



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

Dan Saltzman, Commissioner
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www.portlandoregon.gov/bds

Date: July 19, 2011
To: Interested Person
From: Sheila Frugoli, Land Use Services
503-823-7817 / Sheila.Frugoli@portlandoregon.gov

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

The Bureau of Development Services has **partially 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 11-132090 AD

GENERAL INFORMATION

Applicant/Owner: James R Griffin
4923 NE Multnomah St
Portland, OR 97213-2827

Site Address: 4923 NE MULTNOMAH ST

Legal Description: BLOCK 7 LOT 7 TL 4100, EUCLID HTS & ANX
Tax Account No.: R258301110
State ID No.: 1N2E31BA 04100
Quarter Section: 2935

Neighborhood: Rose City Park, contact Ed Gorman at 503-425-1611.
Business District: Hollywood Boosters, contact Greg Mistell at 503-459-4887.
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.

Zoning: R5, Single Dwelling Residential 5,000

Case Type: AD, Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal: The property owner is requesting an Adjustment to waive the required side building setback along the east property line, to construct a carport or garage structure. The structure will be approximately 300 square feet, averaging 10 feet wide and 30 feet long. The structure will be attached to the house and the existing detached garage located towards the rear of the lot. The proposed garage structure will extend up to the east property line. An approximate 8-foot tall concrete block (CMU) wall will be constructed along the east property line. The owner is considering two options for the south, street-facing facade: (1) enclose with person door and garage door or (2) leave open with no walls or doors. Attached garages or carports and/or other structures that are taller than 6 feet in height must be located outside of the required 5-foot side building setback. The applicant is requesting to waive the required 5-foot setback.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria have been met

ANALYSIS

Site and Vicinity: The site is an irregular, 8,580 square foot mid-block residential lot that is developed with a house and several detached accessory structures including a garage and shed. An approximate 300 square foot carport, currently under consideration in this review, is attached to the house, detached garage and fence that follows the east property line. The carport roof appears to be comprised of closely spaced 2 x 4 framing boards and has a clear corrugated vinyl covering. The roof slopes down slightly to the east. There appears to be a gutter system installed on the east edge of the roof. The roof appears to be supported by a 4-5 foot tall solid cedar fence that is located on the eastern abutting lot, east of the existing retaining wall that separates the two properties. Further, from street view, there appears to be two concrete walls located on or near the property line. The applicant's driveway is separated from the retaining wall by a 3-inch tall foundation wall. This carport was constructed without permits and is cited as a violation (case file 04-010701 VI).

The surrounding area is comprised of detached homes on individual lots. Most of the homes in the immediate area were constructed in the 1920s when long, narrow driveways and small detached garages were the norm. A home, on the south side of NE Multnomah, kitty-corner to the site is mid-century modern (1950s) home with an attached double-car garage. NE Multnomah Street is improved with a two-way paved roadway, on-street parking, curbs, planting strips, and sidewalks.

Zoning: The zoning at the site is Residential 5,000 (R5). The R5 zone is intended to preserve land for housing and to provide housing opportunities for individual households. The development standards work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. Development standards of the R5 zone include 5-foot side and rear building setbacks.

Land Use History: City records indicate that prior land use reviews include the following:

LU 04-029663 AD: The BDS Approved an Adjustment to reduce the side/rear setback for a detached shop building from 5 feet to 3 feet 3 inches that was originally constructed without permits.

Excerpt from Applicant's Statement: "A garage will promote the physical condition, livability, privacy, accessibility of existing driveway, maintenance would decrease due to the foliage (due to the over hanging of 100 year old trees which currently accumulate several dozen 32 gallon debris cans yearly from the neighboring property). I enjoy trees and have some, but when they damage and cause high volumes of foliage, blowing leaves, and debris build up to be trapped at the south end of my garage door this becomes a nuisance and creates a high maintenance up keep. The carport and fire wall would be practical, look clean has a nice design which would improve the total over all look of the property. Safe covered parking and maximize fire protection for both properties."

