



required setback in the multi-dwelling zone of between 6.4 feet and 4 feet (for different parts of the wall plane), to 0 feet for the existing upper-floor deck, and 3 feet for the proposed lower deck.

Setback standards for sites in multi-dwelling zones are found in Zoning Code Section 33.120.220.B.1 and Tables 120-3 and 120-4. The standard for extensions into required building setbacks by minor features like an uncovered balcony is in Zoning Code Section 33.120.220.D.1.

### ***Building Coverage Adjustment***

The proposed deck will bring the site out of conformance with the building coverage standard. The maximum building coverage for a site in the R2 zone is 50% (see Zoning Code Table 120-3 and Zoning Code Section 33.120.225). The lot is 5,010 square feet. The total building coverage on the site with the existing and proposed decks is 2,661 square feet, or 54 percent of building coverage. The applicant requests an Adjustment to increase the maximum allowed building coverage from 50 percent to 54 percent.

### **Relevant Approval Criteria:**

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

## **ANALYSIS**

**Site and Vicinity:** The 5,010-square-foot site is located in the Northwest District neighborhood in NW Portland on a lot with an approximately 45% slope down from NW Cornell to the north. The site overlooks the Northwest Industrial neighborhood, with sweeping views to the north. The ranch-style house was constructed in 1954; the home's original lot included what are now four separate properties on the triangular piece of land between NW Cornell Rd. and NW Quimby St. An unimproved right-of-way, NW 28<sup>th</sup> Avenue, runs to the east of the house. Due to the steepness of the area the road is not likely to be developed.

The surrounding area is developed primarily with single-family homes in various ages and architectural styles. The adjacent properties north of Cornell were built from the late 1940s through the 1990s, while several of the homes across the street from the subject site were built in the early 20<sup>th</sup> century. Further to the east, downhill and heading towards NW 25<sup>th</sup> Avenue, there are also several multi-dwelling structures (apartments, condominiums).

Many of the lots within the nearby neighborhood are steeply sloping. Depending on the size, shape, and specific topography of the site, a number of homes and/or garages are located very close to the street, and a number of structures also appear to be located within side building setbacks. Lot sizes vary greatly depending on topography and street configurations, and therefore home sizes, elevations from the street level, and locations on the lot also vary.

NW Cornell in this area is classified as a City Bikeway and City Walkway, a Community Transit Street and a Neighborhood Collector. The Northwest Pedestrian District terminates on the property located directly to the east of the subject site.

**Zoning:** The Residential 2,000 (R2) zone is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. 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. Generally, R2 zoning will be applied near Major City Traffic Streets, Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets. Newly created lots in the R2 zone must be at least 4,000 square feet in area for multi-dwelling development, 1,600

square feet for development with attached or detached houses, and 2,000 square feet for development with duplexes. Minimum lot width and depth standards may apply.

**Land Use History:** City records indicate that prior land use reviews for this site specifically (not including adjacent sites that were previously part of a larger site) include the following:

- **VZ 78-85** Numerous variances were requested concurrent with a two-lot land division of Tax Lot 4, Block A, Fordham Heights. The Variance Committee approved 7 variances but denied a variance to the rear yard setback on the new vacant lot, and placed a height limit on the new structure to be built on that lot. On appeal, City Council allowed all eight variances and removed the height limitation. The adjustments relevant to the subject site are as follows:
  - Reduce the minimum lot depth from the required 80 feet to 46 feet; and
  - Increase lot coverage from the maximum allowable 35 percent to 38 percent.
- **VZ 135-82** A variance was approved to allow a deck to project into the front yard along unimproved NW 28<sup>th</sup> Avenue 13 feet. This deck remains on the east side of the property today.

**Public Review:** A “Notice of Proposal in Your Neighborhood” was mailed **February 20, 2014**, and a revised notice was mailed **May 8, 2014**. The revised notice contained new information and measurements regarding the location of the house on the site, and the additional request for the building coverage Adjustment.

**Agency Review:** The Bureau of Transportation responded with no comments.

**Neighborhood Review:** One neighbor responded to the initial notice of proposal. This neighbor provided the additional information that led to the re-notice with the revised measurements. The second response following the new notice stated, “[t]he revised request addresses the concerns we had about the original adjustment request...We support the City granting the revised requested adjustments.” See Exhibits F.1 and F.2.

## ZONING CODE APPROVAL CRITERIA

### 33.805.010 Purpose (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 providing certainty and rapid processing for land use applications.

### 33.805.040 Approval Criteria

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

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

#### **Setback Adjustment**

#### **33.120.220 Setbacks**

Purpose: The building setback regulations serve several purposes:

- They maintain light, air, separation for fire protection, and access for fire fighting;

- They reflect the general building scale and placement of multi-dwelling development in the City's neighborhoods;
- They promote a reasonable physical relationship between residences;
- They promote options for privacy for neighboring properties;
- They require larger front setbacks than side and rear setbacks to promote open, visually pleasing front yards;
- They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and
- Setback requirements along transit streets create an environment that is inviting to pedestrians and transit users.

