject to the regulations and reviews required for that work at that time.

The Code Compliance case associated with this Zoning Code violation is case #07-156014 CC.

Historic Resource Review approval is required per 33.445.320.A.1 in the Portland Zoning Code.

RELEVANT APPROVAL CRITERIA:

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

- The *Community Design Guidelines* and
- The *Community Design Guidelines Addendum for the Alphabet Historic District*.

ANALYSIS

I. SITE AND VICINITY:

Subject Building: The subject building is located on the block bounded by NW Everett Street to the south, NW 17th Avenue to the west, NW Flanders Street to the north, and NW 16th Avenue to the east. The property is about 5,000 square feet in area and is located in the southwest corner of the block. The building's main entrance faces NW Everett Street. The building was an apartment building until around 2007, when it was converted into a condominium building.

The subject building was constructed by Zanello & Sons in 1915. The building is classified as "Secondary Contributing" in the Alphabet Historic District. "Secondary" refers to the second time period of historic significance for the Alphabet Historic District, which began around 1906 and ended around 1940. ("Secondary" *does not* indicate that the building's contribution of historic character in the District is less than or inferior to buildings with the classification of "Primary Contributing.") The description of the building provided in the National Register of Historic Places nomination form for the Alphabet Historic District is as follows:

This four-story, brick frame, multi-family structure is located on a corner lot. It has a rectilinear plan, a concrete foundation, and a raised basement. The flat roof has a molded cornice supported by decorative paired brackets. The exterior surface is brick with a rusticated base. The solid entrance door is recessed, with fixed side lights and a large, square transom. Pairs of square classical pilasters with a denticulated frieze surround the entrance [sic]. The primary window type is one-over-one, double-hung wood sash. Raised panels of brick are present below some windows. Alterations include construction of a fire escape on the southeast corner and the addition of exhaust vents in the windows. These changes occurred at unknown dates.

The nomination form also includes the following, regarding the subject building:

Significance: *This building is considered to be contributing within the district as a good example of a Classical style multi-family residence and is therefore significant as part of the larger grouping of residential development that occurred in the Northwest neighborhood.*

Alphabet Historic District: The Alphabet Historic District is an area of Portland significant for its concentration of intact late 19th Century and early 20th Century middle- class housing stock and small-scale commercial buildings. Of special note are the many mid-sized apartment and institutional buildings. Many of these are in the various Period Revival styles, such as Tudor, Spanish Colonial, and Byzantine. The area is characterized by a grid of tree-lined, somewhat narrow east-west residential streets, named alphabetically after prominent Portlanders of the day. These streets are crossed by generally more robust north-south avenues. Two of these – NW 21st Avenue and NW 23rd Avenue – are low-scale business corridors featuring a mix of purpose-built commercial structures and converted houses. NW 19th Avenue is similar in physical character except that institutional uses are more common than commercial ones. NW 19th Avenue forms the southbound half of a busy traffic couplet, with NW 18th Avenue as the northbound partner. West of NW 19th Avenue, the length of the east-west block faces more than doubles, from 200 feet to approximately 460 feet.

II. ZONING:

Base Zone: The High-Density Residential (RH) zone is a high-density multi-dwelling residential zone. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use is regulated by floor-area ratio (FAR) limits and other site development standards. Generally the density ranges from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and relatively high percentage of building coverage. The major types of new housing development are low-, medium-, and high-rise apartments and condominiums. Generally, RH zones are well-served by transit facilities or near areas with supportive commercial services.

