



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

FROM CONCEPT TO CONSTRUCTION

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www.portlandoregon.gov/bds

Date: January 16, 2014
To: Interested Person
From: Shawn Burgett, Land Use Services
503-823-7618 / shawn.burgett@portlandoregon.gov

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

The Bureau of Development Services has denied a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 12-218315 AD

GENERAL INFORMATION

Applicant: Bill Kabeiseman
4063 SE Pine St
Portland, OR 97214-2024

Site Address: 4063 SE PINE ST

Legal Description: BLOCK 100 LOT 15&16, LAURELHURST
Tax Account No.: R479124900
State ID No.: 1N1E36DD 05300
Quarter Section: 3034

Neighborhood: Laurelhurst, contact Eric Fruits at 503-928-6635.
Business District: None
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Plan District: Laurelhurst
Zoning: R5 (Single Family Residential 5,000 square feet)

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

Proposal:

The applicant has requested an adjustment to the minimum required rear setback standard. The applicant has constructed in the northwest corner of the subject site a 188.5 square foot shed (13 feet wide by 14.5 feet in depth) which is 10 feet tall. The shed wall is located approximately 5.5 feet from the west side lot line, and is located approximately 2 inches from the rear property boundary to the north. The existing eave along the north façade of the shed currently crosses the northern property boundary. The applicant has indicated that they will remove all portions of the eave which cross the northern property line to ensure no encroachments exist.

Zoning Code Section 33.110.220.B (Table 110-3) requires a minimum 5 foot side and rear setback for all covered accessory structures over 6 feet in height. Since a 2 inch setback is proposed along the northern rear property line for the existing shed, the applicant has requested an adjustment to this standard.

ANALYSIS

Site and Vicinity: The home located on this corner lot was built in 1918 and is oriented (front door) towards SE Pine Street with frontage along SE 41st Avenue. The subject site encompasses a double lot and is 10,000 square feet in area. A large tree is located west of the home on the subject site. The home is set back approximately 27 feet from SE Pine Street, approximately 53 feet from its western property boundary; and approximately 15 feet from SE 41st Avenue based on the City's GIS mapping. The home has a garage door located along its east facing façade which is oriented toward SE 41st Avenue.

Many of the homes in the surrounding neighborhood are developed with Craftsman homes that are close to 100 years old with detached garages located in both the side and rear setback of the lots accessed by driveways. The majority of homes in the surrounding block are located on 5,000 square foot lots.

Zoning: The R5 designation is one of the City's single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

The Laurelhurst plan district enforces the special setback requirements that are intended to maintain the established character of the Laurelhurst area. This area is characterized by homes with larger than normal building setbacks from the street. At this location the ordinance requires a 20 foot front setback from SE Pine St. and a 15 foot setback from SE 41st Avenue.

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 **March 15, 2013**. The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation Engineering;
- Water Bureau;
- Fire Bureau;
- Site Development Section of BDS;
- Bureau of Parks-Forestry Division; and
- Life Safety Plans Examiner.

The Bureau of Environmental Services (BES) responded with comments regarding stormwater management associated with the shed. BES noted since the shed is less than 500 square feet, the flow control requirements of the Stormwater Management Manual do not apply. However, BES recommends that the disposal location of stormwater be moved to the lowest point at the opposite end of the structure and that an aluminum or metal downspout be used instead of a plastic hose (which was in use during the site visit). This would allow water to slope away from the shed and the neighboring property.

Neighborhood Review: A total of four written responses have been received from notified property owners in response to the Notice of Proposal.

Neighborhood Letters (Exhibits F-1 to F-3):

Three letters were received from adjacent neighbors supporting the adjustment request. In summary, one of these letter stated that the shed "fits in well with the character of the neighborhood and does not detract from either the livability or appearance of the area," and "because they could have built garages in the same place without an adjustment, we see no

reason not to grant the adjustment” (Exhibit F-1). A second letter (Exhibit F-2) of support noted that “every lot bordering the Kabeiseman’s lot (including ours) has a structure that is built on the property line, so I do not see how the purposes of the setback will be sacrificed to allow them to do what the neighbors have already done,” adding “I think the shed actually enhances the livability and appearance of the area, the shed is well designed and built structure that adds to the variety of architecture in the neighborhood.” This letter went on to add “to the extent someone does not like the appearance of the shed, its impacts have been mitigated by pushing it as far back into the corner as it can go.” “Most of the viewing angles from other properties are blocked by the other garages.” This letter concluded that “We think (the shed) fits in well with the character of the neighborhood and enhances our livability.” A third letter of support (Exhibit F-3) states “the shed is a nice addition to the neighborhood and looks good,” adding “most of the other homes in the rear have structures on the property lines.” This letter added “the fact that the Kabeiseman’s have a shed instead of a garage really shouldn’t matter, in fact, a shed will have less impact to the neighborhood than a garage which they could have built.”

Staff comment: The support raised regarding appearance and livability is relevant to the approval criteria, and is discussed in the findings below. It should be noted that none of the authors of the letters written in support above are located on lots that directly abut the area along the rear lot line where the shed encroaches into the required 5 foot setback. As viewed from SE Pine Street, the shed is hidden in the corner of the site, and not readily visible since it is blocked by a large bush and is located 5.5 feet from the neighboring property to the west, thereby meeting the minimum setback requirement. As discussed in the findings below, the primary impact of the adjustment request is to the neighboring property located directly to the north where the 5 foot rear setback is required and where the impacts from the encroachment exist.

