



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

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Portland, Oregon 97201  
503-823-7300  
Fax 503-823-5630  
TTY 503-823-6868  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** July 30, 2009  
**To:** Interested Person  
**From:** Kathleen Stokes, Land Use Services  
503-823-7843 / [kstokes@ci.portland.or.us](mailto:kstokes@ci.portland.or.us)

## **NOTICE OF A 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 this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

### **CASE FILE NUMBER: LU 09-136785 CU**

#### **GENERAL INFORMATION**

**Applicant:** Bruce Nelson and Carolyn Matthews (property owners)  
4922 NE Going St  
Portland, OR 97218-2040  
  
Renee Lachance, Sustainable Adaptations  
4125 SE 63rd  
Portland, OR 97206  
**Site Address:** 4922 NE Going Street  
**Legal Description:** TL 11500 0.45 ACRES, SECTION 19 1 N 2 E  
**Tax Account No.:** R942192020  
**State ID No.:** 1N2E19BD 11500  
**Quarter Section:** 2535  
**Neighborhood:** Cully, contact Steve Yett at 503-282-3251.  
**Business District:** None  
**District Coalition:** Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.  
**Zoning:** R5h - R5,000, High Density Single-dwelling Residential with an Aircraft Landing (height) Overlay  
**Case Type:** Conditional Use Review (minor)  
**Procedure:** Type II, an administrative decision with appeal to the Hearings Officer

**Proposal:** The applicants are proposing creation of a bed and breakfast facility, using the existing 620 square-foot accessory dwelling unit (ADU) on this 21,780 square-foot property. The ADU is located 72 feet back from the street lot line on North Going Street and five feet from the east property line. The unit will generally accommodate no more than four guests, although visitors with children could occasionally exceed this number.

The property owners plan to manage and operate the bed and breakfast facility. They are not proposing to have any regular nonresident employees and no commercial meetings are proposed. Private social gatherings for more than 8 guests of the resident managers will be limited to 12 per year, in accordance with the Code standards for Bed and Breakfast Facilities

(Section 33.212.040 E.2). Bed and Breakfast facility guests will be advised of quiet hours from 10:30 PM to 7:30 AM, daily, to prevent impacts on the adjacent neighbors. Parking for visitors is provided on-site, in the driveway in front of the ADU. Any outdoor activities will occur within the interior of the lot, in the courtyard and garden area. The applicants have stated that they intend to target, “mature individuals,” and that, “no parties, pets or smokers will be allowed”.

Bed and Breakfast facilities are allowed to operate in single-dwelling zones when they meet the standards of Code Section 33.212, which include approval through Conditional Use Review.

**Relevant Approval Criteria:** In order to be approved, this proposal must comply with the Conditional Use Approval Criteria for Institutional and Other Uses in R Zones, Code Section 33.815.105, A through E.

## ANALYSIS

**Site and Vicinity:** The applicants’ site is a parcel that is nearly a half-acre in size (21,780 square feet) and is located on the south side of NE Going Street about midway between the intersections with NE 47<sup>th</sup> and NE 52<sup>nd</sup> Avenues. The property is developed with an 856 square-foot, single-dwelling residence that was built in 1923. There is also a workshop, located south and west of the house and a 620 square-foot accessory dwelling unit (ADU) that is located to the east of the house. A driveway that extends from Going Street to the front of the ADU provides off-street parking for the property. All of the development is located on the northern half of the site, but is set back more than 60 feet from the front property line, with the southern half of the property devoted to a garden area.

The area around the site is mainly developed with single-dwelling residences, on lots of varying sizes. The ADU that exists on the applicants’ property is in keeping with the smaller lots that represent more recent infill development in the area. Overall, the pattern of development is varied, but the street retains a general character of openness, with a predominance of vegetation, rather than a built-up streetscape.

**Zoning:** The site is zoned R5, High Density Single-Dwelling Residential. This zone is intended to accommodate single-dwelling development, with an average of one unit per 5,000 square feet of site area. Some institutional and other nonhousehold uses are allowed, when approved as Conditional Uses. Bed and breakfast facilities, when they are approved through Conditional Use Review, are also subject to special development and use standards, found in Section 33.212, which are intended to ensure that the facility is compatible with residential development in the area and that negative impacts on the surrounding residents are limited.

