



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

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

Date: February 2, 2009
To: Interested Person
From: Dave Skilton, Land Use Services (503-823-0660)
dave.skilton@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 08-162994 DZM – TWO NEW SINGLE
FAMILY RESIDENCES**

GENERAL INFORMATION

Applicant: Ryan Ruggiero, Owner
2580 Agate St
Eugene, OR 97403

Representative: Chris Cocker, Consultant (503-803-3359)
1221 SW 10th Avenue, #1401
Portland, OR 97205

Site Address: 2208 SE 48th Avenue

Legal Description: Block 6 Lot 11&12, Tabasco Add
Tax Account No.: R818102000
State ID No.: 1S2E06CD 07300
Quarter Section: 3235

Neighborhood: Richmond, contact Douglas Klotz at 503-233-9161.
Business District: Division-Clinton Business Association, contact Katherine Cosgrove at 503-234-8585.
District Coalition: Southeast Uplift, contact Cece Hughley Noel at 503-232-0010.

Zoning: R5, Residential 5000

Case Type: DZM, Design Review with Modifications requested
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

Applicant is seeking Design Review for a proposal to build two new single family residences on adjoining small, narrow lots. The proposal does not meet the required standards of the base zone, R5 (Residential 5000), and therefore, Design Review with three Modifications is required.

The proposed single family residences are to be sited on two adjoining 25' x 50' lots of record in a developed neighborhood. They are mirror images of each other, and each has the following general characteristics:

- building footprint of approximately 635 square feet,
- open area of approximately 615 square feet,
- two stories plus daylight basement level fully exposed at front,
- height above grade (measured half way up roof slope) of approximately 26 feet,
- street-facing entrance at sidewalk grade,
- street-facing balcony with door at second level,
- shared stair/pergola accessing side yard and balcony, and
- on-site storm water management via disposal to dry well.

Per Section 33.110.212 C 3 b (4), single dwelling structures are allowed on lots created before July 26, 1979 that have not had a dwelling unit on them since September 10, 2003, or for at least five years, and that do not have any portion in an environmental overlay zone. *The applicant's lot meets this provision and therefore a primary structure is allowed.*

Section 33.110.213 requires Additional Development Standards for Lots of Record Created before July 26, 1979 if the lot is less than 3,000 square feet in area or less than 36 feet wide, measured at the minimum front building setback line. These standards are applicable to the subject lot since its size is 1,250 square feet and measures 25 feet in width as measured from the front building setback. However, the proposal will not fully meet the Additional Development Standards of Section 33.110.213 and modifications to these standards are therefore requested through Design Review.

Modifications Requested Through Design Review, 33.825.040:

1. 33.110.213 C 1 – Building Height The height standard is 1.5 time the width; the proposal is 1.7 times the width.
2. 33.110.213 C 2 – Lot Coverage The maximum coverage standard maximum is 40%; the proposal is 46%
3. 33.110.220 – Front Setback The standard minimum front setback is 10 feet; proposal is 0'-0".

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:

- | | |
|---|---|
| ▪ 33.110.213 Additional Development Standards | ▪ 33.825.040 Modifications That Will Better Meet Design Review Requirements |
| ▪ 33.825 Design Review | |

ANALYSIS

Site and Vicinity: The site consists of two undeveloped legal lots of record platted in 1890. They have probably been associated with the house at 2208 SE 48th Avenue, as a large side yard, since it was constructed in 1904. The block in which these parcels occur is unusual in several respects. It is only 50 feet deep and it is bounded along the eastern edge by a seven foot wide paved public walkway rather than a street or alley. The lots are also narrow, at twenty-five feet. Houses in the vicinity mostly date from the first half of the twentieth century, but three new houses, similar in character to those proposed in this application have been constructed on the block in recent years.

Zoning: The R5 (Single Dwelling Residential 5,000) zone is intended to foster the development of single-dwelling residences on lots having a minimum area of 3,000 square feet, with

minimum width and depth dimensions of 36 and 50 feet, respectively. Newly created lots must have a minimum density of 1 lot per 5,000 square feet of site area.

The “d” (Design) overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **December 4, 2008**. The following Bureaus have responded with no issues or concerns:

On January 23, 2009, the Bureau of Development Services – Site Development Section commented as follows:

A Plumbing Code appeal #5907 for reduced drywell setbacks was granted on January 21, 2009. Therefore, Site Development now has no objection to approval of the proposed Design Review with Modifications.