Overlay Zone: The Historic Resource Protection overlay zone is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks. The regulations that pertain to these properties protect certain historic resources in the region and preserve significant parts of the region's heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

III. LAND USE HISTORY: City records indicate no prior land use reviews for the subject site.

IV. PERMITTING/ZONING PROCEDURAL HISTORY:

- In 2007, BDS Code Compliance staff verified a citizen complaint that new vinyl windows had been installed without Historic Design Review approval. Code Compliance staff sent a Compliance Request letter and then a Notice of Enforcement Penalty letter ("violation letter") to the owner, Carlton Development LLC.
- Meetings were held wherein BDS staff and Carlton Development LLC discussed possible resolutions, including a settlement agreement. However, no resolution was reached, and the newly installed vinyl windows remained. Thus BDS began to levy enforcement penalty fees.
- On July 3rd, 2009, Carlton Development requested an administrative review of the violation letter. The administrative review concluded that the violation letter had not been sent in error.
- Carlton Development appealed the administrative review decision to the City Hearings Officer. The Hearings Officer upheld the conclusion of the administrative review, concluding that the City was indeed correct in stating that Historic Design Review is required for removal and replacement of the existing windows on the subject building.
- Carlton Development appealed the Hearings Officer's decision to the State of Oregon's Land Use Board of Appeals (LUBA). In October 2010, LUBA issued a decision concurring with the City of Portland that Historic Design Review is required.
- On May 10, 2013, an application was submitted for Historic Resource Review. Shortly thereafter, Code Compliance offered to reduce the outstanding penalty fees from \$37,266.70 to \$6,583.09. (Note: This \$30,683.91 reduction was contingent upon receipt of payment by June 1, 2013.)

- State law requires that a local decision, through all local appeals, be made within 120 days of the date the land use review application was deemed complete. Applicants can request extensions of this deadline, up to a maximum of 245 days. In September 2014, after several extension requests by the applicant, the City acknowledged a potential error in the calculation of the State required Land Use Review decision deadline. Therefore, due to the risk of an adverse outcome by a potential writ of mandamus filed by the applicant, the City has revised its original decision of denial to an approval with a “paint to match” condition. Additional information is found in the findings below.

V. PUBLIC NOTICE:

A Notice of Proposal in Your Neighborhood was mailed on November 19, 2014.

Neighborhood Review:

No written comments in response to the proposal have been received from the neighborhood association (Northwest District Neighborhood Association) or notified property owners.

Agency Review:

The Life Safety/Building Code Section of the Bureau of Development Services responded with comments and with no objections to the proposal (Exhibit E-1). In the response, the Life Safety/Building Code Section states in part that a “separate building permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances.” The response also states: “It is recommended the application visit the Development Services Center for more information...”

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Design Review

Purpose of Historic Design Review

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

Historic Design Review Approval Criteria

Requests for historic design 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 located within the Alphabet Historic District and the proposal is for a non-exempt treatment. Therefore Historic Design Review approval is required. The approval criteria are the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*.

Staff has considered all guidelines and addressed only those applicable to this proposal.

Historic Alphabet District - Community Design Guidelines Addendum

1. Historic Changes.

Most properties change over time; those changes that have acquired historic significance will be preserved.

Findings for 1: The proposal does not affect changes that have acquired historic significance, so this criterion does not apply.

2. Differentiate New from Old.

New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new

construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.

Findings for 2: The narrative for this Historic Resource Review states: “The building was decayed and run down [sic] and barely habitable.” However, no photographic or other evidence has been provided to substantiate this claim. Nevertheless, Staff accepts that some constituent parts of some of the original wood windows might have been damaged enough to warrant replacement. Staff also notes that *full-scale* replacement does constitute a compromise of the historic materials that characterize the property and reinstallation of a traditional window material, such as a wood window system, would be a reasonable facsimile of the historic materials. Were wood window replacements to be proposed today, and the profile and operation in keeping with the original wood windows, this guideline would be met.

However, while the already installed white vinyl windows are not inherently a reasonable facsimile of the original wood windows by virtue of their material, color, sheen, and minimal sash and glazing profile, given the circumstances of this specific case’s potential 120-day technicality, an alteration to the installed window system would improve the existing appearance and minimally meet this guideline. As stated in the proposal, the applicant has proposed an epoxy based paint that has the ability to adhere to vinyl. The paint would be applied by a painting professional.

With a condition that the vinyl windows in the two street-facing facades be painted either black or to match the adjacent dark green color of the surrounding trim, the white sheen and narrow sash profile is minimally mitigated and could meet this guideline. This condition would apply only to the existing vinyl windows. Future window replacements would be subject to the regulations and reviews required at the time that proposal is made. Also, the frames of any window screens retained or installed during the life of these existing vinyl windows, shall match the color of the painted vinyl windows (i.e., either black or a color to match the surrounding dark green trim). This work would need to be completed within one year of this approval.