This site also has an “h” or Aircraft Landing Overlay. The provisions of this overlay zone, that limit the height of structures within the aircraft landing approach patterns for the Portland International Airport, are not relevant to this proposal.

**Land Use History:** City records include the following prior land use review for this site:

**LU 04-066541 AD** Approval of a 2004 Adjustment Review to allow an exception to Code Section 33.205 C.6, to increase the maximum allowed size for an ADU from 282.48 square feet to 620 square feet (from 33% to 72.4% of the living area of the primary residence), subject to compliance with the approved site plan and building elevations.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **July 2, 2009**. The following Bureaus have responded with no issues or concerns related to approval of this proposal. Agencies that provided written comments are noted with exhibit numbers:

- Environmental Services noted that there would be no change in sanitary sewer connections or storm water management from what was approved for the ADU and so there are no concerns (Exhibit E-1).
- Transportation Engineering provided an analysis of the proposal in relation to the transportation-related approval criteria, which is included in the findings below (Exhibit E-2).

- Water Bureau provided information on the existing water service for the site (Exhibit E-3).
- Fire Bureau provided an electronic response that indicated that there were no issues or concerns regarding approval of the proposal.
- Police Bureau responded to say that the Portland Police Bureau is capable of serving the proposed use at this time (Exhibit E-4).
- Site Development Section of BDS stated that the existing drywell, approved for the construction of the ADU, was adequate to provide storm water management (Exhibit E-5).
- Life Safety Plan Review Section of BDS indicated that a building permit will be required. (Exhibit E-6. *Staff note: A permit is required when a change of occupancy is determined to occur as a result of a proposal*).
- Parks-Forestry Division provided an electronic response that indicated that there were no issues or concerns regarding approval of the proposal.

**Neighborhood Review:** No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### 33.815.105: Institutional And Other Uses In R Zones

**33.815.040 Review Procedures** The procedure for reviews of conditional uses depends on whether the applicant is proposing a new conditional use, changing to another type of conditional use, or modifying development at an existing conditional use. The review procedure may also depend upon the type of use that is being proposed. This proposal is for the addition of a bed and breakfast facility to a site in a single-dwelling zone and so requires approval through a Type II Conditional Use Review.

**33.815.105 Approval Criteria for Non Household Living Uses in R Zones** These approval criteria apply to most conditional uses in R zones. The approval criteria allow institutions and other non household living uses in a residential zone which maintain or do not significantly conflict with the appearance and function of residential areas. The approval criteria are:

- A. Proportion of Household Living uses.** The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the Household Living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the Household Living category and is specifically based on:
1. The number, size, and location of other uses not in the Household Living category in the residential area; and
  2. The intensity and scale of the proposed use and of existing Household Living uses and other uses.

**Findings:** The residential area includes residentially-zoned properties within several blocks of the site, mainly determined by through access. In this case, the residential area is determined to be the area between Northeast Alberta Court and NE Prescott Street, from NE 47<sup>th</sup> to NE 52<sup>nd</sup> Avenues. The applicants did not identify any other non-household uses within the defined residential area. The primary use on this site will continue to be a single-dwelling household. Allowing the small number of guests that can be accommodated by the ADU structure (a maximum of four to five adults at a time) will not increase the intensity of the use beyond what could be experienced by the full-time rental of the ADU. The intensity would also be less than could be the case if the property were divided and developed to the maximum density, with four individual households. Therefore, the number, size and location of nonhousehold uses will not change significantly and there will not be any increase in the intensity or the scale of the use, beyond what could occur by right. Therefore, these criteria are met.

**B. Physical compatibility.**

1. The proposal will preserve any City-designated scenic resources; and

**Findings:** City-designated scenic resources are protected with an “s” or Scenic Resource Overlay Zone. There are no City-designated scenic resources at the site or adjacent to the site, therefore, this criterion does not apply.

2. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, and landscaping; or
3. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, and other design features.

**Findings:** The approval criteria require that either 2 or 3 must be met. The existing structures were appoved as residential architecture, and will not be changed. They are completely compatible with the adjacent residential development, based on characteristics such as site size, building scale and style. Therefore, this criterion is met.