Please refer to Site Development’s previous Land Use Review Response dated December 16, 2008 (Exhibit E-1) for additional comments regarding this proposal.

On December 30, 2008 the Water Bureau commented as follows:

The Water Bureau has no objections to the modifications requested through design review.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 4, 2008. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

(1) DESIGN REVIEW - Chapter 33.825

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site’s location, the applicable design guidelines are the Community Design Guidelines.

Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P)**

Portland Personality, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

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

P1. Community Plan Area Character. Enhance the sense of place and identity of community plan areas by incorporating site and building design features that respond to the area's unique characteristics and neighborhood traditions;

Findings for P1: The Richmond Neighborhood Plan does not identify unique characteristics and neighborhood traditions for the surrounding vicinity associated with this site. Houses facing onto the east side of the 48th street were built between 1904 and 1919 according to Multnomah County records. The house styles include Bungalow, Craftsman, and folk Victorian and range in width at the street lot from approximately 24 to 38 feet. These houses are also sited at or near the street lot line due to the shallowness of the lots (50'-0" deep) with front entry porches that vary in width and depth. Neighborhood houses built after World War II tend toward shallow eaves and substantially reduced entry porches or stoops. There are also examples of late twentieth century ranch-style houses with garages that dominant the primary building façade recessed entrances, but according to the Richmond Neighborhood Plan this style is considered less compatible with the general neighborhood character.

The applicant's design proposal derives its proportions and placement from an adjacent folk Victorian patterns. Architectural details reference Bungalow, Craftsman and other traditional period house styles of the 1910s through 1940. *This guideline is therefore met.*

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

Findings for D1 and D3: Each of the lots is 1,250 s.f. in area and the buildings must occupy most of their sites in order to provide a practical amount of living area per floor. However, the proposal sets house back 12'-0" from the rear lot line creating a 300 s.f. yard. The landing and stair off the rear of the house are modest in size to create a more substantial outdoor area at ground level. Both 5'-0" deep side yards can also accommodate landscaping and pedestrian paths. *These guidelines are therefore met.*

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

Findings: A main entrance to the each of the two proposed houses is located at the front of the building at ground level. Second entrances are also located on the front of the buildings, opening to balconies which shelter the main entries. These doors are accessible via shared entry steps and separate stairs between the houses. *This guideline is therefore met.*

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings: The front façades of the proposed houses include five windows and two glazed doors each, all in close proximity to the street and sidewalk. The covered balconies on the fronts of the houses also offer surveillance opportunities, as do the windows on their other three sides. *These guidelines are therefore met.*

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

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 D7 and D8: Through the use of familiar details, materials, and patterns, e.g. wood and shingle siding, corner boards, tall windows, box columns, etc., that are drawn from the other housing in the neighborhood, the proposal provides a texturally compatible addition to its surroundings. The repetition of a developing pattern of tall slender facades, set close to the street also helps to reinforce a sense of place. The overall composition of the proposal gains coherency through the device of mirrored facades, linked by a shared pergola. *These guidelines are therefore met.*

(2) MODIFICATIONS – Chapter 33.825.040

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

A. Better meets design guidelines. The resulting development will better meet the applicable design guidelines; and

B. Purpose of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

The following modifications are requested:

- 1. Building height (PZC 33.110.213.C.1)** - The maximum height allowed for structures on substandard lots is 1.5 times the width of the structure, up to the maximum height of 30'-0". The proposed structures are 15'-0" wide, therefore, the maximum allowed height is 22'-6". The proposed height is 29'-11" to the midpoint of the highest roof as measured from the highest finished grade (in this case, the side and rear yard).

Purpose: The standards of Section 33.110.213 increase the compatibility of new houses on small and narrow lots. The height standards serve several purposes:

- *They promote a reasonable building scale and relationship of one residence to another;*
- *They promote options for privacy for neighboring properties; and*
- *They reflect the general building scale and placement of houses in the city's neighborhoods.*

Findings: The very small area (1,250 s.f.) and narrow width (25'-0") of the lots limit the possible footprint of the houses and increase the practical need for third floors. In addition to this fact the ground floors of the proposed houses are sunk below grade on three sides, resulting in a general grade to mid-roof height of approximately 25'-6". The windows on the sides of the third floors are small and carefully placed to limit views

from one house into another. Four other substandard lots on this block have already been attractively developed with tall, slender houses, and the proposed structures, of similar proportions, will fit into and reinforce this emerging pattern. Thus the purpose of the standard is met.

