



CITY OF PORTLAND
Bureau of Development Services
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201 **P524**
Land Use Decision Enclosed
Case # LU 09-108561 DZM

16

Return Service Requested



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: August 18, 2009
To: Interested Person
From: Chris Beanes, Land Use Services
503-823-7983 / chris.beanes@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 09-108561 DZM, 5 DETACHED SINGLE
FAMILY HOMES AT 13616 NE GLISAN**

GENERAL INFORMATION

Applicant: Kevin Partain, Contact: 503-421-2967
Urban Visions
223 NE 56th Ave
Portland OR 97213

Owner: Udelius Orchards
P O Box 235
Odell, OR 97044

Site Address: 13616 NE GLISAN ST

Legal Description: EXC S 150' & EXC E 70' LOT 55, ASCOT AC
Tax Account No.: R041801490
State ID No.: 1N2E35DB 00400
Quarter Section: 3044

Neighborhood: Hazelwood, contact Arlene Kimura at 503-252-9429.
Business District: Gateway Area Business Association, contact Fred Sanchez at 503-256-3910.

District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Plan District: East Corridor
Zoning: R2ad – Low Density Multi-Dwelling Residential, with Alternative Design Density (a) and Design (d) Overlay zones

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

Proposal:

The applicant has recently subdivided the site under LU 05-163746 LDS, a Land Division review. The lots are generally narrow, with widths of 23-25 feet and depths of 77-80 feet. The five lots are located at the intersection of NE 136th and NE Glisan and 4 of the 5 lots face NE 136th, while one corner lot faces both streets. Individual driveways are proposed as reviewed, and approved under the previous Land Division review.

The applicant proposes construction of five new single family dwellings. Two separate designs are proposed for the five homes, with varying widths of 17 feet and 19 feet. Proposed materials will consist of 4" wide wood trim 6" hardiplank horizontal siding. The two-story homes include 12: 6 gabled roof pitches and additional details on the ground floor include shingles and stone veneer. Nine-foot wide individual driveways are proposed for each home.

Modification request [PZC 33.825.040]:

1. Allow a lot less than 25' wide (Lot 4, 23.45') the side setback reduction provision of 3'-0". (PZC 33.120.270 D.1).

Because the proposal is for exterior alterations to an existing building and development within a design overlay zone, Design Review is required.

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:

- East Corridor Plan District
- Community Design Guidelines
- 33.825.040, Modifications That Will Better Meet Design Review Requirements

ANALYSIS

Site and Vicinity: This relatively flat site is currently vacant. A single-family house was recently removed. There are six trees on the site generally located around the perimeter of the site. The surrounding area is characterized by single and multi-dwelling residential uses south of NE Glisan, a heavily traveled street. The Glendoveer Golf Course is located north of the site, across NE Glisan Street.

Zoning: The multi-dwelling zone, Residential 2,000 (R2), is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development will be duplexes, townhouses, rowhouses, and garden apartments. These housing types are intended to be compatible with adjacent houses.

The site is within the Alternative Design Density "a" Overlay zone, which is intended to allow increased density that meets design compatibility requirements, and the Design "d" Overlay zone, which promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development must meet the Community Design Standards (Chapter 33.218) or are subject to design review. The applicant's proposal does not utilize "a" overlay provisions.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate the following previous review for the site:

- LU 08-163746 LDS: Approval of a 5-lot subdivision.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **March 31, 2009**. The following Bureaus have responded with no issues or concerns:

- The Bureau of Environmental Services (BES) responded with the following comment: “BES does not object to the Design Review with Modifications as proposed. Note that a Public Works Permit has been applied for, for work in the public right-of-way related to this project – the applicant may contact Marc Jones, BES Project Manager, at 503-823-7064 with questions about the Public Works Permit. Further development of the site will be subject to BES standards and requirements during the building plan review process. See Exhibit E.1 for further details.
- The Bureau of Transportation Engineering responded with the following comment: “There are no applicable transportation related approval criteria associated with the proposed project. It should be noted however that there were frontage improvements along NE Glisan and NE 136th Ave associated with the previously approved land division proposal on the site (LU 05-163746 LDS)”. Please see Exhibit E.2 for additional details.
- The Portland Water Bureau responded with the following comment: “The project site is within the Rockwood P.U.D. The Water Bureau has no facilities in this area and as such has no concerns about the proposed action at this time”. Please see Exhibit E.3 for additional details.
- The Site Development Section of BDS responded with the following comment: “Site Development has no objection to approval of the proposed Design Review with Modification. A conceptual stormwater plan has been provided showing drywells for infiltration of roof runoff that meet minimum setback requirements and pervious surfaces for driveways”. Please see Exhibit E.4 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 31, 2009. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

