



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: May 18, 2010
To: Interested Person
From: Kathleen Stokes, Land Use Services
503-823-7843 / kstokes@ci.portland.or.us

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

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 10-107682 AD

GENERAL INFORMATION

Applicant: James A Schindler (owner of record)
1935 N Winchell St
Portland, OR 97217-6562

Kimco Properties, LTD
PO Box 1540
Sandy, OR 97055

Representative: Lisa Barker, LMB Permit Services
307 NW 16th Avenue
Battleground WA 98604

Site Address: 7910 N DENVER AVE

Legal Description: BLOCK 20 LOT 36, KENTON
Tax Account No.: R445907676
State ID No.: 1N1E09DD 02101
Quarter Section: 2228

Neighborhood: Kenton, Steve Rupert at 503-317-6573.
Business District: Kenton Business Association, Echo Leighton at 503-285-7234.
District Coalition: North Portland Neighborhood Services, Mary Jaron Kelley at 503-823-4099.

Other Designations: Kenton Historic Conservation District

Zoning: R2a (R2,000, Low Density Multi-Dwelling Residential with an Alternative Design Density Overlay)

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

Proposal: The applicant is proposing construction of a new single-dwelling residence on this lot. The design for the proposed house includes a front entry porch that extends to three feet,

six inches from the south side property line. The R2 zone requires that the proposed structure be set back a minimum of five feet from the side property line. The roof eave is required to be set back four feet from the side property line. Exceptions to these requirements can be approved through Adjustment Review, if all of the approval criteria are met or can be met through conditions of approval. Therefore, the applicant is requesting approval of an Adjustment to Code Section 33.120.220, to reduce the south side setback from five feet to three feet, six inches for the porch and from 4 feet to 2 feet, six inches for the porch roof eave.

Relevant Approval Criteria: To be approved, this proposal must comply with the approval criteria of 33.805.040 A.-F., Adjustments, cited below.

ANALYSIS

Site and Vicinity: The applicant's site is a 2,625 square-foot parcel that is located on the east side of North Denver Avenue, between the intersections with North Watts Street and North Winchell Street. The site is one of two identical, currently undeveloped parcels in this mid-block area. The lots were formerly part of a larger ownership, with a 1953, one-story duplex that is situated on the northeast corner of North Denver Avenue and North Winchell Street. The remainder of the area around the site is developed with a mix of single-dwelling and multi-dwelling residences, in a variety of architectural styles, from different building eras, ranging from the 1910s to 2009.

Zoning: This site is zoned R2, Low Density Multi-dwelling Residential. This zone allows approximately 21.8 dwelling units per acre. The major type of new development will be duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near neighborhood collector and district collector streets, and local streets adjacent to commercial areas or major streets.

The site also has an "a" or Alternative Design Density Overlay. This zone provides the opportunity for additional residential density in some situations, when design standards are met. The provisions of this zone are not applicable to this proposal.

The site is located within the boundaries of the Kenton Historic Conservation District. Proposals that are located within historic conservation districts must meet the relevant Community Design Standards (Code Section 33.218) or be approved through Historic Design Review, in order to ensure their compatibility with the historic character of the area.

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 **April 21, 2010**. The following Bureaus have responded with no issues or concerns related to approval of the requested Adjustment. Copies of electronic responses with information on building permit requirements are included below. Agencies that provided written responses are noted with exhibit numbers:

- Environmental Services has no objection to the proposed adjustment to reduce the side setback for the porch and roof eave, provided that stormwater is managed on-site. RS 09-179436 is under review and a drywell has been proposed.
- Transportation Engineering has reviewed this proposal for the specific request of an adjustment approval to the side (south property line) setback requirement - to be reduced from 5-feet to 3.5-feet - for the future construction of a new SFR (single-family residence). The proposed adjustment does not impact the Transportation System and Transportation has no objection to the adjustment proposal, as outlined above.

However, the applicant should be advised of the following; the subject property is located in an R2a zone. The Transportation System Plan classifies N Denver as a City Bikeway, City Walkway and a Community Main Street. Additionally, the subject property appears to be

located within the "North Interstate Design Corridor," which may, or may not, impact improvement requirements at the time of building permits.