Market considerations set practical lower size limits on infill residential development, in this case making a third floor very desirable. If the proposal were to both include a third floor and meet the height standard it would be forced to use a flat or very low-pitched roof and a short floor to floor dimension atypical of the neighborhood. The proposal better meets Guideline D7-Blending into the Neighborhood, because it avoids the use of dramatically atypical shapes and proportions in order to meet the standards.

This modification therefore warrants approval.

- 2. Building Coverage (PZC 33.110.213.C.2)** - The maximum combined building coverage allowed on a substandard lot site is 40% (500 SF for this 1,240 SF lot). The proposed development would cover 46% (575 SF) of the site.

Purpose: The standards of Section 33.110.213 increase the compatibility of new houses on small and narrow lots. The base zone building coverage standards of Section 33.110.225, together with the height and setback standards control the overall bulk of structures. They are intended to assure that taller buildings will not have such a large footprint that their total bulk will overwhelm adjacent houses. Additionally, the standards help define the character of the different zones by limiting the amount of buildings allowed on a site.

Findings: Added coverage is important to the proposal meeting the purpose of the standard because strict adherence for these very small lots would require houses uncharacteristically small for this neighborhood. Two factors help to mitigate the greater bulk added to the houses by their increased footprints: a) their being sunk approximately 4'-6" into grade around most of their perimeters, and b) the fact that 60 s.f. of the added lot coverage is due to attractive roofed balconies at the front of the buildings.

As with the modification, the proposal better meets Guideline D7-Blending into the Neighborhood, because it avoids the need to adopt dramatically atypical shapes and proportions in order to satisfy the standards.

This modification therefore warrants approval.

- 3. Front Setback (PZC 33.110.220)** - The minimum front setback in the R5 zone is 10'-0". The applicant proposes a front setback of 0'-0" as measured to the farthest protruding feature of the porch on the building's street-facing façade.

Purpose: The setback regulations for buildings and garage entrances 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.*

Findings for Modifications 3: The lots on the east frontage of SE 48th Avenue between SE Lincoln and SE Division Streets are only 50'-0" in depth rather than the more typical 100'-0" depth found in this neighborhood. This forced a pattern of close front setbacks dating to the earliest development of these lots. For example, the early twentieth century house immediately north of the site, built in 1904, is set back only about three feet from the front property line. Likewise, the two recently constructed houses next to the north are close to zero setback as measured to the farthest protruding features of their porches. The proposal is for essentially the same setback as all of these examples, reflecting the placement of other houses along the east side of SE 48th Avenue.

Other factors mitigating in favor of modifying the front setback are: the elimination of garage entries, the provision of street facing balconies, and an attractive shared gateway trellis feature between the two houses at the front property line. The gateway marks a second approach route to both houses, via mirrored exterior stairs. The trellis and stairs are integrated with each other and the balconies. These gestures provide cohesiveness and the sort of attractive, more expansive open area referenced in the purpose statement of the regulation.

Guidelines D1-Outdoor Areas and D3-Landscape Features are better met by the gateway and balcony enhancement than a setback compliant design without a shared gateway would be because they provide a generous and attractive entry sequence that contributes both to the livability of the residences and the quality of the street.

Guideline D4-Parking and Garages is better met by the proposal because the two proposed houses do not include garages which dramatically improves pedestrian safety over the previously approved designs by eliminating vehicular crossing of the sidewalk.

This modification therefore warrants approval.

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 proposal to build two, new, two-and-a-half story single family residences on small (25'-0" x 50'-0") lots of record continues a recent pattern of redevelopment along the east side of SE 48th between SE Lincoln and SE Division Streets. Four successful slender houses, sited close to the front property line have already been approved in the block, and the two in this proposal add the desirable features of a shared entry gateway trellis, and the elimination of garage doors facing the street at ground level.

The modification of height, coverage, and setback standards allow for well-proportioned buildings that respect and improve upon the character of the neighborhood.

This proposal therefore merits approval.

ADMINISTRATIVE DECISION


Approval of two, new, two-and-a-half story single family residences per the approved drawings, Exhibits C-1 through C-4, signed and dated January 27, 2009;

Approval of modifications to the following standards as noted:

- 33.110.213 C 1 – Building Height The standard maximum height of 1.5 times the width is increased to 1.7 times the width;
- 33.110.213 C 2 – Lot Coverage The standard maximum coverage lot coverage of 40% is increased to 46%; and
- 33.110.220 – Front Setback The standard minimum front setback of 10 feet is reduced to 0'-0".