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. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

Findings: The project is located within the East Corridor Plan District. The area is targeted to receive a significant share of the city's growth due to proximity to light rail and transit options. Envisioned is a mixture of retail, office, and housing with a high level of pedestrian amenities. The site is within an area that is predominately developed with single family homes. The proposal fulfills the tandem goals of creating higher residential density through the addition of 5 housing units, and increased presence or "eyes on the street" along NE 136th Avenue. In addition, the housing proposed incorporates traditional design features such as front porches, gabled roofs and horizontal siding in recognition of residential development features found on other homes within the neighborhood. *Therefore this guideline is met.*

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

Findings: Incorporated into the ground floor of the homes are small scale details such as columns which help delineate entry, along with differing material treatments along the base of the home. A covered entry porch also provides weather protection and a stopping transitional space. Three different home designs provide variation to the streetscape as well, incorporating features such as bracketry, double hung windows, and differing entry treatments for the home models. *Therefore this guideline is 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: The rear yards of the homes on Lots 2 and 3 will include backyards for privacy, while remaining lots will include sizable front yards for enjoyment. *Therefore these guidelines are met.*

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

Findings: Main entries will be delineated with covered front porches. The porches include design details such as columns, and gabled porch roofs. Bases of the front of the buildings will also include an additional material feature to further delineate the base and entries of the homes. *Therefore this guideline is met.*

D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings: Individual garages will be served by 9'-0" wide driveways. The single car garages include panels and windows to decrease the impact of garage door appearance. *Therefore, this guideline is met.*

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

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 D6 and D7, and D8: The proposed homes incorporate several features of existing homes within the neighborhood including gabled roofs, with dormer accents and columned porches to help delineate scale on the ground floor. The homes also feature 6" wide horizontal lap siding and shingled accents for the porch and dormer gables. The new triplex will be pleasing to view as it includes many elements of nearby residential development and includes a visually pleasing porch treatment which will add to pedestrian vitality in the neighborhood. *Therefore these guidelines are met.*

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.

Modification: Side Setback Reduction, PZC 33.120.270 D.1—Allow a lot less than 25 wide (Lot 4, 23.45') a side setback reduction of 3'-0".

Modification request [PZC 33.825.040]:

2. Allow a lot less than 25' wide (Lot 4, 23.45') the side setback reduction provision of 3'-0". (PZC 33.120.270 D.1).

Purpose Statement for Alternative Development Options: *The alternative development options provide increased variety in development while maintaining the residential neighborhood character. The options are intended to:*

- *Encourage development which is more sensitive to the environment, especially in hilly areas;*
- *Encourage the preservation of open and natural areas;*
- *Promote better site layout and opportunities for private recreational areas;;*

- *Allow for greater flexibility within a development site while limiting impacts to the surrounding neighborhood;;*
- *Promote more opportunities for affordable housing;*
- *Allow more energy-efficient development; and*
- *Reduce the impact that new development may have on surrounding residential development..*

Standard: 33.120.270 D(1), Detached Houses. Reduced side setbacks. For land divisions that include lots created for detached houses, where the lots are at least 25 feet wide, the detached houses may have their side setbacks reduced to 3 feet on lot lines internal to the land division site. The reduced side setbacks must be shown on the supplemental plan of the land division at the time of final plat approval. All building setbacks around the perimeter of the land division site are those of the base zone.

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

Findings: The proposal better meets Guideline 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.