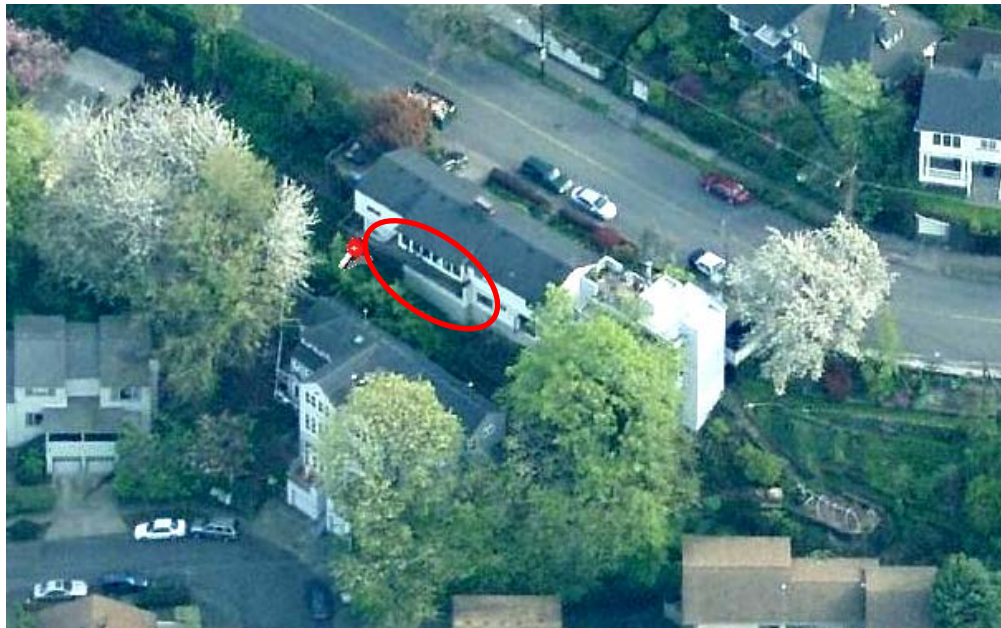
Each purpose statement will be addressed separately.

- *They maintain light, air, separation for fire protection, and access for fire fighting;*

**Findings:** The subject site is constrained by its odd shape and the 45% slope. However, in this case the steepness of the site helps to mitigate potential impacts of granting a reduced setback. See photo below.

The two decks, including the existing deck off of the top unit and the proposed deck off of the lower unit, are both located above the two rowhouses directly to the north. The reduced setback for the open decks will maintain light, air and separation for fire protection between the two properties, not only because they are at significantly different grades, but because the rowhouses to the north are located as far forward on their triangular sites as possible. A previous variance approved the reduced front setback to 0 feet. The two decks will remain some 8 feet away from the adjacent houses, leaving sufficient room for fire protection and fire fighting.

The decks are on the north side of the primary house and will not contribute further to shading beyond the current shading from the house. Access to light for the northern properties will not be affected. Being open and uncovered, the decks will not block air flow to adjacent properties.



The existing upper deck on the north side of the house is circled above. From this vantage point, the difference in height of the subject site to the rowhouses to the north is evident.

- *They reflect the general building scale and placement of multi-dwelling development in the City's neighborhoods;*

**Findings:** As stated above, any of the lots within the nearby neighborhood are steeply sloping. Depending on the size, shape, and specific topography of the site, a number of homes and/or garages are located very close to the street, and a number of structures also appear to be located within side building setbacks. Lot sizes vary greatly depending on topography and street configurations, and therefore home sizes, elevations from the street level, and locations on the lot also vary. Several nearby sites, including the other sites that make up this triangular block, have received approval for reduced front, side and rear setbacks.

- *They promote a reasonable physical relationship between residences;*

**Findings:** A reasonable physical separation between structures is retained. As mentioned above, the houses to the north of the proposed deck are located near the north property line, leaving more space between themselves and the house on the subject site. Since the work is limited to the north side of the property, the proposal has no impact on the physical relationship between the subject site and nearby residences.

- *They promote options for privacy for neighboring properties;*

**Findings:** Due to the steep slope and heavy tree and shrub coverage nearby, the decks do not provide views or access into neighboring properties. The closest houses, located on the two sites to the north, are built at a much lower level than the house on the subject site (see photo). The sightline to these houses is from the decks to the roof. Privacy is not impacted on other sites. A neighbor to the west wrote in support of the proposal.

- *They require larger front setbacks than side and rear setbacks to promote open, visually pleasing front yards;*

**Findings:** The front lot line abuts unimproved NW 28<sup>th</sup> Ave. The front yard in this case slopes down some 25 feet across the lot. The home has had a deck in the front yard that was approved in 1982. This deck will be retained. No changes are proposed within the front setback.