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **May 26, 2011**. The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation Engineering (Exhibit E.4)
- Water Bureau (Exhibit E.3)
- Fire Bureau (Exhibit E.4)

- Site Development Section of BDS (Exhibit E.4)
- Bureau of Parks-Forestry Division (Exhibit E.4)

The **Bureau of Development Services Life Safety Plan Review** section responded with the following comment: Exterior walls less than three feet to a property line shall be one-hour fire-rated with no openings allowed. Roofs and eaves may project not closer than two feet to a property line. Eaves less than three feet to a property line must be protected on the underside as required for one-hour fire-rated construction. ORSC R302.1

East exterior wall shall be one-hour fire-rated with no openings allowed. Gutter and/or exterior wall footings shall not project beyond the property line. (Exhibit E.1)

The **Bureau of Environmental Services** responded with the following comment: BES reviews stormwater management facilities on private property for the feasibility of infiltration, pollution reduction, flow control, and off-site discharges. The Site Development Section of BDS determines if stormwater infiltration on private property is feasible when slopes on or near the site present landside or erosion related concerns, or where proximity to buildings might cause structural problems.

It is not clear how much impervious area is being created by the project; however BES notes that the proposed structure is placed over existing impervious area. A disposal location must be identified for all new or redeveloped impervious area.

As identified on applicant's plans, the rain gutter for the structure is located on the adjacent property to the east. Stormwater runoff from the structure is therefore being directed onto the adjacent property. This issue should be resolved. Stormwater from the structure must be safely directed onto the applicant's property or legal access from the adjacent property owner must be obtained. The current discharge location could impact the existing retaining wall. BES recommends these issues be resolved, however BES does not have specific approval criteria related to this adjustment review to require this work be done as part of this land use review. (Exhibit E.2)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on May 26, 2011. Two written response have been received, one from the Neighborhood Association and one from a notified property owners in response to the proposal.

1. Abutting property owners oppose the request to waive the setback requirement as well as oppose the current location of the carport structure, as stated in the letter sent June 15, 2011, for the following reasons:

- The carport structure was built in early October 2010 and exists in violation over the shared property line.
- The roof and gutter system extends significantly over and into their property. It was built without their consultation and permission.
- Mr. Griffin's application schematics, detailing the overall layout of the property contains a critical misrepresentation of the property line. The applicant represents the property line as extending from the east side of his garage, which was granted a 17 inch easement (copy of notarized title document submitted). This easement applies only to the garage structure and to no other structure Mr. Griffin has built or is currently considering construction of.
- It is incumbent upon the Bureau of Development Services to deny this proposal without an accurate and independent assessment of the existing property line.
- It is not proper, and perhaps not legal, for the Bureau of Development Services to consider this proposal without an accurate and independent assessment of the existing property line.
- If the structure is approved following a BDS inspection and is later determined to be in violation of the property line, the City may be held liable for approving this application.

- The City is trusting the applicant to provide accurate information about the structure and property boundaries whereas even a cursory review of the AMANDA and Portlandmaps.com (*BDS permit database*) shows a history of violations and complaints in his file detailing negligence and misinformation.
- We are told that enforcement of basic property rights is up to the individual property owner and not the mandate of the City. If this structure is not removed from our property, we may need to consider civil suit against the applicant. (Exhibit F.1)

2. Ed Gorman, Rose City Park Neighborhood Association Land Use and Transportation Committee Co-Chair, feels that disputes regarding trespass over property lines must be resolved before this process (*Adjustment Review*) moves forward. (Exhibit F.2)

Staff Response: *The location of the property line and the respective proposed building location are directly relevant to this review and are discussed as findings below. Except for land divisions and property line adjustment requests, the BDS does not generally require a survey be completed for a land use review. Nor does the BDS always require a survey for a building permit application. However, the BDS plans reviewers and inspectors have authority to require the identification of property lines when structures are proposed near the edge of sites.*

The BDS does not enforce/implement private easements. Easements are a private legal agreement that requires civil action to remedy a dispute. Lastly, the violation and complaint history of an applicant or a specific site cannot influence the evaluation of this proposal.

ZONING CODE APPROVAL CRITERIA

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F., below, have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The applicant is seeking an Adjustment to the side building setback. The purpose of the building setback standards are found in Section 33.110.220, which states:

Purpose: The building setback regulations serve several purposes:

- They maintain light, air, separation for fire protection, and access for fire fighting;
- They reflect the general building scale and placement of houses in the City's neighborhoods;
- They promote a reasonable physical relationship between residences;
- They promote options for privacy for neighboring properties;
- They require larger front setbacks than side and rear setbacks to promote open, visually pleasing front yards;
- They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and
- They provide room for a car to park in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.