The proposed homes will maintain an existing pattern of single family residential dwellings within the vicinity of the site. The homes also include similar front yard setbacks as other homes along NE 136th Avenue, thus providing consistency to the streetscape. *Therefore this approval criterion is met..*

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

Findings: The proposed modification request affects a singular lot of the five-lot subdivision. The 23.45' lot width is 1.65 feet under the required 25 foot width, however the applicant has mitigated by proposing a home that is 17'-0" wide, which is 2'-0" less than other homes within the same subdivision. The lesser width will, on balance, meet the intent of the standard since the combination of separation distance of 3'-0" to the side property line, and the reduced 17'-0" wide home model will provide separation distance. *Therefore this approval 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

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of:

- Construction of five new single family dwellings. Three separate designs are proposed for the five homes, with varying widths of 17 feet and 19 feet. Proposed materials will consist of 4" wide wood trim 6" hardiplank horizontal siding. The two-story homes include 12: 6 and 12:7 gabled roof pitches and additional details on the ground floor include shingles and stone veneer. The homes include individual nine-foot wide driveways.

Approval for the following modification request to:

- Allow a lot less than 25 wide (Lot 4, 23.45') a side setback reduction of 3'-0".

Approval per the approved site plans, Exhibits C-1 through C-4, signed and dated August 14, 2009, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.4. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 09-108561 DZM . No field changes allowed."

Staff Planner: Chris Beanes



Decision rendered by: _____ **on August 14, 2009**

By authority of the Director of the Bureau of Development Services

Decision mailed: August 18, 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 February 13, 2009, and was determined to be complete on **March 27, 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 February 13, 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 waived the 120-day review period, as stated with Exhibit G.3. Unless further extended by the applicant, **the 120 days will expire on: September 13, 2009.**

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 September 1, 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 **September 2, 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.

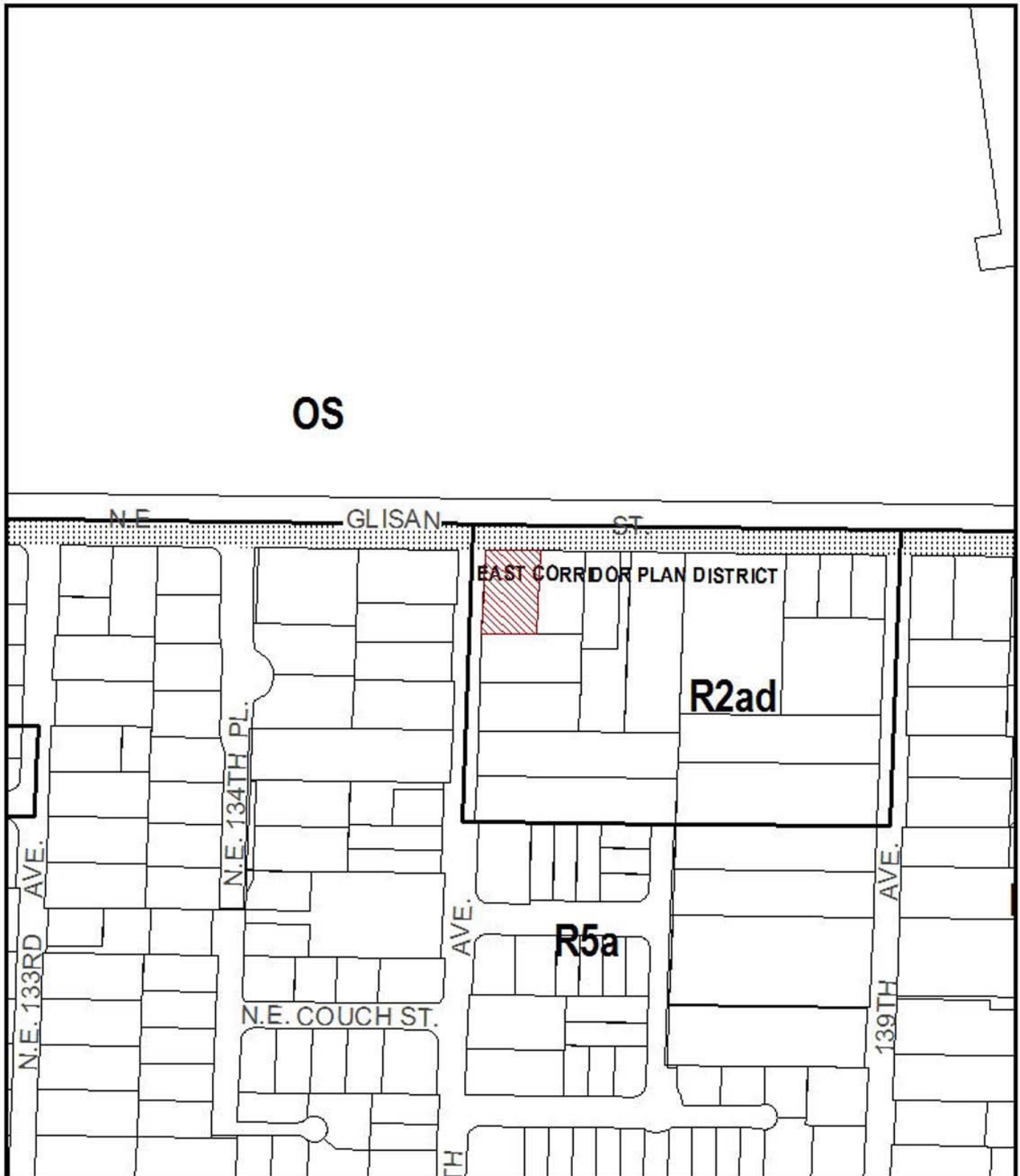
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevations for Lots 1 & 4 (attached)
 - 3. Elevations for Lots 2 & 3(attached)
 - 4. Elevation for Lot 5 (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. Site Development Review Section of BDS
- F. Correspondence:
1. none
- G. Other:
1. Original LU Application
 2. Site History Research
 3. 120-Day Request for Extension
 4. Incomplete Letter
 5. Neighborhood Contact Information