Neighbor Letter (Exhibit E-4): One letter was received from the homeowner of the adjacent property directly to the north of the site where the shed abuts the common rear property line. In summary, the Homeowner discusses many of her concerns including that she will be unable to maintain the rear of her detached garage due to the location of the new shed, since there is not enough space between the two structures. The letter also attributes damage to the retaining wall separating her property from the subject site to the added weight of the new shed. The third issue that was brought up was her concerns that stormwater is running off the shed in a manner which has caused additional damage to the rear of her detached garage. The letter also noted that the shed has become the “dominant feature” of her backyard since it is almost 13 feet above her rear yard (10 feet tall, plus the 3 foot retaining wall). The neighbor also brought up concerns regarding the large shadow that the shed casts over her rear yard, limiting the amount of sunlight she receives in her rear yard.

The neighbor also pointed out in her letter, “I contend that the applicant’s shed does not match the neighbor’s structures in three ways 1)all the neighbors structures are all made of wood and built in the period of original constructions (1912-17 or so); 2) all of the other structures are garages; 3) none of these original structures is placed so close to another structure that it interferes with either owner’s ability to maintain their property. Applicant’s shed is built in a completely different construction style and is sited so as to prevent maintenance of both their shed and my garage.” The letter added that “looking at the shed from SE Pine Street, there is no problem. The shed is sited at the very back of the lot and partially covered by a bush, it is quite unobtrusive. However, the view from my backyard is a singular one; it is not characteristic of this neighborhood that a mud structure is built on the property line towering over the yard and becomes the dominant feature of that yard.”

Staff comment: Some of the issues brought up in this letter are civil matters (retaining wall, rear maintenance of garage), and are outside the scope of the approval criteria that is required to be considered as part of this adjustment review. However, the neighbor’s point that the shed has become the “dominant feature” of her backyard since it is almost 13 feet above her rear yard is

very relevant to the purpose statement. The objections and concerns raised are addressed, below, in the findings of this decision.

In regard to the neighbor's comments on stormwater management, the BES noted that staff observed that currently there is not an appropriate disposal location and disposal hose is not functional. The hose is made of plastic that is not durable and was located in a way where flows could impact adjacent properties. BES recommends that disposal location of stormwater be moved to the lowest point at the opposite end of the structure and that an aluminum or metal downspout is used instead of a plastic hose. This would allow water to slope away from the shed and the neighboring property. It should be noted that since the shed is less than 500 square feet, the flow control requirements of the Stormwater Management Manual do not apply. The response from BES is contained in Exhibit E-1 of the record.

Procedural History: The applicant placed this application on hold for 60 days on April 18, 2013 (Exhibit A-4) in order to respond to the concerns raised by his neighbor to the north. The applicant then waived the right to a land use decision within 120 days on June 13, 2013 (Exhibit A-5) in order to discuss potential mitigation options with his neighbor after her concerns were brought to his attention through the public notice process.

ZONING CODE APPROVAL CRITERIA

Title 33.805.10 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 code's regulations would preclude all use of the site. Adjustment reviews provide flexibility for unusual situations and to 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.

33.805.40 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 are met.

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

Findings: The applicant has requested an adjustment to Zoning Code rear setback standards in order to legalize the recently constructed shed. The adjustment is to Zoning Code Section 33.110.220.A and Table 110-3 which requires a 5 foot rear setback. The applicant is proposing a 2 inch rear setback along the northern property boundary for the new shed (see attached site plan, Exhibit C-1).

The purpose of the setback is listed below:

Purpose 33.110.220 Setbacks

- *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.*

Based on the findings below, the request to reduce the required rear setback from 5 feet to 2 inches does not equally meet the purpose of the regulation. The shed is located 2 inches from the adjacent property boundary to the north with an associated eave which extends approximately 1.56 feet over the property line into the adjacent property.

The applicant has indicated he will remove the eave under this request. The shed is set back 5.6 feet from the associated property boundary to the west, and approximately 80 feet west of the public right of way to the east (SE 41st Ave) and approximately 82 feet from the public right of way to the south (SE Pine St). The proposed shed has a north facing façade which is approximately 13 feet in length along (abutting) the northern rear property line.

The existing home to the north of the shed is most affected by the setback adjustment proposed. The home on this site is located approximately 30 feet from the subject site's mutual rear property boundary based on the City's GIS aerial photos. This property to the north is also located at a lower elevation than the subject site, and is separated by a retaining wall that is approximately 3 feet tall. The owner of this property (4054 SE Ash) has provided a letter of opposition to this proposal (Exhibit F-4). In her letter (as previously identified), she discusses how the shed has become the "dominant feature" of her backyard since it is almost 13 feet above her rear yard (10 feet tall, plus the 3 foot tall retaining wall). The shed, in this location and of the proposed height, does not promote a reasonable physical relationship between residents. Moving the shed back to the required 5 foot setback would alleviate these concerns. The neighbor also brought up concerns regarding the large shadow that the shed cast over her rear yard, limiting the amount of sunlight she receives in her rear yard and ability to maintain light.

The adjacent property to the north of the subject site has a detached garage which abuts the rear property boundary of the subject site along its southwest corner for approximately 11 feet. This detached garage is partially located adjacent to the shed along the subject site's northern property line. However, the shed, has approximately 9 feet of its north facing facade completely visible from the rear yard of the adjacent home to the north which is not buffered by the detached garage on the abutting lot to the north. The shed's façade looms over the rear yard of the adjacent neighbor to the north due to the 3 foot grade difference between the two properties and the height of the shed, which appears to be approximately 13 feet tall when viewed from the rear yard of the neighbor to the north.