The requested Adjustment is to waive the required 5 foot side (east) building setback for an attached garage. The garage will be comprised of a modestly sloped roof that is attached to the west wall of the home. The east wall will be approximately 10 feet tall and built using an existing retaining wall and new concrete blocks (CMU). The new garage will be attached to an existing 220 square foot detached garage which when combined would achieve a 52

foot long structure with approximately 600 square feet of garage space. The applicant offered two possible options: (1) keep the street-facing portion of the garage open or (2) enclose with a wall and garage door.

The applicant constructed a carport-like structure. The applicant wishes to retain the carport, as currently built except add a concrete wall for the east side of the structure and possibly a street-facing wall with garage door. The existing carport is attached to a fence that is constructed on the eastern abutting lot. This construction is currently under code enforcement for being constructed without an issued building permit. A building permit requires compliance with Zoning Code, Building Code and stormwater management requirements.

The carport/proposed garage extends toward the neighboring house to the east (5005 NE Multnomah Street). The eastern abutting lot is elevated approximately 3.5 feet above the subject property. The 1.5 story home on the neighboring lot is located approximately 5 feet from the common property line. A solid wood fence appears to be located near the shared property line. A taller segment of the wood fence appears to support the existing carport structure. The fence appears to screen views of the carport. However, portions of the carport roof are visible from the neighbor's elevated windows and front porch. Even though the existing carport/proposed garage is visible, the fence provides adequate visual separation and maintains privacy options.

The Fire Bureau staff noted no concerns regarding access for fire fighting and other emergencies. However, the BDS Life Safety Plans Examiner comments that "exterior walls less than 3 feet to a property line must be one-hour fire-rated with no opening". Gutter and/or exterior wall footings shall not project beyond the property line". The structure as currently constructed violates fire separation requirements. Furthermore, there is serious concern regarding the exact location of the property line. The owners of the eastern abutting lot have submitted written comments asserting that the roof and gutter of the existing carport/proposed garage "extends significantly over and into" their property. They state:

Mr. Griffin's submitted Land Use Review application schematics, detailing the overall layout of his property, contains a critical misrepresentation of the property line that we share. The applicant represents the property line as extending from the east side of his garage, which was granted a 17" easement... This easement applies only to the garage structure and to no other structure Mr. Griffin has built or is currently considering construction of...It is incumbent upon the Bureau of Development Services to deny this proposal without an accurate and independent assessment of the existing property line. (Exhibit F.1)

The Rose City Park Neighborhood Association Land Use and Transportation Committee Co-Chair wrote that the committee believes that property disputes must be resolved before the Adjustment process moves forward. (Exhibit F.2) The comments received do not offer comments on the privacy, physical relationship, general building scale and placement of the existing carport and proposed garage. However, the issue they raise is relevant to this approval criterion in that a purpose of setbacks is to provide separation for fire protection. An accurate identification of the property line is paramount to determine applicable development code requirements for permit review and inspections. Therefore, a condition of approval will require the submittal of a professional survey which identifies the property line, and accurately locates and measures the existing retaining wall and existing carport structure. The survey will determine if the existing 3-inch foundation wall and/or partial retaining wall will interfere with the proposed CMU wall.

Even though the adjacent neighbors do not raise concerns about privacy, staff finds that the existing tall, solid wood fence provides important separation between the two properties.

A condition will require the fence be retained. *Note: Staff assumes that given the existing carport uses the fence for structural support, the fence must have been constructed by the applicant.*

With conditions that require a survey to locate and construct and to retain the existing sight-obscuring fence, a setback reduction for an attached garage can meet this approval criterion.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The existing carport structure is relatively sleek and creates minor visual or aesthetic impacts to the street. As one option, the applicant proposed fully enclosing the garage with a south facing wall and garage door. The wall would be approximately 10 feet tall at its highest point and would create a continuous street facing wall that spans nearly the entire width of the lot. Most of the homes on the street are separated at least on one side by a driveway and have small detached garages that are located near the rear property line. The newer 1950's home that is located kitty-corner from the subject site, at the corner of NE 49th Avenue and Multnomah, has an attached garage. However, the home appears to be set back from the side property lines by at least 3 feet.