The existing pedestrian corridor improvements consist of a 2-foot wide curb and planter area, a 6-foot wide sidewalk and a 2-foot wide frontage zone buffer. The COP Pedestrian Design Guide recommended standard, as classified above, requires a 0.5-foot curb, 4-foot wide planter, 6-foot wide sidewalk with a 1.5-foot wide frontage buffer (0.5-4-6-1.5 configuration). The applicant should anticipate that dedication and reconstruction of the pedestrian corridor to meet the city standard (and possibly design district requirements) will be required at the time of development/building permit.

- Water Bureau provided information on the water service that is available in N. Denver Avenue, for this property to connect to City water (Exhibit E-1).
- Fire Bureau sent an electronic response that stated that there are no concerns.
- Site Development Section of BDS has no objection to the proposed Adjustment to setback requirements. However, the applicant is cautioned that until the results of infiltration testing are provided (as specified in James Hyatt's checksheet for 09-179436-RS), Site Development cannot confirm that the proposed drywell is feasible.
- Life Safety Plan Review Section of BDS noted that the porch roof eave must be protected on the underside as required for one-hour fire-rated construction (Exhibit E-2).
- Parks-Forestry Division an electronic response that stated that there are no concerns.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 21, 2010. A written response was received from the Kenton Neighborhood Association that opposed approval of the requested Adjustment, based on their sense that the proposed design crowds the lot, reduces light and air, causes a fire hazard, negatively impacts privacy and does not reflect the historic character of the area and does not provide any mitigation for negative impacts. The letter also notes that the proposal would likely involve removing an evergreen tree that is a "significant element along Denver Avenue." (Exhibit F-1).

(Staff note: The potential removal of the existing evergreen tree that is mentioned in this letter is allowed, by right, with the development of this lot and the adjoining lot to the south. Therefore, removal of this tree is not pertinent to the request for an adjustment to the required side building setback for the proposed porch).

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose of Adjustments The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

33.805.040 Adjustment Approval Criteria

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

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

Findings: *The purposes of building setback requirements are to maintain light, air, separation for fire protection, and access for fire fighting. Setback standards also reflect the general building scale and placement of development in the City's neighborhoods and promote a reasonable physical relationship between residences. They promote options for privacy for neighboring properties and 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.*

There will be no impacts on light, air, separation for fire protection or access for fire fighting from this proposal because the porch along the south property line is adjacent to the the side yard area of the abutting property and the porch area is largely open to this abutting lot. The requirements of the building code for fire protection are being met through the requested separation and the addition of one-hour fire protection on the underside of the porch roof eaves. The porch provides an architectural element that is similar to other homes in the neighborhood. Two other lots on the opposite side of Denver also have been developed with infill housing on more narrow lots and so the proposal appears to be compatible with the mix of the surrounding development, in regards to the general building scale and placement of development and the reasonable physical relationship between residences. The location of the porch will not create any impacts on privacy for abutting neighbors because it will be located next to a narrow side yard of the adjacent duplex and will be screened by the landscaping that is proposed on this portion of the applicant's lot. The proposal will maintain the building's compatibility with the neighborhood and the existing architectural diversity of the area and will not have any effect on the outdoor areas on the site. Therefore the purposes of the regulation are equally fulfilled and this criterion is met.

- 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 request to reduce the side setback for the front porch on this new single-dwelling residence will not detract from the livability or the appearance of the residential area because the encroachment into the side setback is only for the minimal distance of the 8-foot deep porch. The porch is covered, but the sides are open between the pillars so it presents a feature that is not bulky. The porch is an element that conforms with the historic architectural character of the neighborhood and encourages social interaction. Therefore, for these reasons, this criterion is 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 has been requested. Therefore, this criterion does not apply.

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

Findings: There are no scenic resources on the site. The Code requires that the historic character of the Kenton Conservation District be preserved by meeting the Community Design Standards. The provision of a front entry porch that meets the standards of 33.218.110 is proposed to address this requirement. Therefore, this criterion is met.

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

Findings: No impacts that require mitigation have been identified by staff. Therefore, this criterion is met.

- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable.

Findings: The site is not located in an environmental zone. Therefore, this criterion does not apply.