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



Site

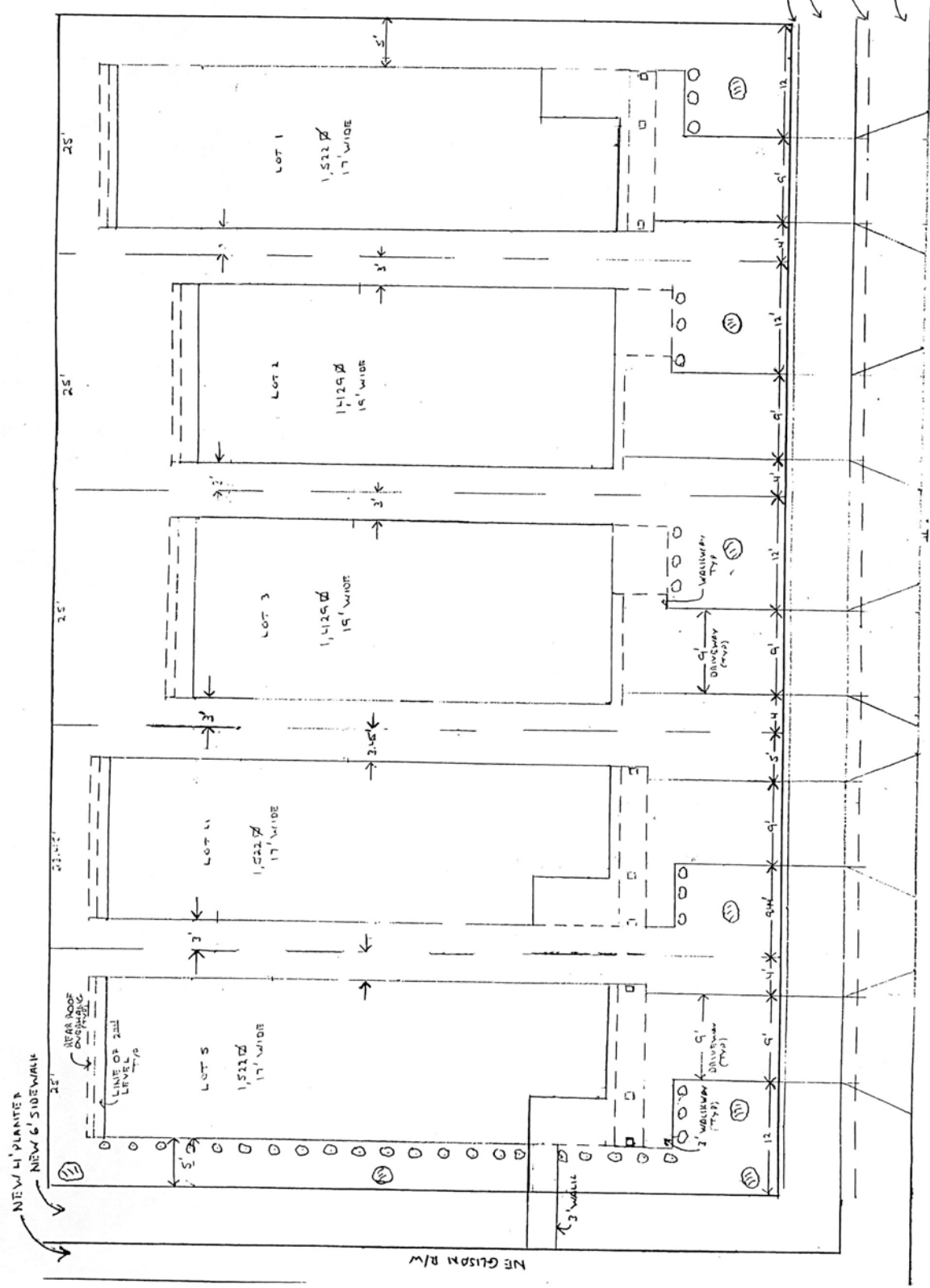


NORTH

This site lies within the:
EAST CORRIDOR PLAN DISTRICT

File No.	LU 09-108561 DZM
1/4 Section	3044
Scale	1 inch = 200 feet
State_Id	1N2E35DB 400
Exhibit	B (Mar 31, 2009)

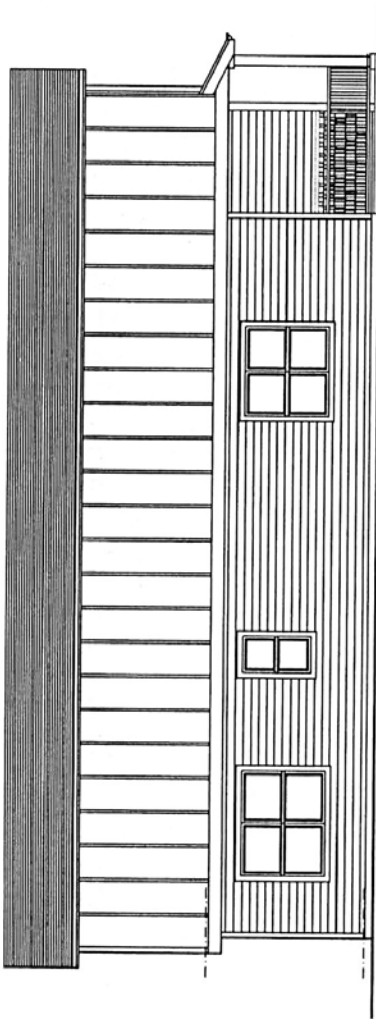
- 3 GL SHAW STREET SIGN APPROVED PORTLAND SIGN LIST