View of the rear of the shed from neighboring property to the north of subject site. Rear property line is located

along the retaining wall

In this case, it would have been more compatible to place the shed closer to the western side of the subject site. This would have made the shed less visually intrusive as viewed from the rear yard of the home to the north since the shed would have been located behind the existing detached garage located on the adjacent property to the north. In addition, the property to the west has an existing detached garage located along its northeast (corner) property boundary which also acts as a buffer to the shed.

The applicant indicated (Exhibits A-1) that one of the reasons the shed was located in its current location was “driven largely by an existing concrete pad on the subject property that was poured to support a small metal shed many years ago” and that “the existing concrete pad was already located in the rear yard setback, and rather than create additional impervious surface, the decision was made to continue to use the pad.” The applicant also indicated (Exhibit A-1) that the placement of the shed was chosen to “retain the character of the subject property and keep it consistent with the rest of the neighborhood, where most homes have a significant front yard and gardens”. “The location of the shed in the northwest corner preserves the character of the existing site by pulling the shed into the back corner away from the streets and sidewalks”. “In addition, the garden strips and vegetation help to hide the structure and provide the most sheltered location for the shed”. “Moreover, because each of the adjacent properties in that corner had already located structures in that corner, it appeared to be the portion of the subject property that was most consistent with the other development in the neighborhood.”(Exhibit A-1).

The applicant has also made the argument that many of the homes in the area have detached garages located within the side and rear setback along the rear property boundaries and that the shed is compatible with this existing condition in the vicinity of the site (Exhibit A-5). (Note: The Zoning Code allows detached garages that are the same size as the shed to be located within the rear setback. However, the Zoning Code does not extend this allowance to sheds or accessory structures).

Many of the garages are located in the rear setbacks in the general vicinity, as identified in the applicant's submittal (Exhibit A-5) which documents detached garages in the area; these garages visually match the primary home through the use of façade materials and/or design. However, as the neighbor to the north pointed out in her letter (Exhibit F-4) of opposition, “It is not characteristic of this neighborhood that a mud structure built on the property line towers over the back yard and becomes the dominant feature of that yard,” adding, “the applicant's shed does not match the neighbors structures” because “all the neighbors structures are all made of wood and built in the period of original constructions (1912-17 or so)”.

The shed does not have the same design or facade materials as the existing house on the subject site and does not appear to visually match the look and character of the existing detached garages in the immediate neighborhood that are located in the rear setbacks. Overall, the shed's design (straw bale, mud/clay type facade) with a hip roof adjacent to a craftsman home built in 1918 with a wood façade is not compatible with the existing detached structures within setbacks in the vicinity of the site.

While it may be a typical development pattern in neighborhoods of the City to have detached garages in the rear corners of adjoining residential properties, these structures typically are placed in the corner of the site next to the side and rear lot line (Exhibit G-6). This results in one garage screening the other. However, in the applicant's case, the shed is placed away from the side lot line and closer to the middle of the rear lot line.

It could be argued that privacy is enhanced in the rear yard of the adjacent property to the north due to the location of the shed which acts as a buffer. However, based on the size of the shed, it seems to do the opposite; privacy is negatively impacted in a visual sense, because the

shed (13 feet above the neighbor's yard) visually dominates the rear yard of the adjacent property and looms over the neighbor's rear yard.

Therefore, based on the discussion above, the shed is not compatible with the neighborhood; a reasonable physical relationship between residences will not be maintained; and light is not maintained. This criterion is not 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 proposal will detract from the livability and appearance of the residential area when viewed from the rear yard of the neighbor to the north who is most greatly affected by this adjustment request. The shed is located 2 inches from the north rear property line yard.

As indicated above, the shed looms over the rear yard of the neighbor to the north and has become in the neighbor's words "the most dominant feature of my backyard". Upon a site inspection, staff agrees with this assessment. The shed looms over the rear yard in a manner that make it drastically stand out due to its height and proximity to the rear property line. It also visually detracts from the appearance of craftsmen home from this vantage point. It should be noted that staff agrees with the applicant and neighbor's letters which point out, when the shed is viewed from SE Pine Street, the shed has a pleasant appearance and does not detract from the livability or appearance of the neighborhood. However, the adjustment is to the rear setback, and within this setback area, the shed does not meet the purpose statement above under criterion B.

As previously discussed, the shed is not consistent in its use and design with other detached accessory structures located in the vicinity of site. These structures are allowed by right within the rear setback since they are garages, which were typically built with similar materials and architectural types of the primary home they are associated and are consistent with the appearance of the residential area. The shed does not match the primary home in materials or design.

Based on this information, this criterion is not 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: One adjustment has been requested. This criterion is not applicable.

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

Findings: As indicated above, negative impacts have resulted from the location of the shed within the required rear setback. Based on the location of the shed, 2 inches from the rear property line, and the fact that the 10 foot tall shed is located 13 feet above the adjacent property to the north, the impact of this shed on the adjacent property cannot be mitigated based on its current location within the required rear setback area. Several mitigation options were explored throughout this process including removing a portion of the shed within the setback area to provide at least 3 feet of separation between the shed and the rear property line. However, none of the options were able to alleviate the impacts of the shed in a manner that would allow the approval criteria to be met.