The lean-to style (shed) roof departs from the predominant roof pitch of the house and other garages in the immediate area. However, without a south wall, the scale and appearance of the structure does not dominate the strong architectural elements of the 1920's home. A wall and garage door would significantly change the appearance of the front façade. The activities and use of the "open" garage could create visual impacts. A walled-off area would allow the applicant to store possessions securely and the possessions are not visible from the street. The parking of vehicles, storage of goods, and human activities will at times create impacts that generally are not noticeable in enclosed structures such a garage. However, staff finds that keeping an open front façade will strike the correct balance of providing cover for the applicant's possessions/property, while not dominating the architectural character o the area. Livability will be maintained without detracting from the appearance of the surrounding residential area.

Because of the different topography of the subject site and the abutting east lot, protecting the existing retaining wall is important. Access for monitoring and maintenance is essential. The runoff of stormwater from a roof, gutter and/or downspout onto the elevated eastern abutting lot could eventually compromise the wall. In the Bureau of Environmental Services written response, staff noted concerns that the rain gutter for the structure is located on the adjacent property to the east. Stormwater runoff from the structure is therefore being directed onto the adjacent property. Stormwater from the structure must be safely directed onto the applicant's property or legal access from the adjacent property owner must be obtained. The current discharge location could impact the existing retaining wall. An on-site disposal location must be identified for all new or redeveloped impervious area. Compromising the existing retaining wall would undoubtedly impact the livability of the neighbors. Staff has determined that a setback Adjustment to reduce the side building setback requirements can be approved however to not the extent requested by the applicant. If the structure is located at least 2 feet from the surveyor identified property line, the setback distance will provide: (1) room to construct a fire-rated structure, (2) area for a gutter, and (3) access to monitor and maintain the retaining wall, wood fence as well as room to maintain and the east wall of the garage structure and gutter.

Through compliance with these conditions, this criterion will be met.

- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: Only one adjustment is requested. This criterion is not applicable.

- D.** City-designated scenic resources and historic resources are preserved; and

Findings: City designated resources are shown on the zoning map by the 's' overlay; historic resources are designated by a large dot. There are no such resources present on the site. This criterion is not applicable.

- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: The impacts to livability will be lessened with the retention of the existing solid wood fence that follows the shared property line and a setback of at least 2 feet that allows the structures to be maintained. With compliance with the conditions, this criterion will be 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

Staff found that in order to address the criteria, a lesser reduction from 5 feet to 2 feet on the east property line is approvable. The building setback will allow room for the gutter and maintenance of the wall and structures. Further, to maintain compatible scale and appearance, the attached garage must be open, without walls and doors, on the south side, the roof height must match the existing carport height. Further to provide visual screening, the existing wood fence must be retained and to ensure full compliance with all applicable code requirements, a survey must be submitted to aid in plan review and inspection. Through compliance with conditions, the applicable criterion can be met.

ADMINISTRATIVE DECISION

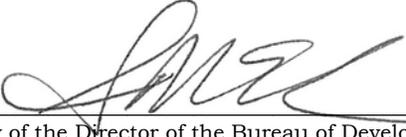
Approval of an Adjustment to reduce the required side (east) building setback (33.110.220.B) from 5 feet to 2 feet for an attached garage, per the approved plans, Exhibits C.1 and C.2 signed and dated July 14, 2011, subject to the following conditions:

- A. A Building Permit is required. Full compliance with all applicable development/code requirements are required. As part of the building permit application submittal, the following development-related conditions (B through F) 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 11-132090 AD." All requirements must be graphically represented on the site plan, or other required plan and must be labeled "REQUIRED."
- B. A survey, performed by a registered land surveyor must illustrate the east property line and existing development including the paved area, structures, retaining walls and fences within 5 feet of the east property line. The survey must be certified with seal and signature of a licensed land surveyor.

- C. The east wall and/or columns and roof edge may not extend closer than 2 feet from the east property line, based on the location identified on the survey.
- D. The street facing (south) façade of the garage must be fully open with no walls and/or doors.
- E. The height of the garage structure may not exceed the height of the existing carport roof line.
- F. The existing wood fence that follows the east property line may not be removed by the applicant or subsequent property owner.

NOTE: All applicable building code, stormwater management and other development-related requirements must be addressed at building permit application review and through construction.