- C. Livability.** The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

1. Noise, glare from lights, late-night operations, odors, and litter; and
2. Privacy and safety issues.

**Findings:** No significant adverse impacts related to noise, glare from lights, late-night operations, odors or litter are expected to result from this proposal. The facility should not have any impacts on privacy or safety. Regular operations are proposed to include quiet hours, from 10:30 PM to 7:30 AM, each day. The closest neighbors, to the east of the property, have bedrooms on the east side of their home and the outdoor activity areas on the applicants’ property are to the west of the ADU, so activities should not impact the adjacent neighbors. The applicants have also indicated that advertising and publicity will be geared to mature adults, stating that, “No partiers, pets or smokers will be allowed.” They have also acknowledged their understanding of the Zoning Code requirements that limit their own private social gatherings, for more than 8 guests or visitors, to no more than 12 gatherings per year. They intend to follow the Code regulations regarding serving food and beverages and will not have any regularlu scheduled nonresident employees for the operation of the facility, unless further reviewed and approved through a subsequent Conditional Use Review. Due to the small scale of the proposed facility and the rules that the applicants’ propose for its operation, there should be no impacts on the livability of the residential area. Therefore, these criteria are met.

**D. Public services.**

1. The proposed use is in conformance with the street designations of the Transportation Element of the Comprehensive Plan;
2. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity, level of service, and other performance measures; access to arterials, connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies;

**Findings:** Portland Transportation/Development Review reviewed this proposal for its conformance with adopted policies, street designations, Title 33 Approval Criteria, Title 17, and for potential impacts upon transportation services. Transportation's analysis is contained in the findings below:

Street Classification At this location, NE Going Street is classified as a Local Service street for all transportation modes in the City's Transportation System Plan. The proposed bed and breakfast is supportive of the Local Service street designation. The TSP states that, "Local Service Traffic Streets are intended to distribute local traffic and provide access to local residences or commercial uses." The development of the site with a bed and breakfast will not impact the distribution of local traffic throughout the area, as future clients of the bed and breakfast will utilize NE Going as well as other surrounding local service streets to access the site.

Street capacity/level of service A transportation impact study (TIS) was not prepared and submitted in conjunction with the proposed Conditional Use application. The Trip Generation Manual from the Institute of Transportation Engineers does not have any comparable trip generation data for the proposed use, only for larger and more traditional hotels and resorts. However, with a general accommodation of no more than four guests, no regularly scheduled non-resident employees, and no commercial meetings, the number of additional vehicles likely to access the proposed facility at any given time will be minimal. The resulting insignificant increase in vehicle trips to the area will not impact the existing transportation system. Any services for the facility (landscaping, cleaning, regular maintenance, etc.) will not be done on a daily basis and generally not during peak hour times of travel.

The estimated distribution pattern of site generated trips associated with the proposed bed and breakfast facility suggests that vehicles to the facility would come from either NE Killingsworth or NE Cully Boulevard. Both streets are highly classified in the City's Transportation System plan and both are highly traveled. Capacity analysis is typically done for peak hour trips to a site but can also be done on a daily basis when considering impacts to neighboring streets. The minimal number of additional cars coming to the facility at any time of the day during any day of the week is not expected to have a significant impact on the area's transportation system.

The subject site is located along a Local Service street that has access to arterial streets in all directions.

Connectivity The existing street grid and pattern in the area does not meet City connectivity spacing requirements. Since the site is located approximately mid-block between NE 47<sup>th</sup> and NE 52<sup>nd</sup> Avenues, in theory, a new public street and pedestrian connection should be located through the subject site. However, due to existing development and development pattern, this is not feasible. Further, no street connections have been identified in the vicinity of this property in the Portland Master Street Plan document. PBOT has no concerns relative to connectivity or locations of rights-of-way associated with the proposed Conditional Use request.

Transit availability The site is currently not directly served by Tri-Met bus lines. However, the #75-39<sup>th</sup> Ave/Lombard and the #71-60<sup>th</sup>/122<sup>nd</sup> Ave are within approximately one-half mile east and west (respectively) from the subject site.