Based on this information, this criterion is not met.

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

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resources and resource value as is practical.

Findings: The site does not contain any designated scenic or historic resources and the site is not located in an environmental zone; therefore, these criterion are not applicable.

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

As reflected in the findings, this proposal does meet the approval criteria. The reduced rear setback would allow a 10 foot tall shed to be built 2 inches from the rear property line which creates a substantial visual impact on the adjacent property to the north of the subject site since the shed is located 13 feet above the rear yard of this home. Therefore, the adjustment should not be approved.

ADMINISTRATIVE DECISION

Denial of an Adjustment to reduce the rear setback from 5 feet to 2 inches (Zoning Code Section 33.110.220.A and Table 110-3) for the existing shed identified on the site plan (Exhibits C.1) and building elevation (Exhibit C.2)

Staff Planner: Shawn Burgett

Decision rendered by:  **on January 14, 2014**

By authority of the Director of the Bureau of Development Services

Decision mailed: January 16, 2014

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 December 21, 2012, and was determined to be complete on March 13, 2013.

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 December 21, 2012.

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 (Exhibits A-3 and A-4)

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 January 30, 2014** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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.

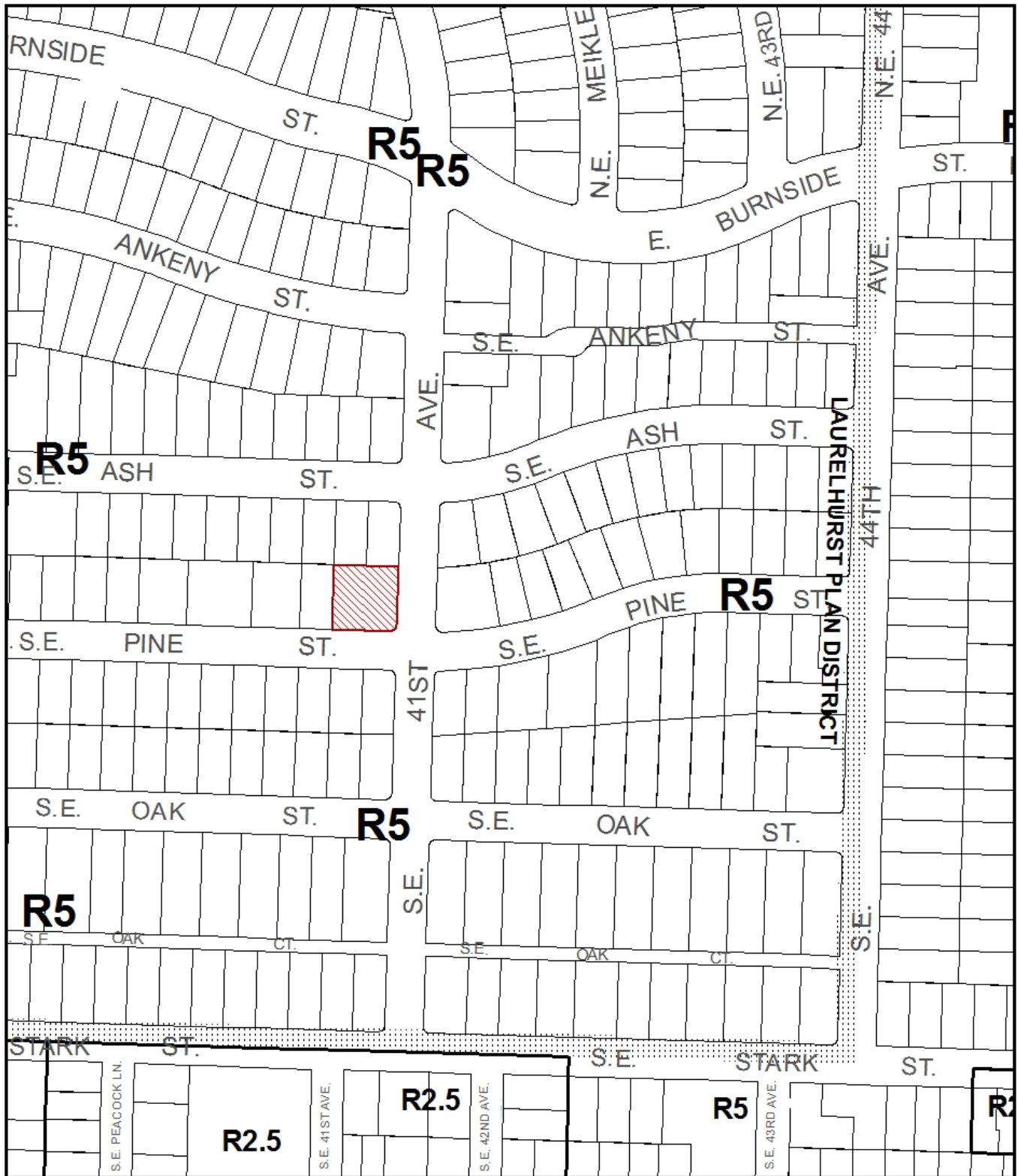
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant’s Statement
 - 1. Applicants narrative