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

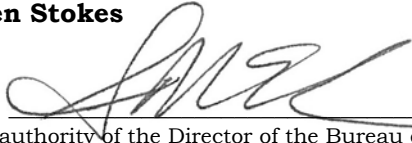
The applicants' proposal meets all of the relevant approval criteria: The applicants' request is to allow the porch that is required to meet the Community Design Standards to be located within the required side building setback. There will be no impacts on light, air or privacy and there is adequate separation for fire protection and access for fire fighting from this proposal. The porch provides an architectural element that is similar to other homes in the neighborhood and so the proposal appears to be compatible with the mix of the surrounding development, in regards to the general building scale and placement of development and the reasonable physical relationship between residences. Only one Adjustment is being requested,. There are no scenic resources on this site and, by meeting the requirements of the Community Design Standards, the historic character of Kenton is being addressed and will be preserved. The site is not located in an environmental zone. Therefore, all of the relevant approval criteria are met and the proposal can be approved, in substantial compliance with the proposed site plan and elevation drawings.

ADMINISTRATIVE DECISION

Approval of an Adjustment to Code Section 33.120.220, to reduce the south side setback from five feet to three feet, six inches for the porch and from four feet to two feet, six inches for the porch roof eave, in substantial compliance with the approved site plan and elevation drawings, Exhibits C-1 through C-2, signed and dated May 14, 2010, subject to the following condition:

- 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.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 10-107682 AD."

Staff Planner: Kathleen Stokes

Decision rendered by:  **on May 14, 2010**

By authority of the Director of the Bureau of Development Services

Decision mailed: May 18, 2010

Staff Planner: Kathleen Stokes

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 January 29, 2010, and was determined to be complete on April 16, 2010.

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 January 29, 2010.

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 June 1, 2010** 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. 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 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 **June 2, 2010 – (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:

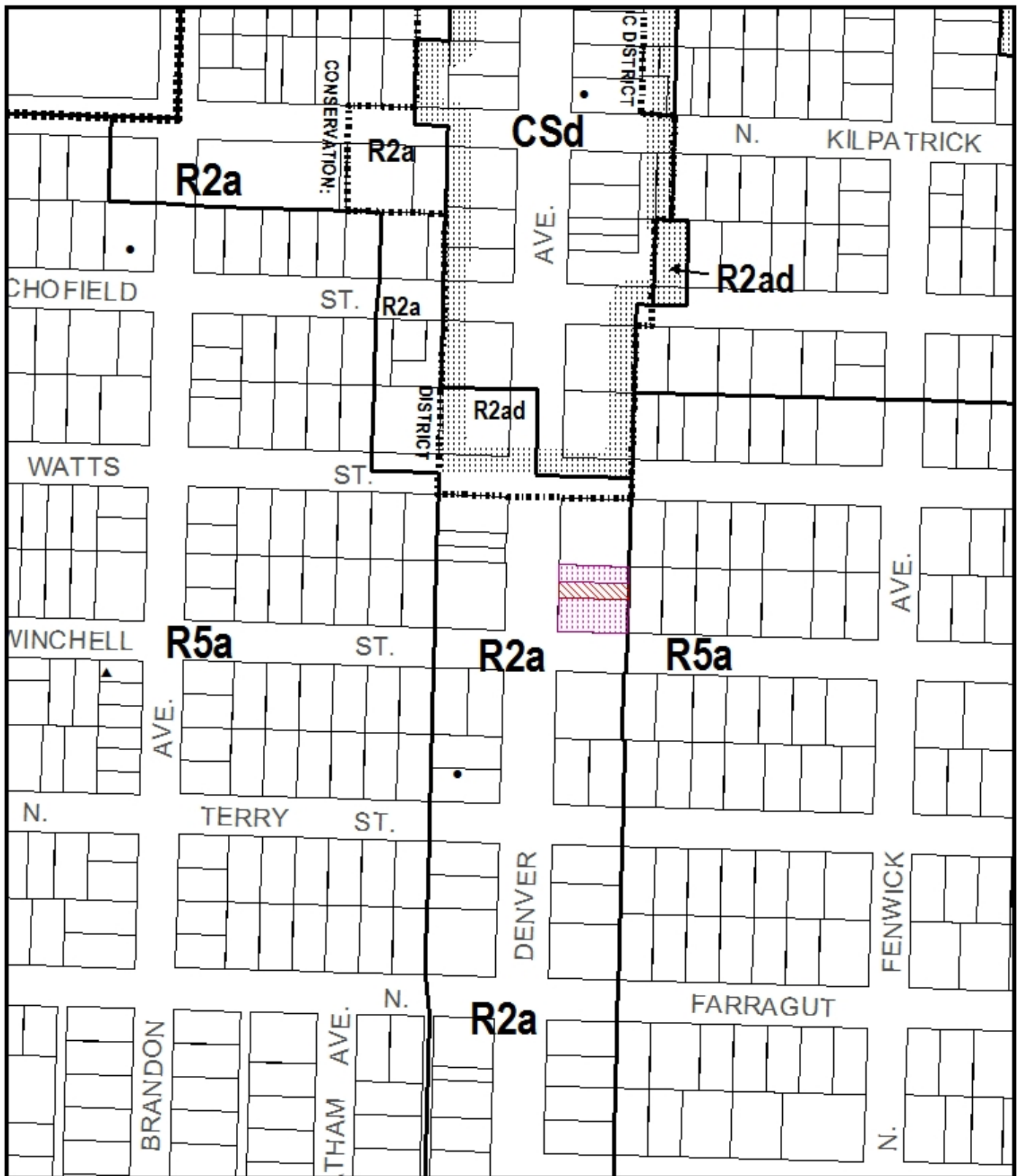
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Application and original submittal
 - 2. Revised plan and elevation drawings, received April 16, 2010
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevation Drawings (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Water Bureau
 - 2. Life Safety Plan Review Section of BDS
 - 3. Summary of electronic responses from City agencies
- F. Correspondence:
 - 1. Steven Rupert, Kenton Neighborhood Association
- G. Other:
 - 1. Letter from Kathleen Stokes to Lisa Barker, February 12, 2010