On-street parking/neighborhood impacts The submitted site plan and project description indicate that there will be parking available on the subject site for future guests. Using City aerial photography suggests that NE Going is not well utilized for on-street parking purposes. There is approximately 83-ft of property frontage, which, after deducting the area for access to the existing driveway, will result in approximately 2 on-street parking spaces. Portland Transportation staff concludes that if the bed and breakfast facility is occupied to its capacity, there is sufficient remaining on-street parking to accommodate 2 additional vehicles in front of the subject site. Further, use of the two on-street parking spaces along the subject site will not impact the ample opportunities for on-street parking east and west of the site.

Access restrictions There are no reasons why restrictions to accessing the site should be imposed.

Impact on pedestrian, bicycle, and transit circulation The site's street frontage is not improved to City standards. NE Going is not improved with sidewalks or curbs on either side of the street. However, there is no reason to believe that the proposed bed and breakfast will have impacts to pedestrian, bicycle or transit circulation.

Safety for all modes No significant negative safety impacts are expected with this proposal on any mode of the transportation system.

Adequate Transportation Demand Management (TDM) strategies The applicant has not included a Traffic Demand Management (TDM) Plan in relation to the proposed Conditional Use request. PBOT staff can concur that no TDM plan is necessary because as identified previously, the proposed bed and breakfast facility is not expected to result in significant impacts to the area's transportation system, on-street parking or surrounding neighborhood.

CONCLUSION In summary, and as evaluated above, the transportation system is capable of supporting the proposed use in addition to the existing uses in the area and Portland Transportation/Development Review stated that there was no objection to approval of the Conditional Use.

3. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.

**Findings:** The City's other service agencies evaluated this proposal and found that public services are adequate to serve the proposed use. Therefore, this criterion is met.

- E. Area plans.** The proposal is consistent with any area plans adopted by the City Council such as neighborhood or community plans.

**Findings:** This site is within the boundaries of the Cully Neighborhood Plan. The applicants provided the following analysis of the proposal, in regards to the neighborhood plan:

*"Allowing the ADU to be rented as a bed and breakfast is consistent with several objectives of the plan. Neighborhood Identity, section 1; Neighborhood Livability and Safety, section 2; and Housing, section 3.*

*Visitors to the B&B will help to showcase the Cully neighborhood, Portland's livability and the city's dedication to green spaces and sustainability. The lot is beautifully landscaped and has a garden full of native plants. It has a definite country feel though it sits within the city limits.*

*Allowing visitors to rent the ADU will help the homeowners economically and allow them to stay on the property and maintain it into the future, thus preserving current housing stock.*

*The business will be a gateway to the neighborhood, bringing individuals to the area that may not pass that way if the bed and breakfast were not available. A bed and breakfast maintains the residential feel of the area and is consistent with the Cully Neighborhood Plan.*

*The owners are ambassadors for the neighborhood and are active in the Cully Neighborhood Association and participate in events organized to better the neighborhood such as tree plantings and rejuvenation of the local school. A bed and breakfast will enhance their commitment to the neighborhood."*

Staff concurs with the analysis provided by the applicants and finds that the proposal is consistent with the relevant policies of the adopted area plan. Therefore, this criterion is

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**

All of the relevant criteria for the requested Conditional Use Review have been met. There will be no impacts on the function or appearance of the residential area, due to the addition of the proposed bed and breakfast facility on this residential property. The building already exists and was built as residential development, which ensures that it is compatible with the adjacent residential development. There will be no change in the impacts on neighborhood livability, due to the proposed scale of the facility and the plans for its operation. No impacts were noted that would create an additional burden on City services. The proposal is consistent with adopted neighborhood plan. Therefore, the proposal can be approved, according to the proposed operational plan for the facility.