2. Applicants revised narrative
 3. 60 day extension to 120 day clock
 4. Full extension to 120 day clock
 5. Applicants photos of existing detached garages in vicinity
- B. Zoning Map (attached)
- C. Plans/Drawings:
1. Site Plan (attached)
 2. Elevations (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. Fire Bureau
 5. Site Development Review Section of BDS
 6. Bureau of Parks, Forestry Division
 7. Life Safety Plans Examiner
- F. Correspondence:
1. Jon Steele & Melodie Isgro, received 3/23/13, 4026 SE Pine St.
 2. Sara Rae & Kevin Knytych, received 3/23/13, 4064 SE Ash St.
 3. Dwayne Witzel & Greg Baumgardner, received 3/26/12, 4035 SE Pine St.
 4. Nancy Church, received 4/1/12, 4054 SE Ash St.
 5. Nancy Church, received 1/21/13, 4054 SE Ash St. Survey of common property line
- G. Other:
1. Original LU Application
 2. Incomplete Letter dated 1/8/13
 3. Photos of site
 4. Land Use History
 5. E-mail correspondence between applicant and planner (dated 4/16/13)
 6. GIS map of subject site neighborhood block highlighting location of detached garages in vicinity

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

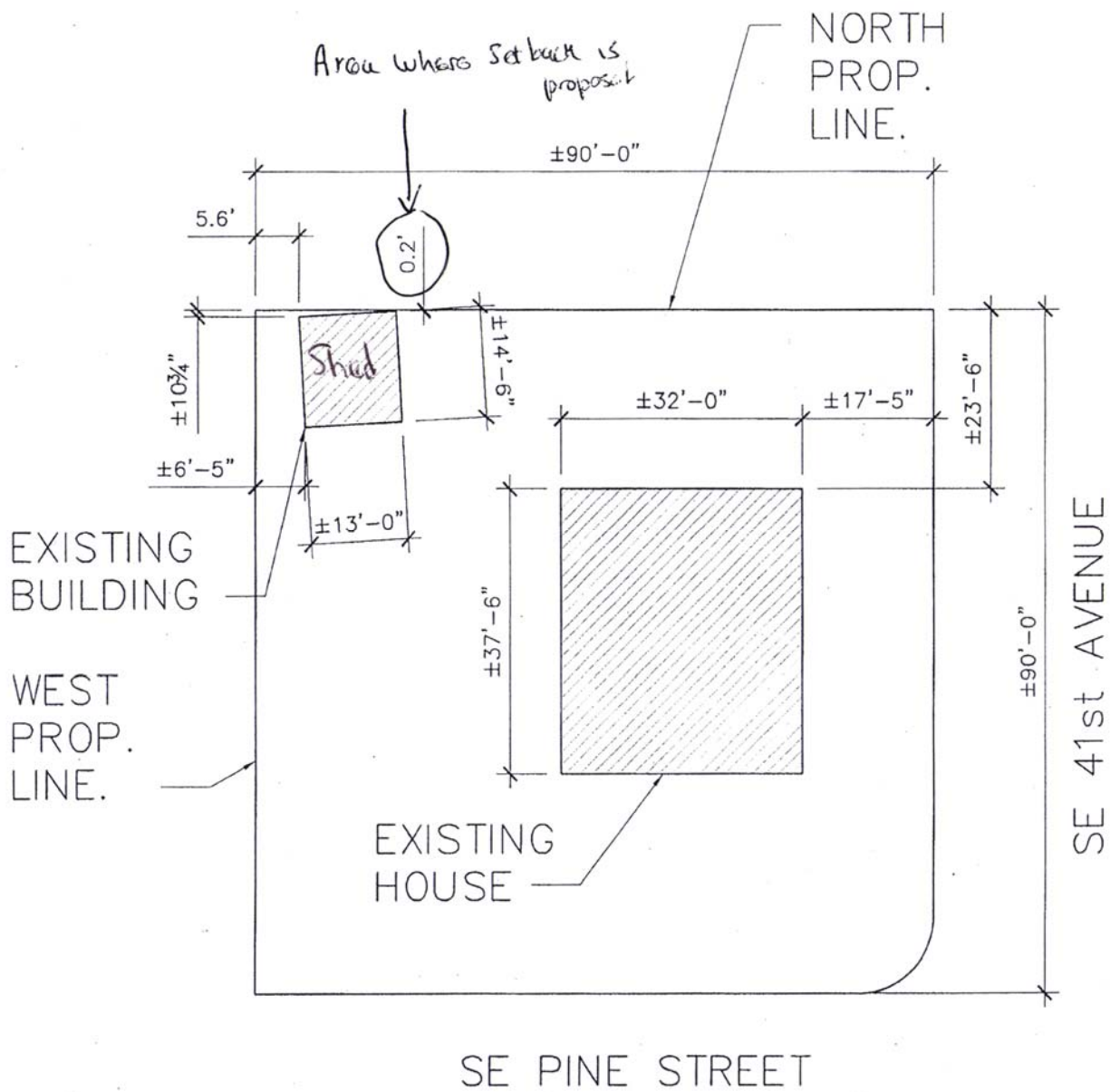


Site



This site lies within the:
LAURELHURST PLAN DISTRICT

| | |
|-------------|-------------------|
| File No. | LU 12-218315 AD |
| 1/4 Section | 3034,3035 |
| Scale | 1 inch = 200 feet |
| State_Id | 1N1E36DD 5300 |
| Exhibit | B (Dec 27, 2012) |



1 SITE PLAN

1" = 20'-0"