Therefore, with the above conditions of approval, this criterion is met.

3. 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. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

Findings for 3: The applicant has not provided any information to demonstrate that the currently installed vinyl windows have a character similar to that of the original historic wood windows. By comparison with pre-alteration photographs of the property (Exhibits G-8 and G-17), Staff has determined that the sectional profile of the replacement windows is more flat, that the pane of glass is farther forward in the opening, and that the sashes have thinner constituent members. The installed vinyl windows have a thin profile that is uncharacteristic of wood window sashes. Moreover, the vinyl material has a sheen – a certain shininess, luster, or gleam – that is characteristic of this window material, and typically not present in wood window systems that have nearly unlimited paint color options. Based on these characteristics, it is highly unlikely that a proposal to replace the previous windows with the type currently installed would have been approved. Were wood window replacements to be proposed today, and if the profile and operation was in keeping with the original wood windows, this guideline could be met.

However, given the circumstances of this specific case’s potential 120-day technicality, an alteration to the installed window system could improve the existing appearance, and minimally achieve compatibility with adjacent properties and the District.

With a condition that at least the two street-facing facades' white vinyl windows be painted black or to match the adjacent dark green color of the surrounding trim, the white sheen and narrow sash profile is minimally mitigated and could meet this guideline. This condition would apply to the existing vinyl windows only; future window replacements would be subject to the regulations in effect at that time.

Therefore, with the condition of approval described above, this criterion is met.

Community Design Guidelines

- P2. Historic and Conservation Districts.
Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.
- D6. Architectural Integrity.
Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.
- D8. Interest, Quality, and Composition.
All parts of a building should be interesting to view, of long-lasting quality, and designed to form a cohesive composition.

Findings for P2, D6, and D8: By definition, replacement of historic windows on a contributing resource in a Historic District diminishes the integrity of both the resource and the District. Staff acknowledges the logic behind replacement of the few vinyl windows previously located on the north and east façades, and replacement of constituent parts of any original wood windows that were beyond repair, in order to achieve consistency for all of the windows on the building. The non-wood windows could have been replaced with wood windows that better "reinforce the area's historic significance," "respect the original character" of the subject building, and render the building a "cohesive composition" as stipulated by these Guidelines.

The installed vinyl windows have a thin profile that is uncharacteristic of wood window sashes. Moreover, the vinyl material has a sheen that is characteristic of this window material, and typically not present in the appearance of historic wood window systems. Based on these characteristics, it is highly unlikely that a proposal would have been approved to replace the previous windows with the type currently installed. Were wood window replacements to be proposed today, and the profile and operation was in keeping with the original wood windows, this guideline would be met.

However, given the circumstances of this specific case's potential 120-day technicality, an alteration to the installed window system could improve the existing appearance, and minimally achieve compatibility with adjacent properties and the District, and respect for the original character of this building.

With a condition that at least the street-facing facades' white vinyl windows be painted black or to match the adjacent dark green color of the surrounding trim, the white sheen and narrow sash profiles are minimally mitigated and meet this guideline. Similarly, the frames of any window screens shall also match the color used on the vinyl windows, meeting this guideline. The work would need to be completed within one year of this decision. *Therefore these guidelines 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 Historic Resource Review process exists in part to ensure that exterior alterations to historic resources not compromise their ability to convey historic significance. The removal of the historic wood windows and the installation of the existing vinyl windows compromise the ability of the subject building to convey its historic significance. The sectional profile of the replacement vinyl windows is flat in comparison to the historic wood windows; the glass pane of each window is farther forward in the window opening; the sashes have thinner constituent members; and the vinyl material has a sheen that is not present in wood.


However, as acknowledged in this report, given the circumstances of this specific case's potential 120-day land use review timeline technicality, the conditions of approval to paint the installed window system on the two street facing facades, with a painting treatment designed to adhere to vinyl, in either black or a dark green color to match the surrounding trim, this will improve the existing appearance of the windows and therefor minimally achieve compatibility with this resource, adjacent properties and the District. This decision is for the existing window system only, and future window replacements will be subject to the regulations and reviews required at that time.