Staff Planner: Sheila Frugoli

Decision rendered by:  **on July 14, 2011**
By authority of the Director of the Bureau of Development Services

Decision mailed: July 19, 2011

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 April 19, 2011, and was determined to be complete on **May 23, 2011**.

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 April 19, 2011.

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 Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 2, 2011** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, 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. 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 Adjustment Committee 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 Adjustment Committee 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 3, 2011 – (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.

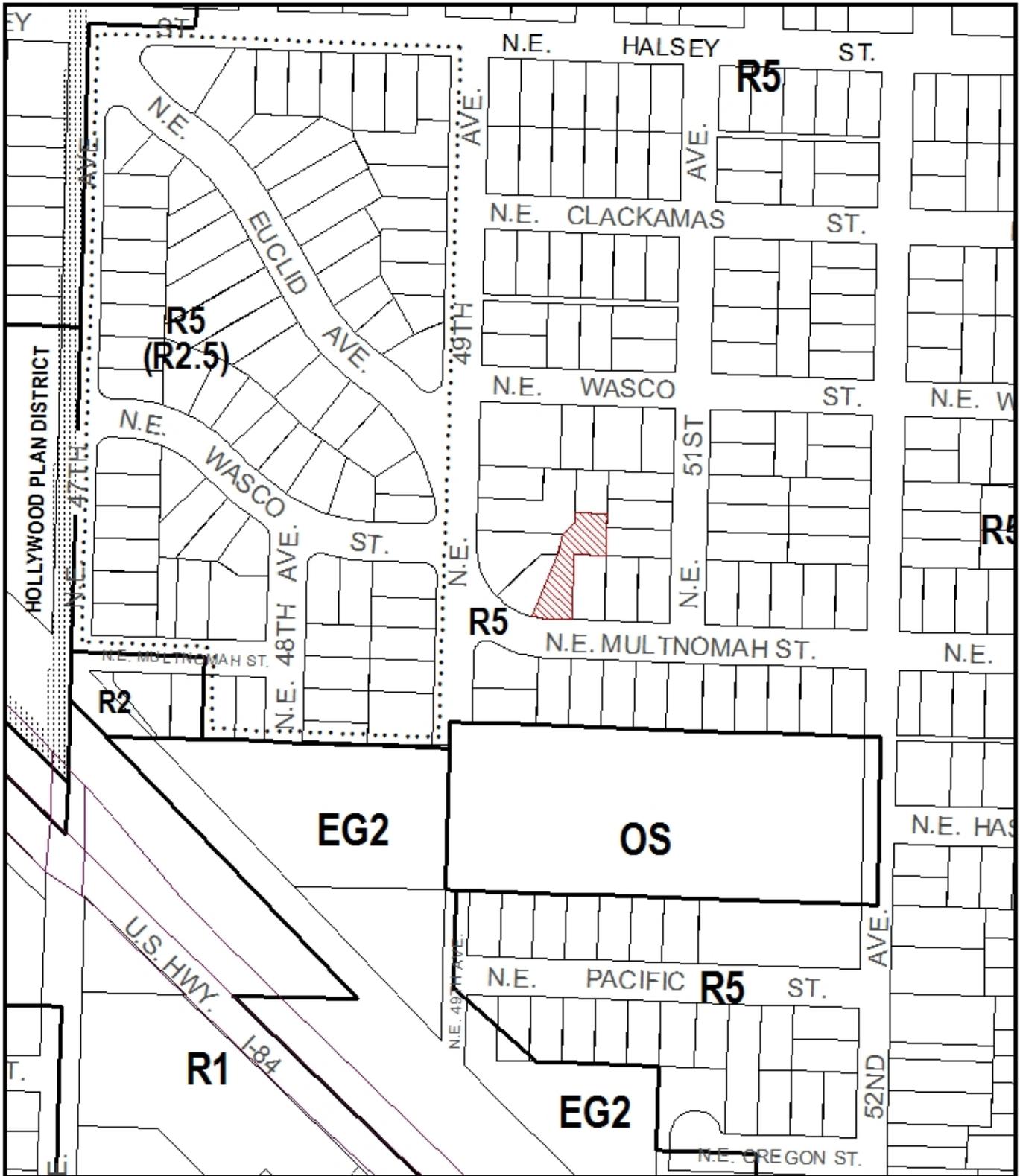
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Proposed Garage, South Elevation, Option A – Open to Street
 3. Proposed West Elevation
 4. Proposed Concrete Wall Along East Property Line
 5. Proposed North Elevation, Attached to Existing Detached Garage
 6. Proposed Garage, South Elevation, Option B – Wall and Doors on Street-Facing Façade
 7. Proposed Framing and Wall Construction Details
 8. Photos of Existing Carport
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Life Safety Plan Review Section of BDS
 3. Water Bureau
 4. TRACS Printout – “No Concerns” from Fire Bureau, Site Development, Transportation Bureau of Parks, Forestry Division
- F. Correspondence:
 1. Michael Calvert and Alice England, received June 15, 2011, objects to Adjustment request, raised concerns about location of shared property line.
 2. Ed Gorman, Co-Chair Land Use and Transportation Comm., Rose City Park Neighborhood Association, June 15, 2011, raised concerns.
- G. Other:
 1. Original LU Application
 2. Site History Research