PLAN
N

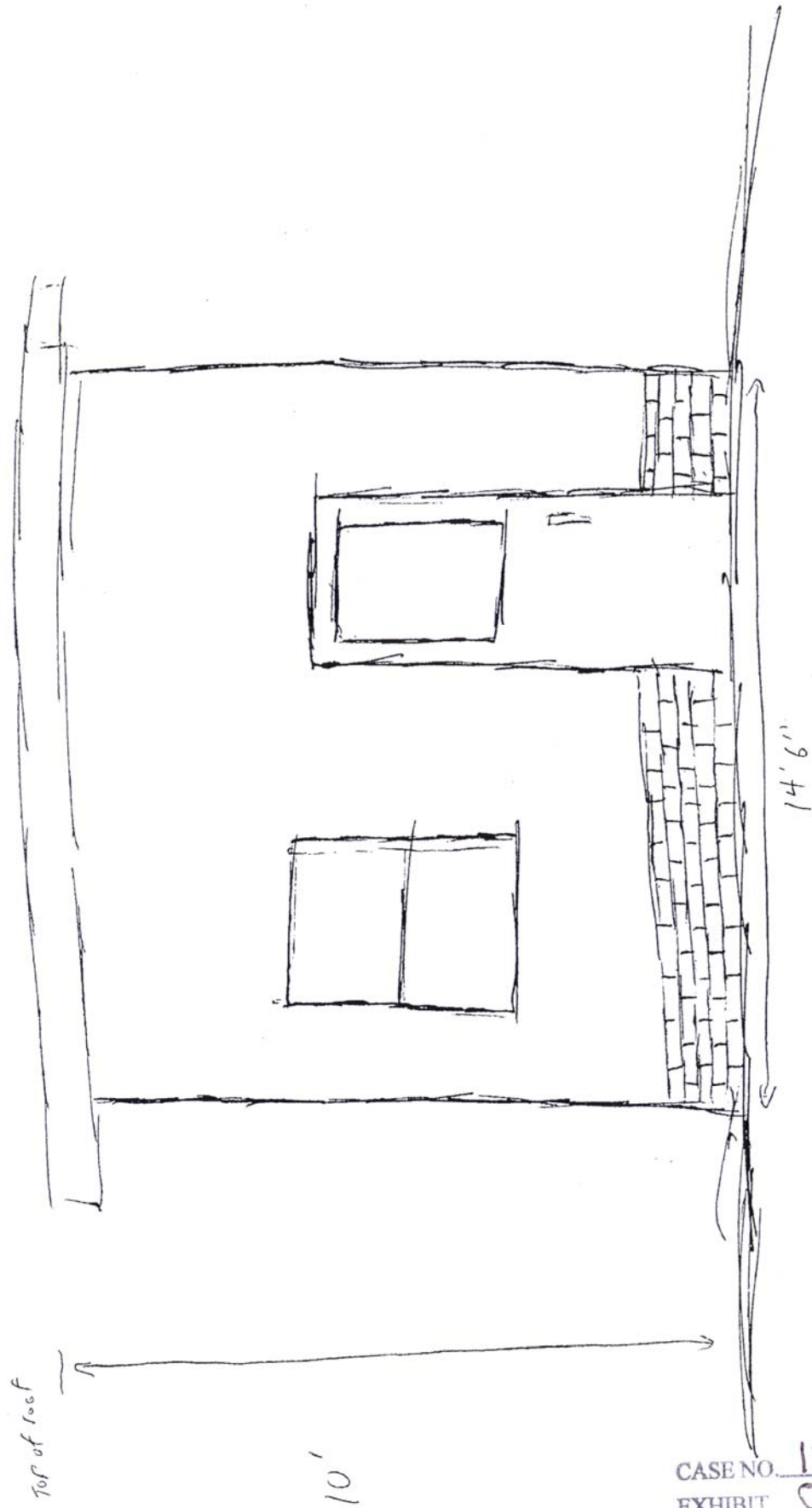
KABEISEMAN RESIDENCE
4063 SE PINE STREET, PORTLAND, OREGON

MARCH 12, 2013

SITE

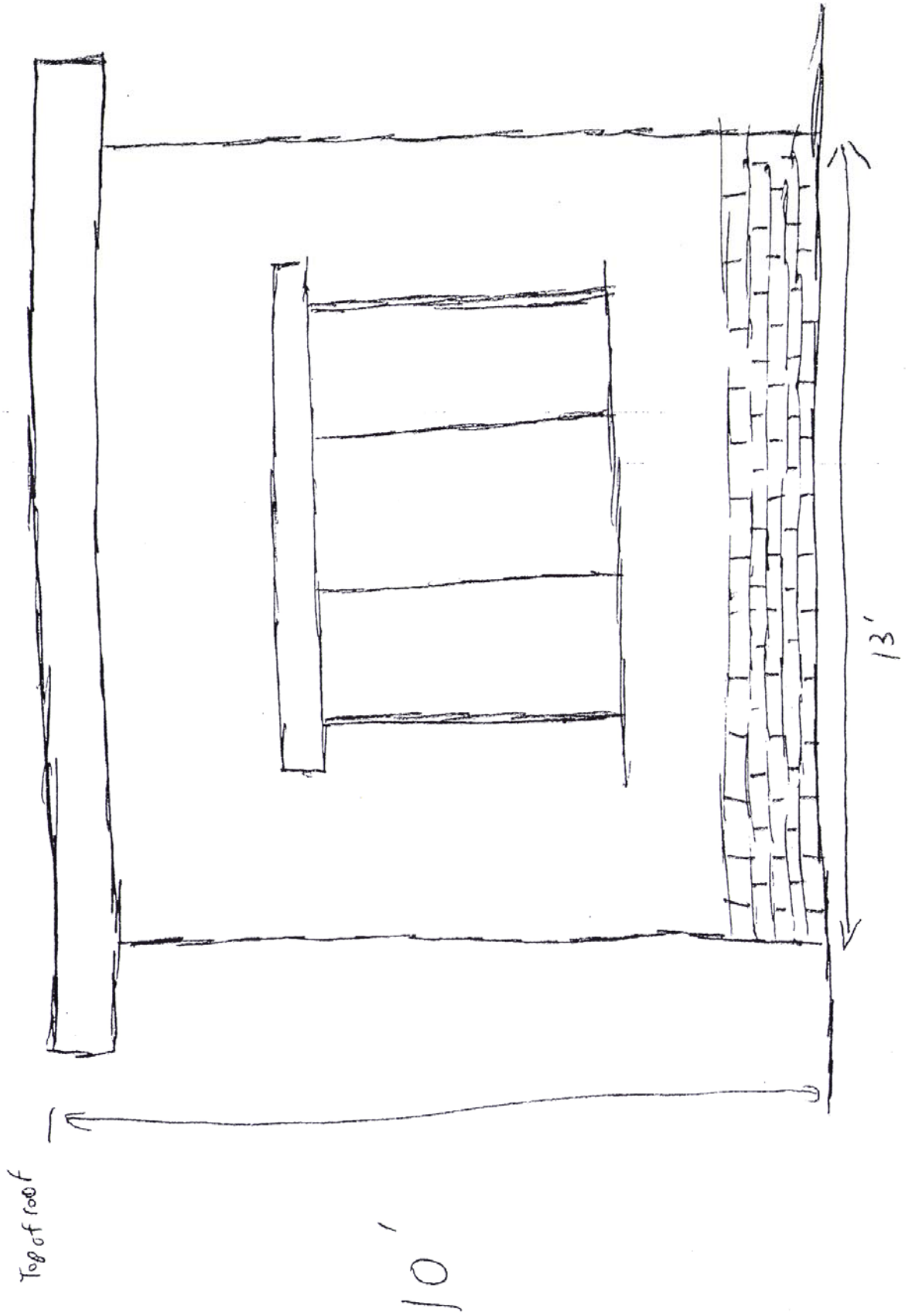
CASE NO. 12-218315
EXHIBIT C-1