## **ADMINISTRATIVE DECISION**

Approval of Conditional Use Review to allow use of the existing ADU on this property for a Bed and Breakfast facility for up to 5 adult guests, in general compliance with the approved site plan and elevation drawings, Exhibits C-1 through C-2, signed and dated July 28, 2009 and also subject to the following conditions:

- A. As part of the building permit application submittal, the following conditions (B through D) must be noted on each of the 4 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 09-136785 CU." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. Quiet hours, from 10:30 PM to 7:30 AM, shall be maintained as house rules for guests. The quiet hours must be enforced by the applicants to ensure that there are no loud noises from cars, loud talking, loud music or other forms of noise that would disturb the neighbors during these times.
- C. Nonresident employees will not be engaged on a regular basis to help in the operation of the facility, unless approved under a subsequent Conditional Use Review. However, services may be contracted for that include activities related to normal upkeep of the site, including repair and maintenance of the structures or grounds
- D. In compliance with the regulations of Code Section 33.212, that govern bed and breakfast facilities in single-dwelling residential zones, and in keeping with the applicants' proposal, the following also apply:
  - Only complimentary food or beverages will be served to guests.
  - A log book of visitors will be maintained.
  - No commercial meetings will be held on the site
  - The resident managers will hold no more than 12 private social gatherings per year that are for more than 8 guests or visitors.

**Staff Planner: Kathleen Stokes**



**Decision rendered by:** \_\_\_\_\_ **on July 28, 2009.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: July 30, 2009**

**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 June 17, 2009, and was determined to be complete on June 30, 2009.

*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 June 17, 2009.

*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.

**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 Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 13, 2009**, at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth 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. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. 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 contact the receptionist at 503-823-7967 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 at [www.portlandonline.com](http://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 Hearings Officer 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 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, 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 Hearings Officer 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 **August 14, 2009– (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;

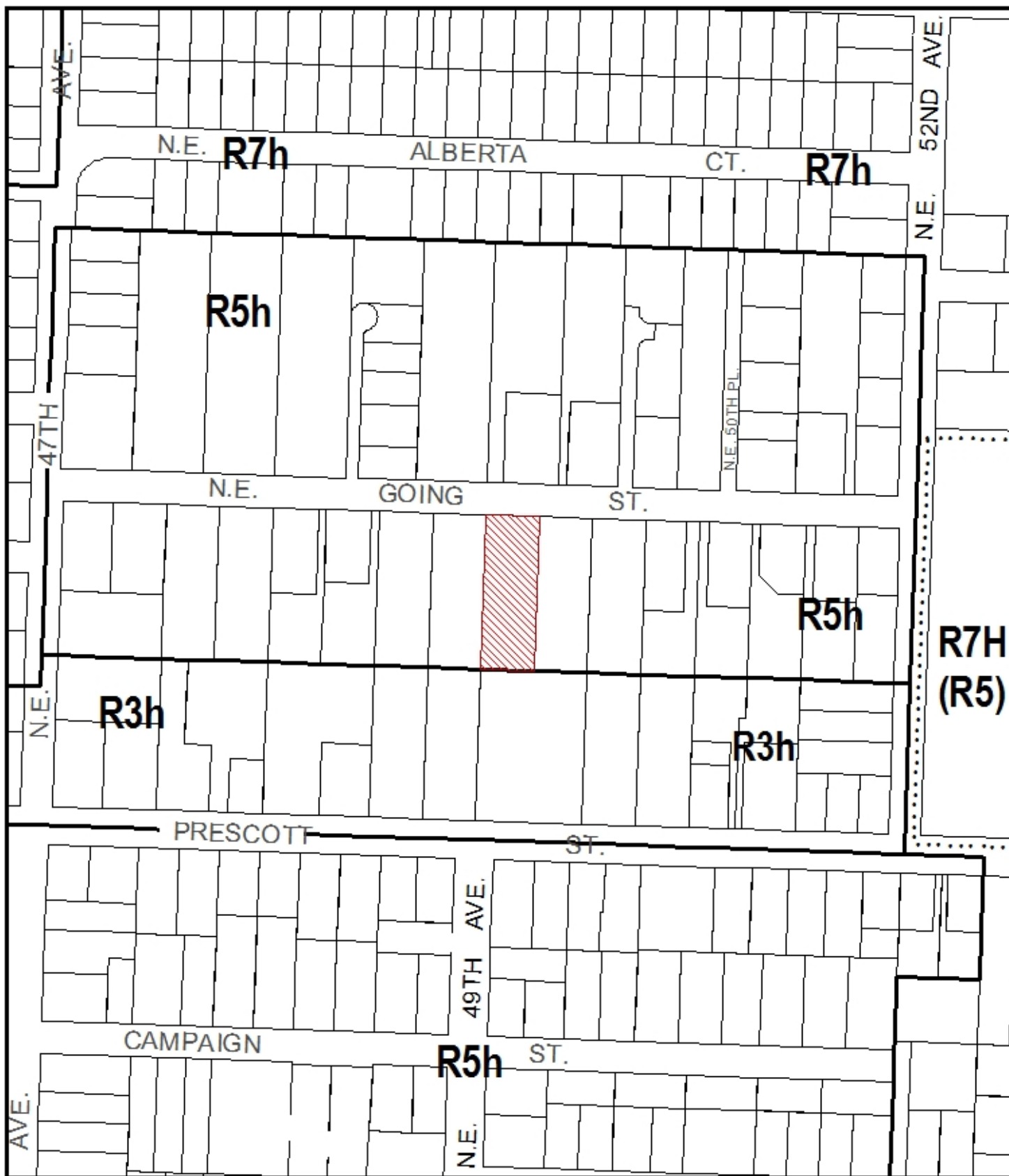
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Elevation Drawing (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Bureau of Transportation Engineering and Development Review
  - 3. Water Bureau
  - 4. Police Bureau
  - 5. Site Development Review Section of BDS
  - 6. Life Safety Plan Review Section of BDS
  - 7. Summary sheet of electronic agency responses
- F. Correspondence: (none received)
- G. Other:
  - 1. Site History Research

