

06189

ORDINANCE No. 06189

An Ordinance changing from Zone I to Zone III, Lots 11, 12, 13, and 14, in Block 1, El Tovar, located on the north side of N. E. Lombard Street 100 feet west of N. E. 8th Avenue, petitioned for by H. M. Bransford and Walter R. Davis and Estella Davis, and declaring an emergency.

The City of Portland does ordain as follows:

Section 1. The Council finds that H. M. Bransford, 2415 N. W. Lovejoy Street, and Walter R. Davis and Estella Davis, 1801 S. E. Elliott Street, Portland, Oregon, have filed a petition to change from Zone I to Zone III, Lots 11, 12, 13, and 14, in Block 1, El Tovar, located on the north side of N. E. Lombard Street 100 feet west of N. E. 8th Avenue, in the City of Portland, Multnomah County, State of Oregon, and the City Planning Commission has recommended that the petition be granted under certain conditions, which conditions have been accepted by petitioners in writing; that all remonstrances made or filed against the said zone change have been considered by the Council and overruled, and are by this ordinance specifically overruled; that the rezoning as herein provided will not adversely affect the public health, peace, safety, or convenience of the neighborhood, but will be beneficial to both the neighborhood and the general public, and a rezoning as herein stated should be made; now, therefore, subject to the conditions herein named, and pursuant to the Planning and Zoning Code, Ordinance No. 77953, the following described property hereby is changed from Zone I to Zone III, to wit:

(Zone Change No. 1140) Lots 11, 12, 13, and 14, in Block 1, El Tovar, an addition in the City of Portland, County of Multnomah, and State of Oregon, located on the north side of N. E. Lombard Street 100 feet west of N. E. 8th Avenue.

This change of zone is granted on the following conditions:

- (a) That one off-street parking space of 250 square feet be provided for each 250 square feet of ground floor area occupied by buildings to be used for commercial purposes hereafter built on the above described tract. Should the said tract be used for industrial purposes then one off-street parking space of 250 square feet be provided for every two employees of the largest shift working in such buildings hereafter built on the said tract.

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- (b) Such off-street parking space above provided for shall be paved with dust-proof material.
- (c) In addition to the off-street parking space above provided two off-street loading berths measuring at least 10 x 30 feet each shall be provided in case either industrial or commercial buildings are constructed hereafter.
- (d) That the provisions of the Building Code of the City and generally all other applicable code and ordinance provisions and regulations of the City whether presently existing or hereafter enacted be complied with.

In the event of a failure to comply with the terms and provisions herein stated, or any thereof, the Council may in its discretion repeal this ordinance and restore the property to Zone I, or otherwise rezone the same as it may determine. This ordinance shall not be effective and no change shall be made in the zoning maps of the City until a certified copy of this ordinance shall have been recorded in the appropriate deed record file in the office of the county clerk of Multnomah County. No recording shall be effected until the petitioners shall have filed with the City Auditor, in a form approved by the City Attorney, a document in writing accepting the terms and conditions of this ordinance and shall have paid the required fee for filing. The Auditor of the City of Portland hereby is directed to file a certified copy of this ordinance as above provided when the conditions above recited have been met. The Auditor hereby is directed to change the maps provided for in Section 6-601 of the Planning and Zoning Code by designating on said maps said property as being in said Zone III.

Section 2. Inasmuch as this ordinance is necessary for the immediate preservation of the public health, peace, and safety of the City of Portland in this: In order that there may be no unnecessary delay in the beneficial use of the property, therefore an emergency hereby is declared to exist and this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council,

APR 17 1952

Dorothy McCullough Lee
 Mayor of the City of Portland
Will Gibson.

Attest:

Auditor of the City of Portland

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Title

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THURSDAY

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Bean	1	
Bennett	1	
Bowes	1	
Peterson	1	
Lee	1	

FOUR-FIFTHS CALENDAR	
Bean	
Bennett	
Bowes	
Peterson	
Lee	

Filed APR 10 1952

Will Gibson
Auditor of the CITY OF PORTLAND

By **R. S. IVEY**
Deputy

INTRODUCED BY	
Order of Council	
DRAWN BY	
AGB:11	
Date	April 8, 1952
NOTED BY THE COMMISSIONER	
Affairs	
Finance	
Safety	
Utilities	
Works	
City Attorney	AGB
NOTED FOR CITY AUDITOR	
RSI	
JHL	
APPROVED	
Date	
By	Chief Civil Engineer
Date	
By	City Engineer