Approval is subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B) 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 08-162994 DZM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. No feature of any structure, including elements such as trims, gutters and trellises, may protrude into the public right of way.

Decision rendered by:  on January 29, 2009.

By authority of the Director of the Bureau of Development Services

Decision mailed: February 2, 2009

Staff Planner: Dave Skilton

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 September 16, 2008, and was determined to be complete on **December 1, 2008**.

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 September 16, 2008.

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 Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on February 17, 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 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 Design 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 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 Design 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 **February 18 – (the first business 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.

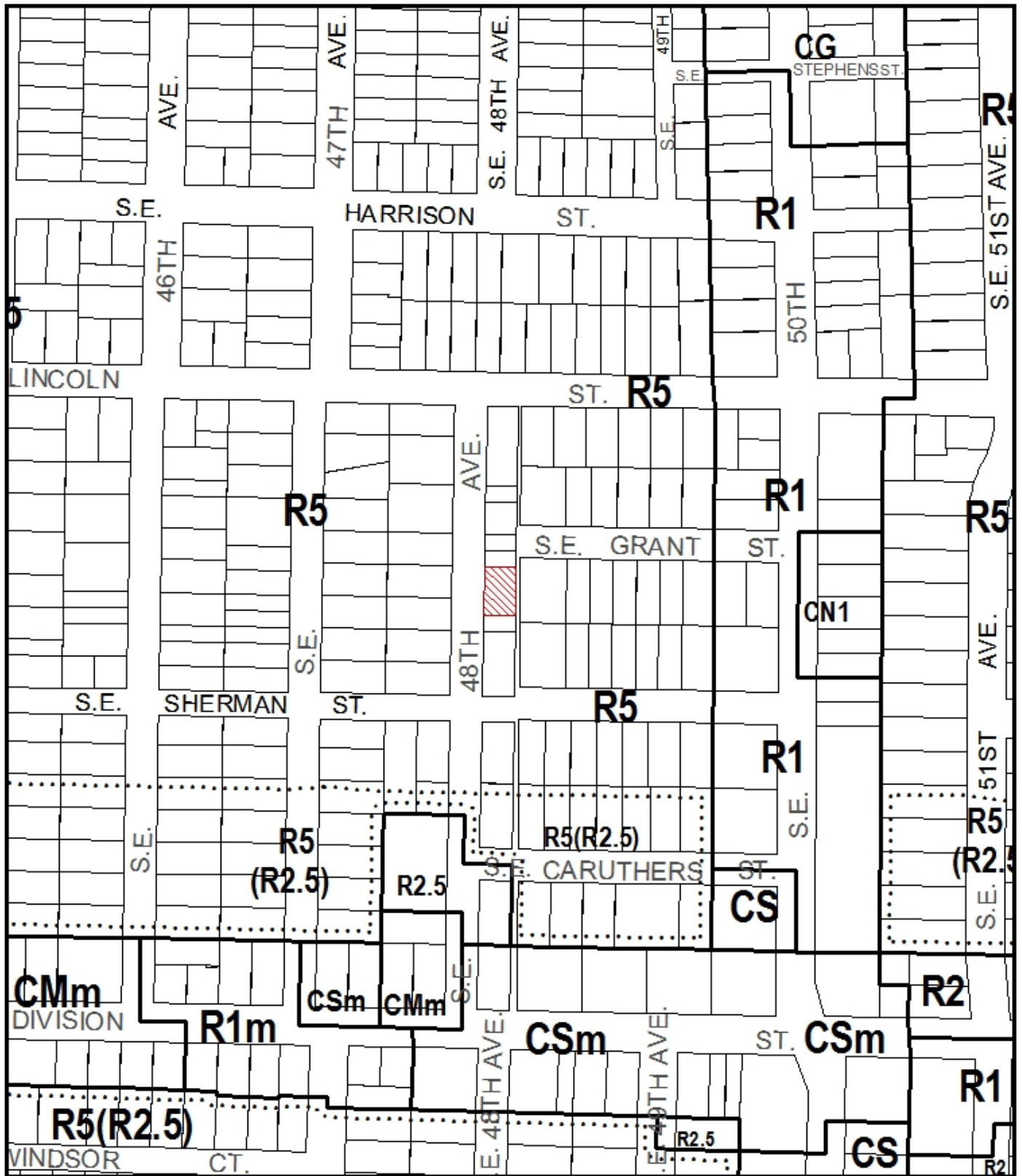
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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. Front Elevation (attached)
 - 3. Rear Elevation
 - 4. Side Elevations
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Site Development Review Section of BDS
 - 2. Water Bureau
- F. Correspondence: none
- G. Other:
 - 1. Original LU Application