ADMINISTRATIVE DECISION

Approval of the existing vinyl windows in all facades for the Carlton Court Apartments, a Contributing property in the National Register Historic Alphabet District, per the signed and dated Exhibits, C.1-C.4, and the following Condition of Approval:

- A. Within one year of this approval, for all of the windows on the building's two street facing facades:
 - 1. The white vinyl of the windows will be painted either black or to match the adjacent dark green trim color surrounding the windows.
 - 2. Any window screens will have frames that match the color used to paint the vinyl windows.

Staff Planner: Tim Heron

Decision rendered by:  on October 9, 2014
By authority of the Director of the Bureau of Development Services

Decision mailed: October 10, 2014

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 May 10, 2013, and was determined to be complete on November 5, 2013.

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 May 10, 2013.

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 requested that the 120-day review period be extended (Exhibit Section G).

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.

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed by 4:30 PM on October 24, 2014 at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. An appeal fee of \$250 will be charged. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional 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.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after October 27, 2014 – the day following the last day to appeal.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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:

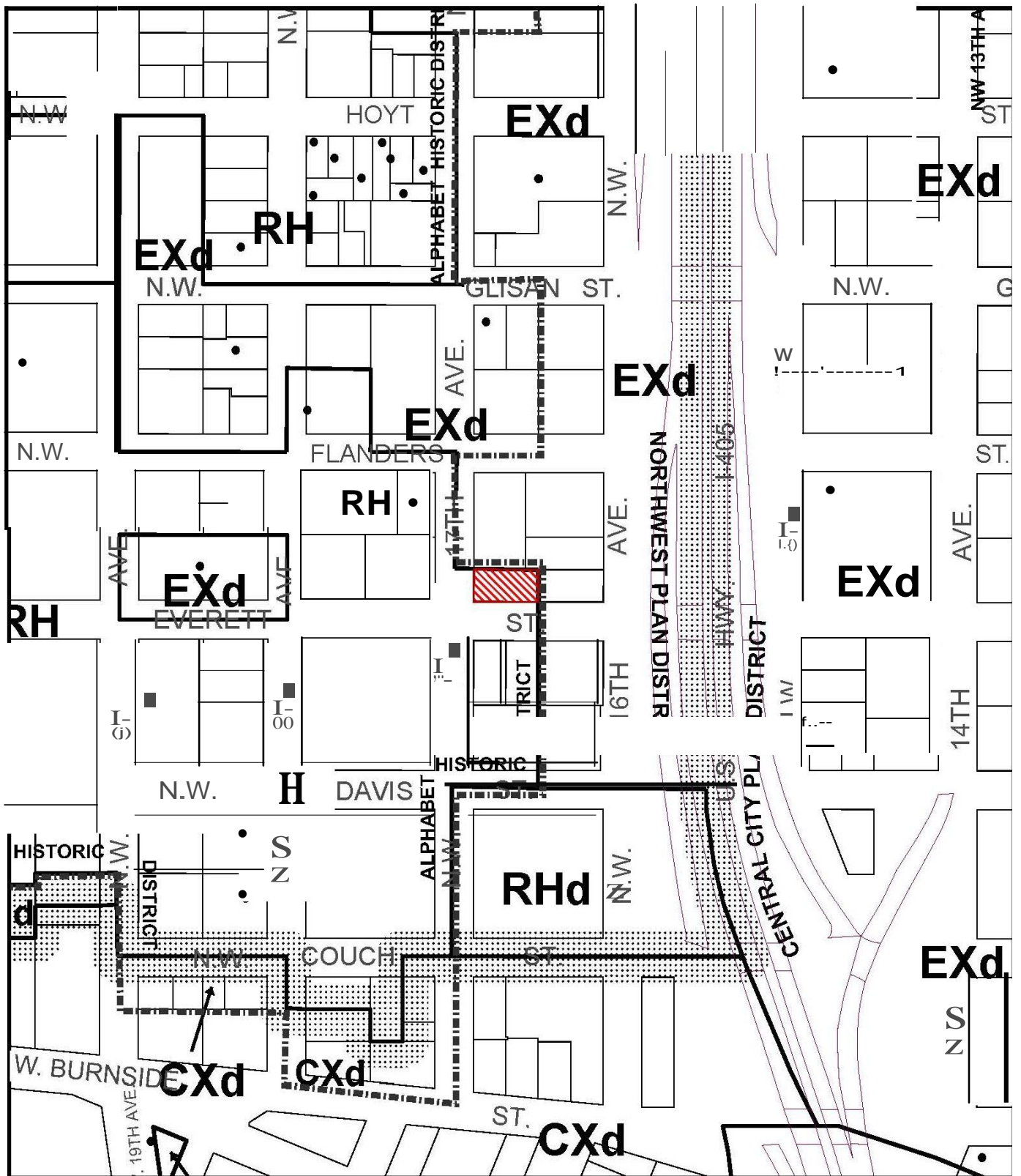
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement/Narrative
- B. Zoning Map (attached)
- C. Plans and Drawings:
 - 1. Site Plan (attached)
 - 2. Photograph of South Façade with Vinyl Windows (attached)
 - 3. Photograph of north façade with existing vinyl windows (attached)
 - 4. Photograph of south façade basement vinyl window (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Response:
 - 1. Life Safety/Building Code Section of BDS
- F. Correspondence: None received.
- G. Other