3. Notice of Violations (04-010701 VI), February 17, 2011, Letter from BDS to Applicant

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



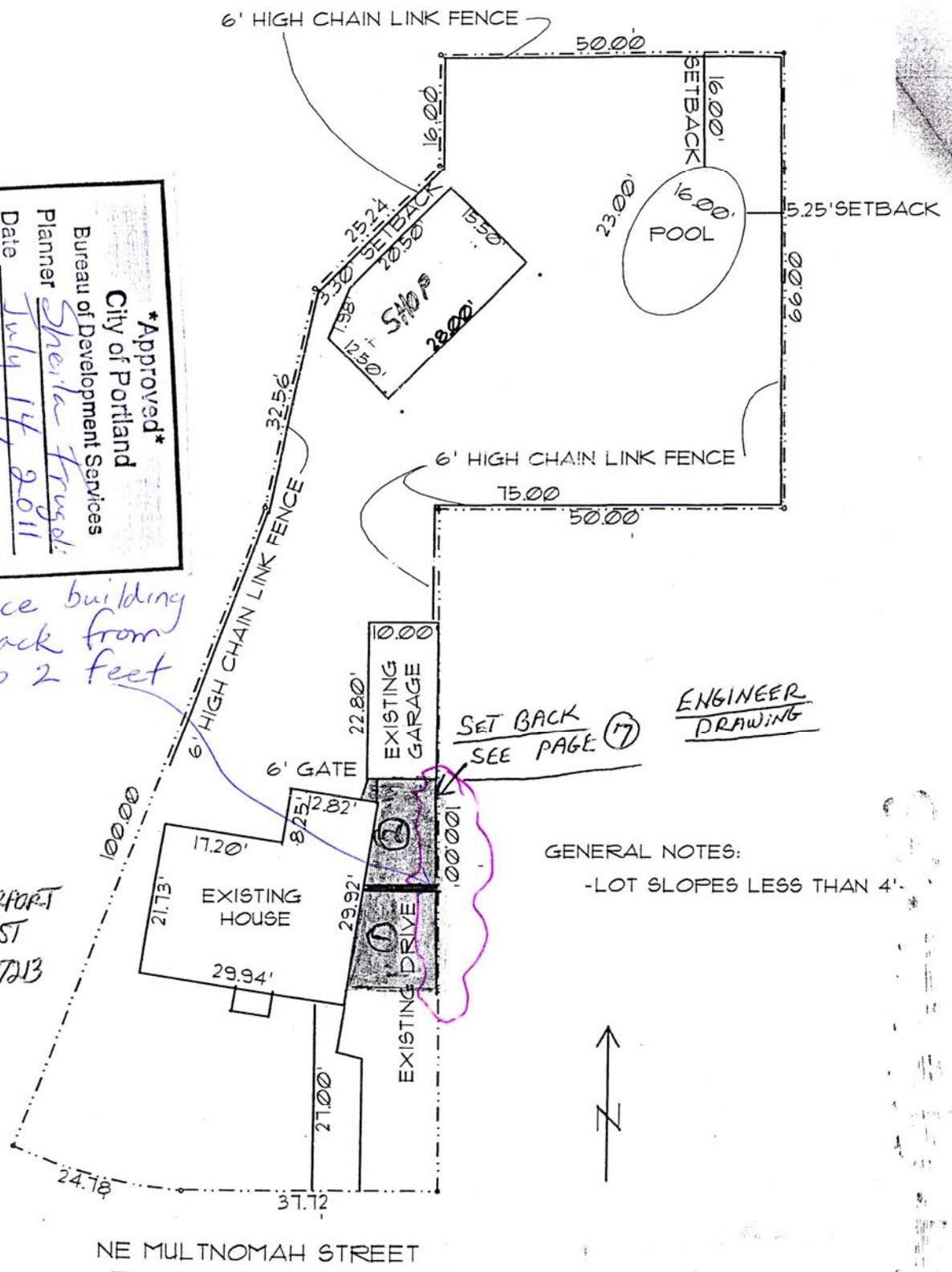
File No.	LU 11-132090 AD
1/4 Section	2935
Scale	1 inch = 200 feet
State Id	1N2E31BA 4100
Exhibit	B (Apr 21, 2011)