ZONING




Site



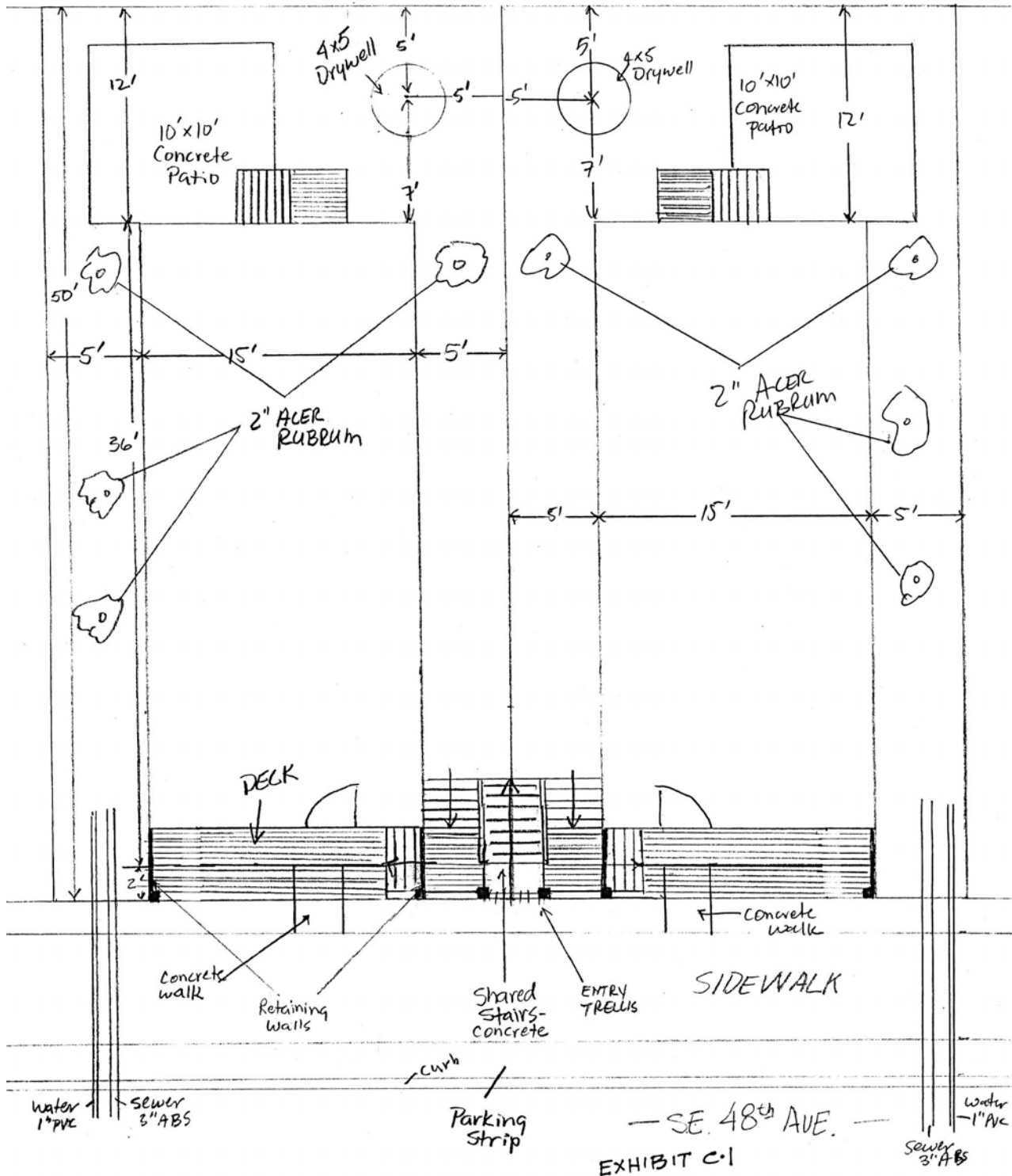
NORTH

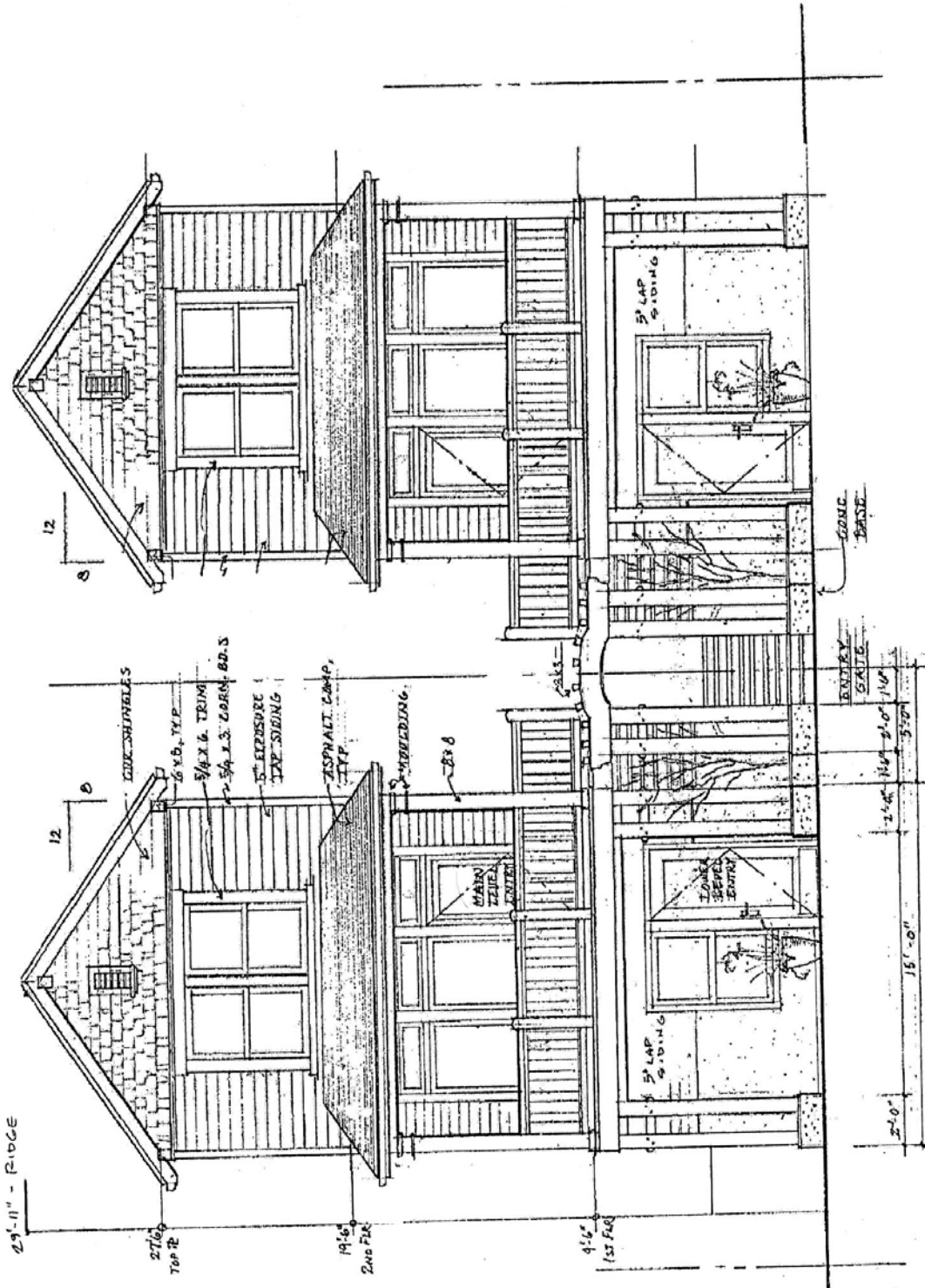
File No. LU 08-162994 DZM
 1/4 Section 3235
 Scale 1 inch = 200 feet
 State_Id 1S2E06CD 7300
 Exhibit B (Sep 17, 2008)

 NORTH

LOT AREA 1250 ft²
 Bldg AREA 540 ft²
 DECK 22 ft²

 562 ft²
 45.6% coverage





LU 08-162994 DEM
EXHIBIT C-2

FRONT ELEVATION
1/16" = 1'-0" R.M.S. NOV. 19, 2008

City of Portland - Bureau of Development Services
Planner David McGee Date 1.27.9
* This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.