- 1.5" DOW TREE CHOSEN FROM APPROVED PORTLAND PLANT LIST



*Approved
 City of Portland - Bureau of Development Services
 136th Avenue

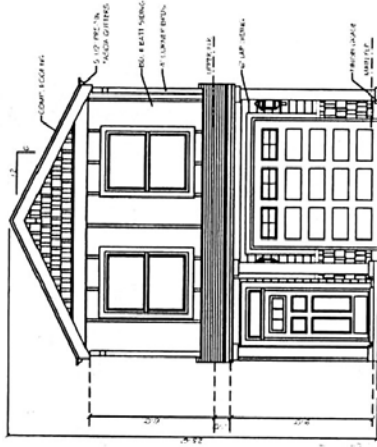
Planner _____ Date 8/14/09

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



LEFT ELEVATION

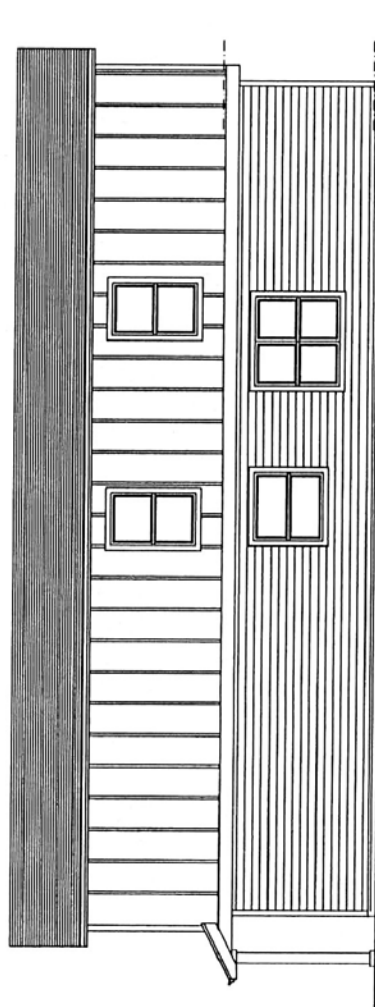
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