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



Historic Landmark



NORTH

This site lies within the:
KENTON CONSERVATION DISTRICT

File No. LU 10-107682 AD

1/4 Section 2228

Scale 1 inch = 194 feet

State_Id 1N1E09DD 2101

Exhibit B (Feb 01,2010)

LANDSCAPE

** PRECISE LOCATION AND SPECIES TO BE DETERMINED IN FIELD BY CONTRACTOR

- F - FLOWERING PEAR (1 1/2" CALIPER)
"PYRUS CALLERYANA"
- D - DOGLAS FIR (1 1/2" CALIPER)
"PSEUDOTSUGA MENZIESII"
- R - RED MAPLE (1 1/2" CALIPER)
"ACER RUBRUM"
- P - PACIFIC DOGWOOD (1 1/2" CALIPER)
"C. NUTALLI"

- TREE MIN 1 1/2" CALIPER 6' TALL @ PLANTING
- SHRUBS AT LEAST 1-GALLON SIZE @ PLANTING
- EDGING BOXWOOD "BUXUS SEMPERVIRENS" - (26 TOTAL)
- BUMALD SPIRAEA "SPIRAEA X BUMALDA CVS." - (8 TOTAL)
- DAVID VIBURNUM "VIBURNUM DAVIDII" - (8 TOTAL)

- REQUIRED MANUAL WATERING FOR THE FIRST YEAR

ENTIRE SITE COVERED IN:

- GROUND COVER
- KINKIKINNICK, BEARBERRY "ARCTOSTAPHYLOS UVA URSI"
- SUN ROSE "HELIANTHEMUM CVS."
- BARK DUST
- MULCH
- RIVER ROCK
- GRASS (WESTERN PESCUE

NO IRRIGATION (SELF WATERING)