1. Original Land Use Review Application
2. Letter of Completeness; dated 7 June 2013 (a.k.a. "Incomplete Letter")
3. 180-day Completeness Deadline Warning Letter; dated 7 October 2013
4. Letter from Applicant in Response to Letter of Completeness; dated 1 November 2013
5. Requests for Extension of 120-day Review Period, Signed by Applicant
6. Narrative for Subject Building, Excerpted from National Register of Historic Places Nomination Form for Alphabet Historic District
7. Photographs of Building with Vinyl Windows (provided by applicant)
8. "Before" Photograph and "After" Photograph of Building
9. Staff's Site Visit Photographs
10. Letter from BDS Inspection Services – Enforcement; dated 20 August 2013 (informing owner of Land Use Waiver of Code Enforcement Fines)
11. Letter to Developer from Compliance Services – "Compliance Request: Zoning & Construction Code Violations – Permit Required;" dated 22 August 2007
12. Notice of Administrative Review Decision; dated 5 February 2010
13. Request for Appeal Hearing from Dana L. Krawczuk, Ball Janik LLP; dated 16 February 2010
14. Interoffice Post-Hearing Memorandum from Hearings Officer to Senior Deputy City Attorney; dated 26 March 2010
15. Hearing's Officer's Order Re: Appeal of Carlton Development LLC; dated 23 June 2010 (hearing date of 22 March 2010)
16. Land Use Board of Appeals (LUBA) Final Opinion and Order – Carlton Development LLC vs. City of Portland; affirmed 21 October 2010

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

This site lies within the:
NORTHWEST PLAN DISTRICT

NORTH

File No. L...U...B...1...52-1...9...1...H...R...
1/4 Section ...302...8...

Scale ...1 in...= 200 feet

State Id 1...N...1...E...3...3 D...B 99 000...

Exhibit B

(May 15.2013)

Approved
City of Portland
Bureau of Development Services
Planner **M**
Date 10-01
This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

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NW Everett

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Approved

City of Portland

Bureau of Development Services

Planner

TIM

Date

10.9.14

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

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NOTE CONDITIONS OF APPROVAL

Approved

City of Portland

Bureau of Development Services

Planner

Tim

Date

10.9.14

***** This approval applies only to the reviews requested and is subject to the conditions of approval and associated zoning requirements.

LU-13-152191 HR
EXH. C.3



LU-13-152191 HR
EXH.C.4



Approved
City of Portland
Bureau of Development Services
Planner TIM
Date 10.9.14

* This approval applies only to the reviews requested and is subject to all conditions of approval.

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