**The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-7300 (TTY 503-823-6868).**



# ZONING



NORTH

File No.	LU 09-136785 CU
1/4 Section	2535
Scale	1 inch = 200 feet
State_Id	1N2E19BD 11500
Exhibit	B (Jun 18,2009)



**GENERAL NOTES:**

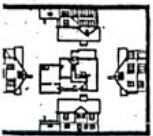
1. TREES ARE EXISTING AND TO REMAIN
2. MINIMAL EXISTING PLANT REMOVAL IS REQUIRED AS NEW CONSTRUCTION REPLACES EXISTING GREADED TO BE DEMOLISHED
3. EXISTING TURF DAMAGED BY CONSTRUCTION TO BE REPLACED AS NECESSARY
4. NE GOING ST. FRONTAGE IMPROVEMENT PER TITLE 17 NOT REQUIRED. SEE PORTLAND TRANSPORTATION REVIEW FOR PORTLAND USE REVIEW CASE # LU 04 - 066541 AD

\*Approved\*

City of Portland - Bureau of Development Services

Planner *Michelle A. Stokes* Date *July 28, 2009*

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



MICHAEL A. WOLFE  
ARCHITECTURE - GRAPHIC DELINEATION  
5447 N.E. MASON ST. PORTLAND, OR 97218  
(503) 282-2973

MATTHEWS/NELSON  
ACCESSORY DWELLING UNIT  
4922 N.E. GOING ST  
Portland, Oregon 97218