IMPERVIOUS SURFACE AREA

DRIVEWAY	162 SQ FT
PATIO	100 SQ FT
PORCH	98 SQ FT
HOUSE (INC. EAVES)	1024 SQ FT
TOTAL	1384 SQ FT

LOT COVERAGE

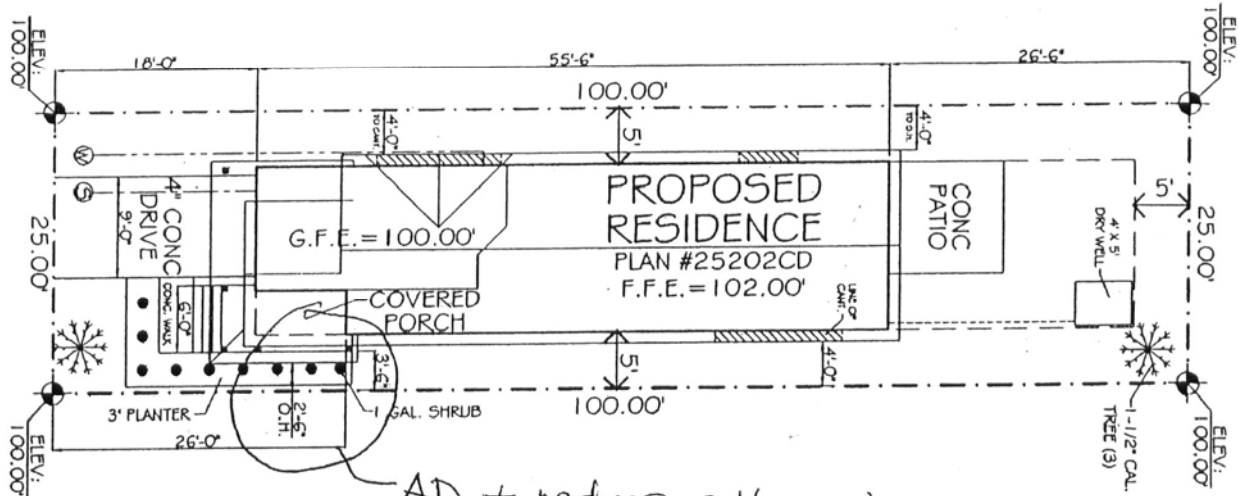
LOT AREA	2500 SQ FT
BLDG. AREA (NIC. EAVES)	905 SQ FT
905 / 2500 =	36.2%
GARAGE=	231 SQ FT

NORTH ↑

LEGEND

- ⊙ 3" SEWER
- ⊙ 1" WATER
- ⊙ GAS
- ⊙ POWER
- RAIN DRAIN

N DENVER AVE.



AD to reduce setback to.
3'6" for porch and 2'6" for
porch roof eave.

APPLICANT CONTACT:
LMB PERMIT SERVICES
LISA BARKER
307 NW 16th AVE
BATTLEGROUND, WA 98604
(360) 921-6899
(360) 666-6117 FAX
EMAIL: LMBPERMITSERVICE@COMCAST.NET

IT IS THE SOLE RESPONSIBILITY OF
THE BUILDER TO VERIFY ALL SITE
CONDITIONS, INCLUDING ANY FILL
PLACED ON THE SITE, AND INFORM
OWNERS OF ANY POTENTIAL FIELD
MODIFICATIONS.

Approved

City of Portland - Bureau of Development Services

Planner Kathleen A. Stokes Date May 13, 2010

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: 1" = 10.00'

1217 NE BURNSIDE #303
GRESHAM, OREGON 97030
(503) 665-2684

DESIGNED BY:
NICK POVEY

DATE:

NAME:

LOT:

ADDRESS:

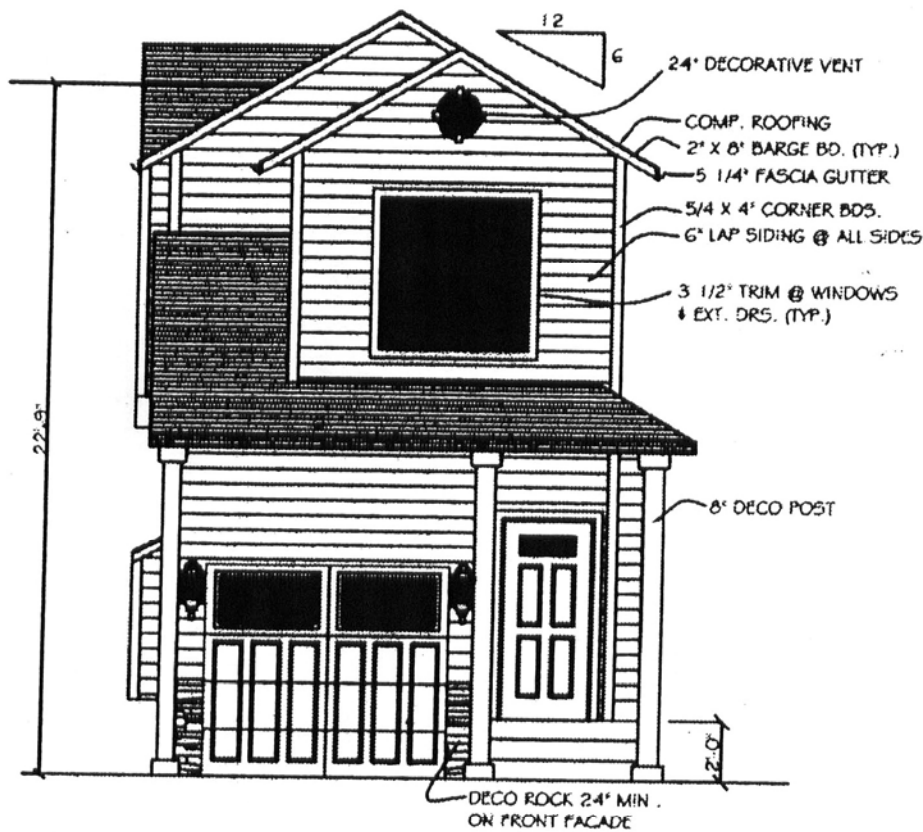
THIS PLAN SET HAS BEEN AUTHORIZED FOR THE
CONSTRUCTION OF ONE BUILDING BY THE ORIGINAL
PURCHASER. AUTHORIZED COPIES OF THIS PLAN
MUST HAVE A RED INKED STAMP ON ALL SHEETS.

SHEET: 1

PLAN NUMBER:
25202CD

Exhibit C-1

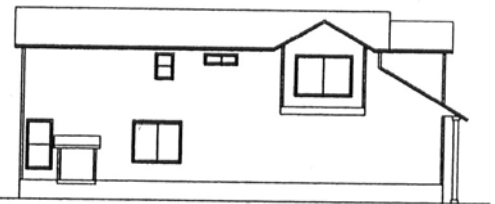
LU10-107682AD-7910 N. Denver



CITY OF PORTLAND INFO.
FRONT WALL WINDOW AND FRONT DR.
AREA REQD. = 15%
FRONT WALL AREA = 257.9 S.F.
15% OF 257.9 S.F. = 38.68 S.F.
WINDOW AREA PROVIDED = 46 S.F.

FRONT ELEVATION

Not to
SCALE: 1/4" = 1'-0"



CITY OF PORTLAND INFO.
SIDE WALL AREA = 116.46 S.F.
SIDE WALL AREA REQD. = 30% = 34.9 S.F.
SIDE WALL AREA PROVIDED = 35 S.F.

LEFT SIDE ELEVATION

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

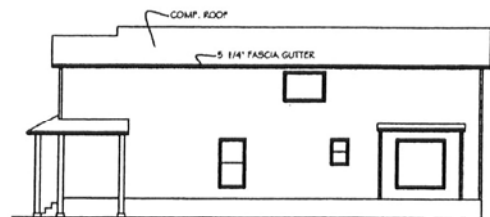
LU10-107682 AD
Exhibit C-2

Note:
Elevations may
not accurately
reflect position
of front porch stairs -
see site plan



REAR ELEVATION

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



CITY OF PORTLAND INFO.
SIDE WALL AREA = 116.46 S.F.
SIDE WALL AREA REQD. = 30% = 34.9 S.F.
SIDE WALL AREA PROVIDED = 35 S.F.

RIGHT SIDE ELEVATION

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

TROXEL'S HOME DESIGN			
SCALE: NOTED	1217 NE BURNING WOOD	DESIGNED BY:	DENNIS TROXEL
DATE: 1/2006	GRANDVIEW, OREGON 97030		
MAN: 586 SQ. FT.		TOTAL: 1355 SQ. FT.	
UPPER: 769 SQ. FT.			
THIS PLAN IS NOT TO BE USED FOR THE		PLAN NUMBER:	
CONSTRUCTION OF ONE BUILDING IN THE CITY OF		SHEET: 1	
PORTLAND, OREGON WITHOUT THE SIGNATURE OF THE ARCHITECT		#25502-CD	

Approved

City of Portland - Bureau of Development Services

Planner: Kathleen A. Stokes Date: May 14, 2010

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