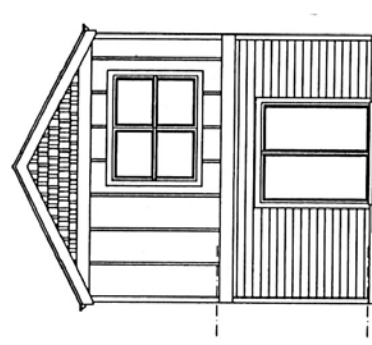
SCALE: 1/4" = 1'-0"

CITY OF PORTLAND INFO
FRONT WALL WINDOW
AREA REQD. = 15%
FRONT WALL AREA = 348.85 SF
FRONT WALL WINDOW AREA = 52.32 SF
WINDOW AREA PROVIDED = 60.0 SF



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

Approved

City of Portland - Bureau of Development Services

Date 8/14/09

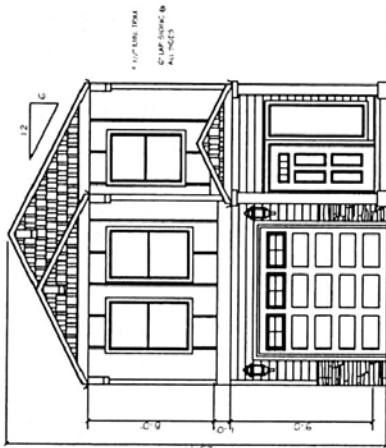
Planner

* This approval applies only to the conditions of approval. Additional zoning conditions of approval. Additional zoning conditions of approval.

TROXEL'S HOME DESIGN	
SCALE: NOTED	DATE: 10-20-08
DATE: 10-20-08	DESIGNED BY: NICK POVEY
MAIN: 624 SQ. FT.	UPPER: 898 SQ. FT.
TOTAL: 1522 SQ. FT.	PLANT NUMBER: #2096
SHEET: 1	

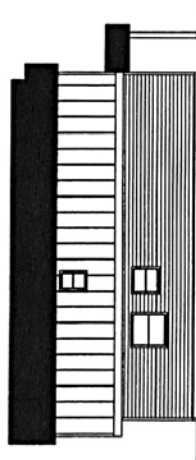
LOTS 1 & 4

LOT 2 & 3



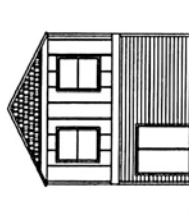
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



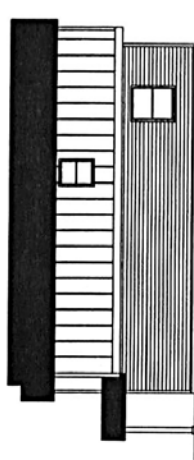
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