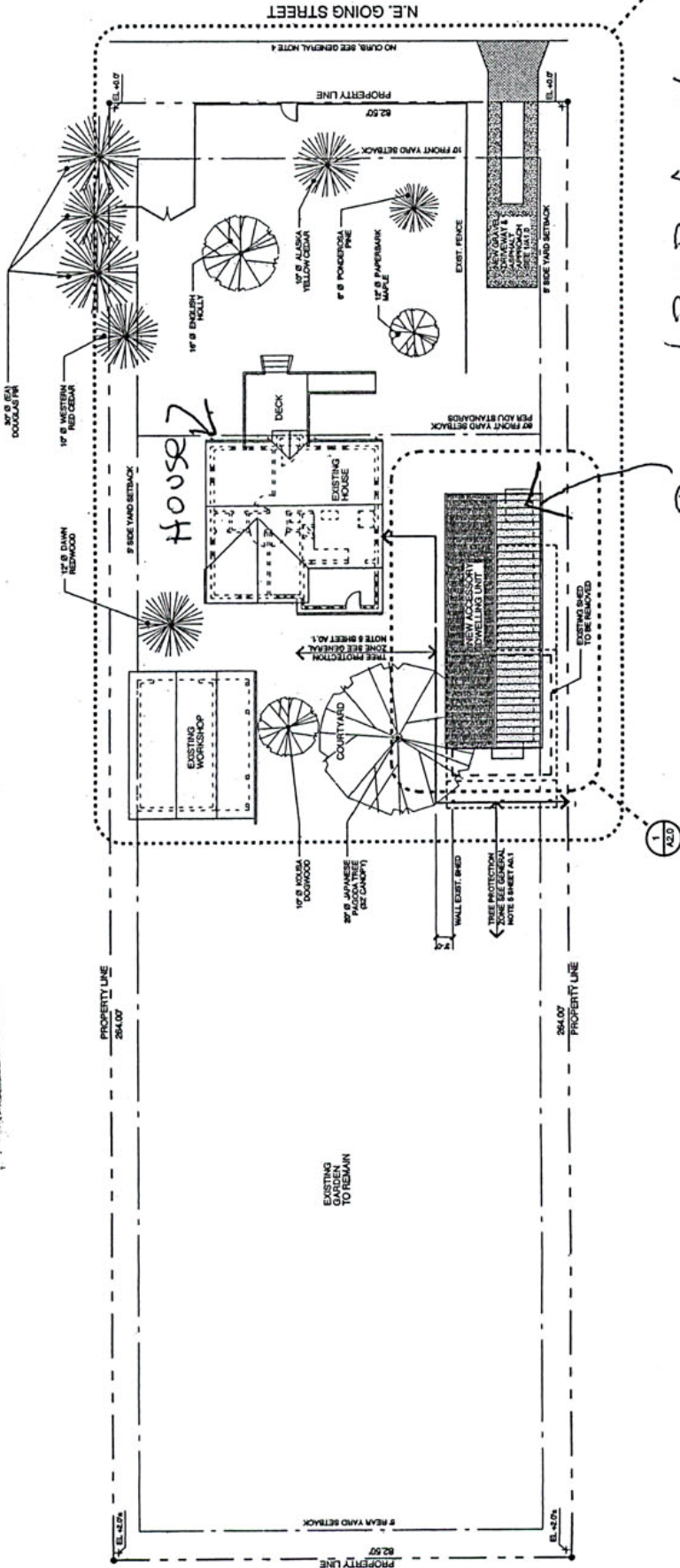
KEY/SITE PLAN  
PERMIT SET

PRINTED: 6/27/05

A1.0

06-28-05

CU



Proposed B&B for up to 5 adult guests  
Exhibit C-1

LU 09-136785CU

approved according to site plan,  
elevations (A1 and C2)  
and conditions of approval B-D