Kabejamon Shed - East Elevation

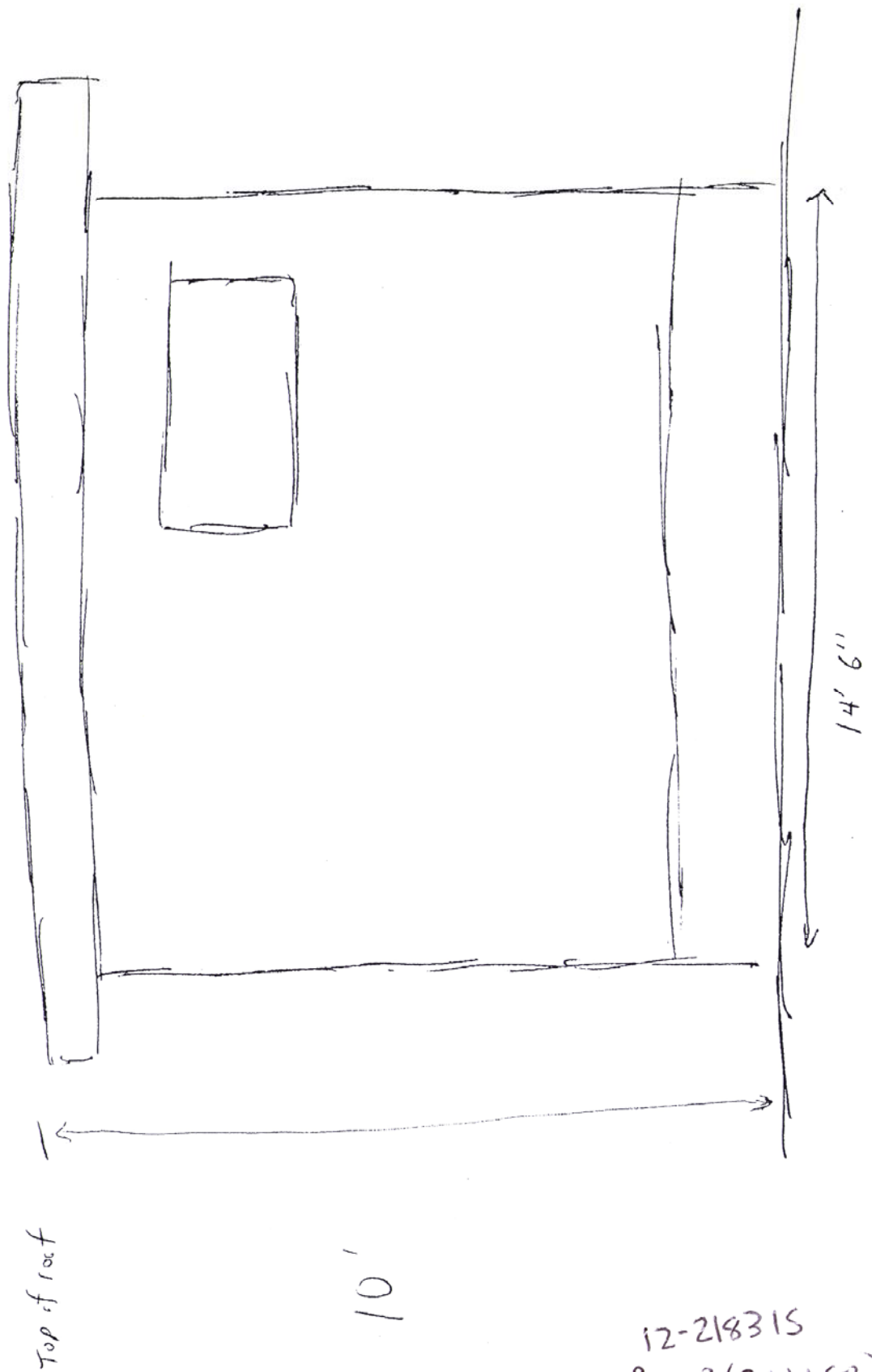


CASE NO. 12-218315
EXHIBIT C-2

KABEISEMAN SHED - Front Elevation (South)

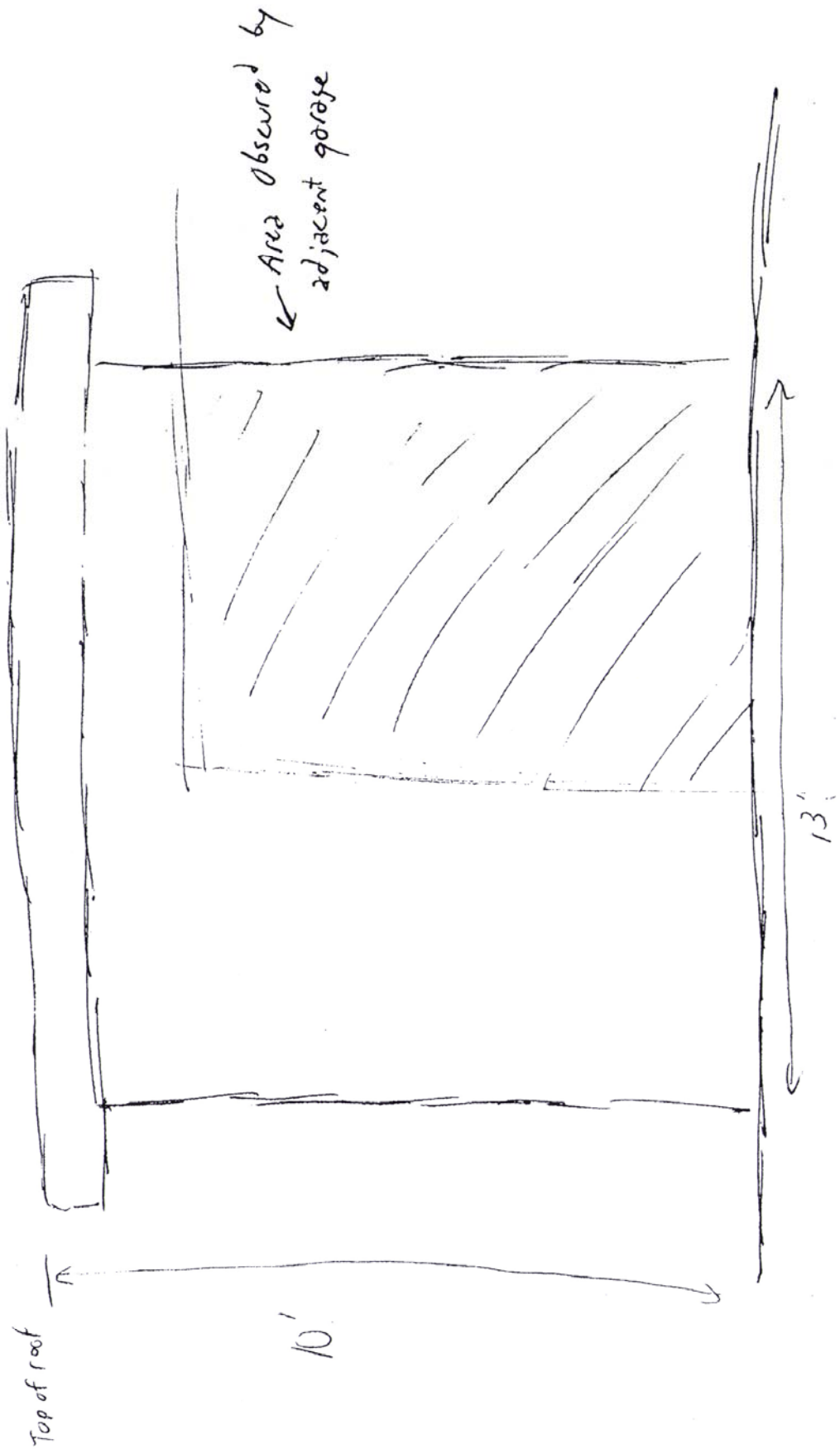


Kobeisemar Shed - West Elevation
(West of property is approximately 5.2 feet width of open space & then adjacent garage)



12-218315
Page 3 (Exhibit C-2)

Kaiserman Shed - North Elevation



13-218315
Page 4 (Exhibit C-2)