Approved
 City of Portland
 Bureau of Development Services
 Planner Sherika Frugal
 Date July 14, 2011

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

Reduce building setback from 5 to 2 feet

GRIFFIN CARPORT
 1923 NE MULT ST
 PORTLAND OR 97213



EXISTING CARPORT
 (2) SECTION (LESS THEN 200sq EACH)
 (360 sq TOTAL)

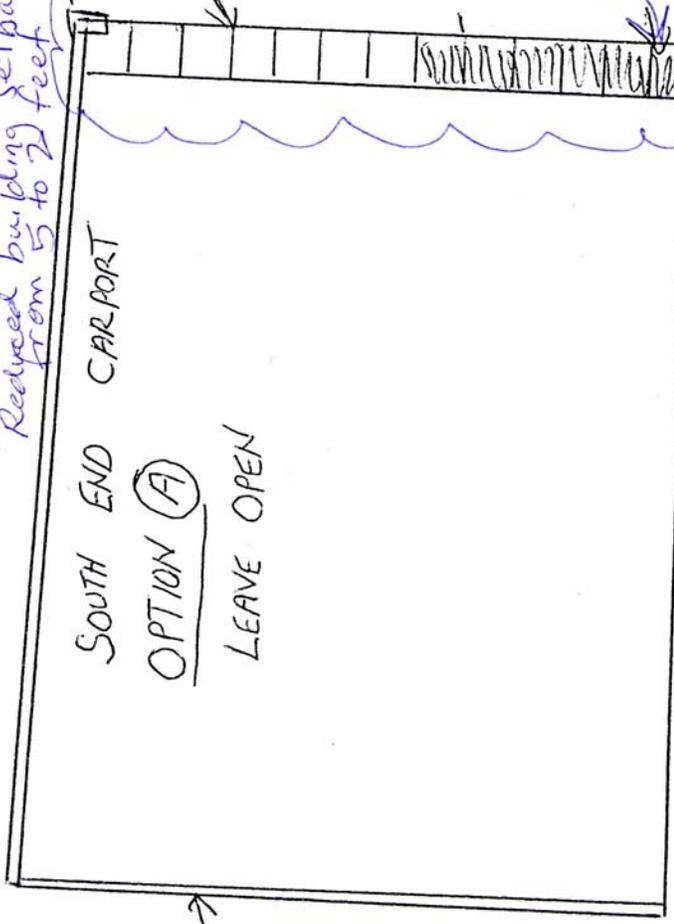
PAGE (1)

LW11-132090 AD
 Exhibit C.1

Approved
 City of Portland
 Bureau of Development Services
 Planner Heila Trugali
 Date July 14 2011
 * This approval applies only to the reviews requested and is subject to all conditions of approval.
~~ABOAT~~ zoning requirements may apply.

CARPORT

Reduced building setback from 5 to 2 feet



SOUTH END CARPORT

OPTION (A)

LEAVE OPEN

EXISTING HOUSE WEST SIDE

GRIFFIN CARPORT
 4923 NE MULTNOMAH ST
 PORTLAND ORE 97213

SOUTH VIEW (FRONT)
 STREET SIDE CARPORT

1" = 1' 0"

OPTION (A)

PAGE (9)

RAIN GUTTER

PROPOSED CONCRETE BLOCK WALL TO CITY CODE SEE PAGE 7

EXISTING RETAINERS WALL 15" POUR BOTTOM FOOTING

2 FOOT SETBACK

PROPERTY LINE SEE DRAWING PAGE 7

LW11-132-090 AD
 Exhibit C.2