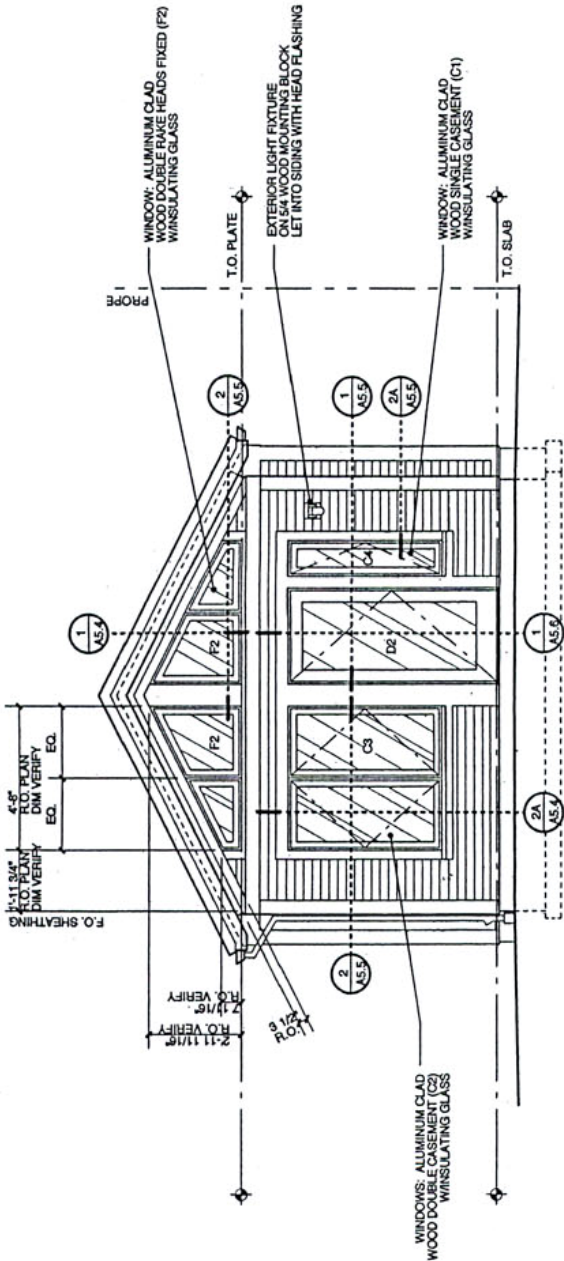


1. KEY/SITE PLAN

1/20"=1'-0"

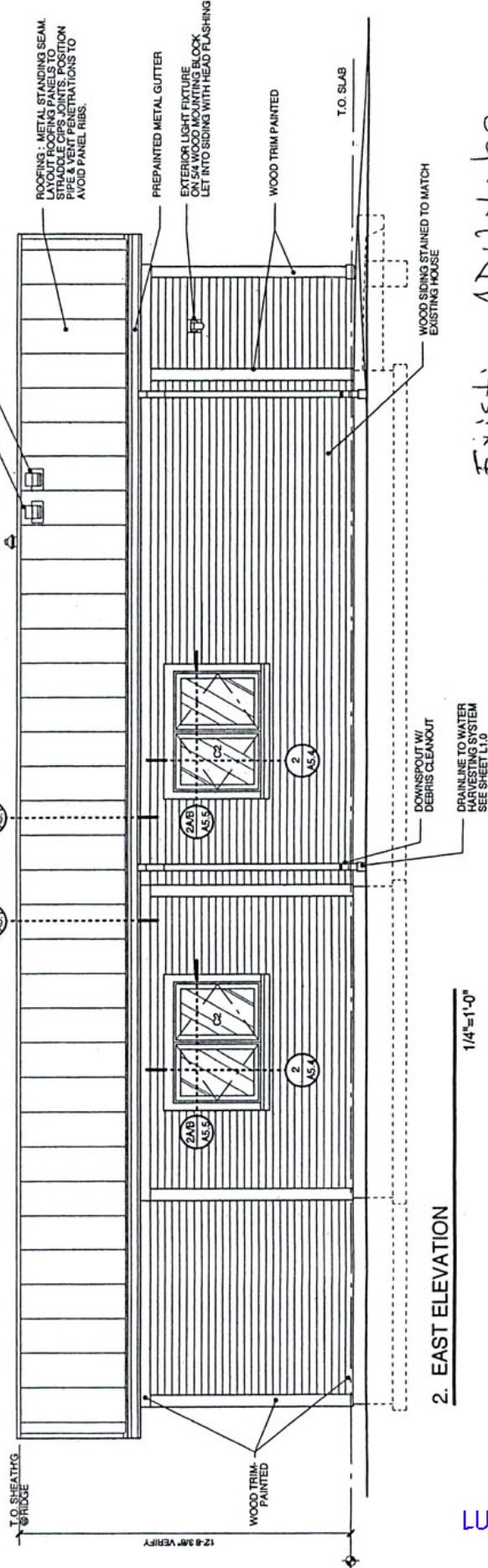
LU 09-136785CU  
Exhibit C.1





1. SOUTH ELEVATION

1/4"=1'-0"



2. EAST ELEVATION

1/4"=1'-0"

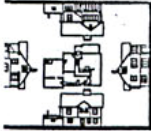
\*Approved\*

City of Portland - Bureau of Development Services

Project Kathleen A. Stokes Date July 28, 2009

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

LU 09-136785 CU  
Exhibit C.2



MICHAEL WOLFE  
ARCHITECTURE • GRAPHIC DELINEATION  
5447 N.E. Mason St. Portland, OR 97218  
(503) 282-2973

MATTHEWS/NELSON  
ACCESSORY DWELLING UNIT  
4922 N.E. GOING ST  
Portland, Oregon 97218

EXTERIOR ELEVATIONS  
PERMIT SET

PRINTED: 6/27/09

A3.1

06-28-05

Existing ADU to be  
used for B&B  
LU 09-136785 CU  
Exhibit C-2