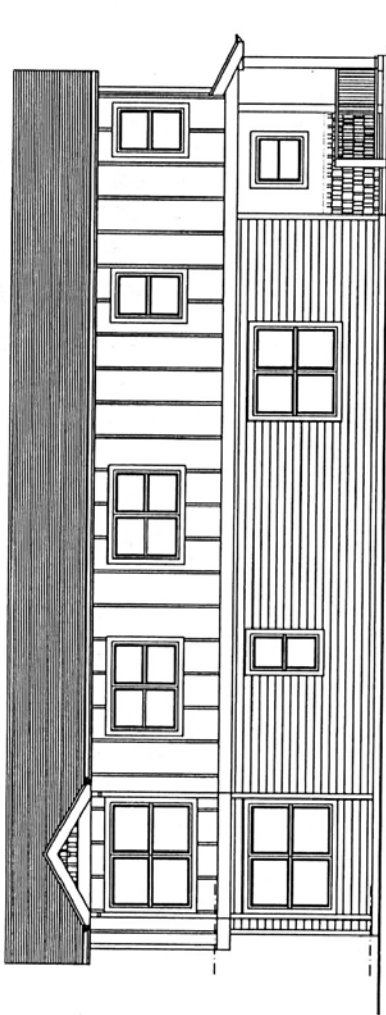
Approved

City of Portland - Bureau of Development Services

Planner C. Ser Date 8/14/09

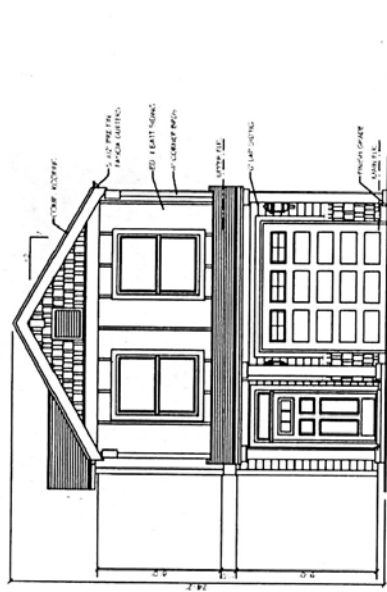
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

TROXEL'S HOME DESIGN	
SCALE: NOTED	STANDARD
DATE: 8/20/09	DESIGNER: DENNIS TROXEL
MAIN: 602 30 FT	TOTAL: 1429 50 FT
UPPER: 627 50 FT	SHEET: 1
PLAN NUMBER: # 2004	



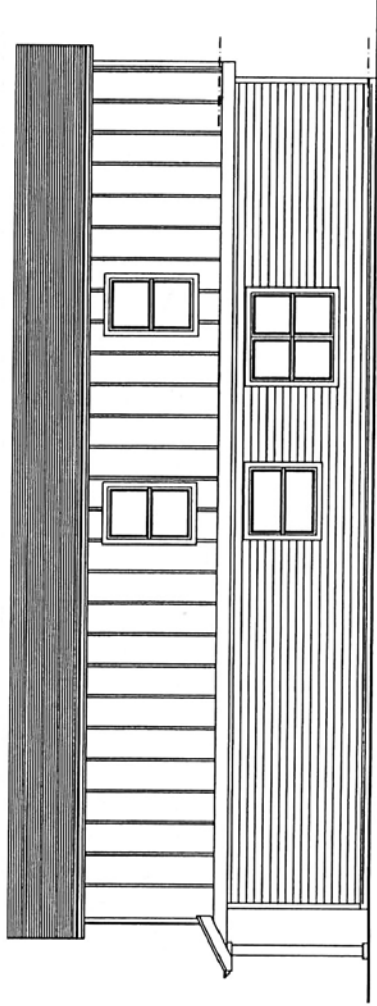
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

CITY OF PORTLAND INFO
PROJECT: 1535 S.W.
15TH AVE. - 1535 S.W.
15TH AVE. - 1535 S.W.
15TH AVE. - 1535 S.W.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

CITY OF PORTLAND INFO
PROJECT: 1535 S.W.
15TH AVE. - 1535 S.W.
15TH AVE. - 1535 S.W.
15TH AVE. - 1535 S.W.



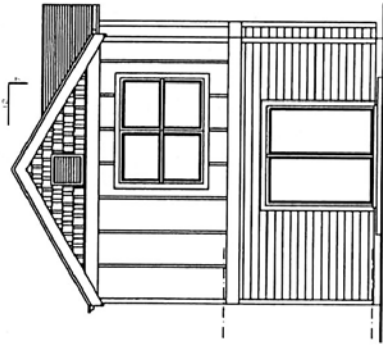
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

City of Portland - Bureau of Development Services

Planner

Date 8/14/09

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



REAR ELEVATION
SCALE: 1/4" = 1'-0"

Lot 5

TROXEL'S HOME DESIGN	
SCALE: NOTED	1/17/14 PERMITS ASSOCIATE
DATE: 10/20/08	NICK POVEY
MAIN: 624 SQ FT	
UPPER: 696 SQ FT	
TOTAL: 1322 SQ FT	
PLAN NUMBER	# 28956-A
SHEET: 1	