- *They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and*

**Findings:** The entire triangular block of which the subject site is a part was once a single tax lot. It was divided into four sites in recent decades. Within that process, the minimum lot depth on the subject site was reduced from 80 feet to 46 feet. Given the topography, the odd shape of the site, and past land use reviews that granted variances for setbacks and other standards, it is more challenging to meet setback standards (like lot depth). The current Adjustment request is compatible with the neighborhood.

- *Setback requirements along transit streets create an environment that is inviting to pedestrians and transit users.*

**Findings:** NW Cornell is classified as a Community Transit Street and a City Walkway in this area. The Adjustment request for side setbacks affects only the north side of the property, and does not change the relationship the house has with the street along its south side, that faces Cornell. This purpose statement is not relevant to the proposal.

This criterion is met.

***Building Coverage Adjustment***  
**33.120.225 Building Coverage**

Purpose: The building coverage standards, along with the height and setback standards, limit the overall bulk of structures. They assure that larger buildings will not have a footprint that overwhelms adjacent development. The standards help define the character of the different zones by determining how built-up a neighborhood appears.

**Findings:** The request to increase building coverage from a maximum of 50 percent to 54 percent is to accommodate a new deck that will be higher than 6 feet above grade for a large portion of its length, thus contributing to building coverage for the site.

The minimal increase in the bulk of the building caused by the new deck would not impact other properties. The current upper deck is cantilevered over the yard. The new deck would have footings in the ground but the adjacent sites are significantly lower than the subject site and would not be impacted. The increase in bulk on this side of the property would not impact the houses below, nor overwhelm any adjacent development.

The subject site is in a transition area between the hilly areas of the Hillside/Northwest District and the more familiar grid pattern of development in the flat area of NW Portland near the commercial areas of NW 23<sup>rd</sup>, which is part of the Northwest District. This area is highly developed where topography allows, with diverse architecture and substantial multi-dwelling development in addition to single-family homes. In the hills, development often capitalizes on the dramatic views to the north through building height or outdoor areas like decks. The increased building coverage, which is due to the proposed deck for the lower unit on the north side of the house, is consistent with the character of the neighborhood and does not make the site appear more built up than it already does due to its low visibility to adjacent properties.

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

***Setback Adjustment***

**Findings:** Because of the low visibility of the new deck on the north side of the house, and the limited exposure of the deck to surrounding properties because of the steep slope and the tree coverage, the impact on the appearance of the residential area and livability of surrounding properties is negligible. This criterion is met.

***Building Coverage Adjustment***

**Findings:** The increase from the allowed 50 percent building coverage to 54 percent building coverage will not be evident from surrounding properties because of the tree coverage and the topography, and the location of the new deck on the north side of the property, below the NW Cornell street grade some 9 feet (to the deck's flooring). No concerns were expressed by residents in nearby properties in response to the notice. 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:** Both Adjustments stem from the building of a single new deck on what is functionally the rear (though technically the side) of the home. The impacts are limited, as discussed above. Granting both Adjustments to allow for additional outdoor living space for the lower of the two units in this duplex is consistent with the purpose of multi-dwelling zones, which is to preserve land for urban housing and to provide opportunities for multi-dwelling housing. This criterion is met.

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

**Findings:** City designated resources are shown on the zoning map by the 's' overlay; historic resources are designated by a large dot, and by historic and conservation districts. There are no such resources present on the site. Therefore, this criterion is not applicable.

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

**Findings:** There are no discernible impacts that would result from granting the requested adjustment. 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:** Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase "p" (Environmental Protection overlay zone) or a "c" (Environmental Conservation overlay zone). As the site is not within an environmental zone, this criterion is 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

The request for two Adjustments will enable the applicant to build a deck that will serve the lower unit of this up-down duplex. The two Adjustment requests meet all applicable criteria and should be approved.

## ADMINISTRATIVE DECISION

Approval of an Adjustment to 33.120.220.B.1 to reduce the required side setback from between 6.4 feet and 4 feet (for different parts of the wall plane) to 0 feet for the existing upper-floor deck, and 3 feet for the proposed lower deck. Also, approval of an Adjustment to 33.120.225 to increase building coverage on the site from 50 percent to 54 percent. Approvals per the approved site plans, Exhibits C.1 through C.4, signed and dated June 5, 2014, 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.4. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-109478 AD."



**Staff Planner: Amanda Rhoads**

**Decision rendered by:** \_\_\_\_\_ **on June 5, 2014**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: June 9, 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 January 24, 2014, and was determined to be complete on February 18, 2014.

*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 24, 2014.

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 requested that the 120-day review period be extended by 56 days to allow the new notice to go out. Unless further extended by the applicant, **the 120 days will expire on: August 14, 2014.**

**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 23, 2014** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> 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](http://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.

**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 24, 2014**.
- 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.

**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

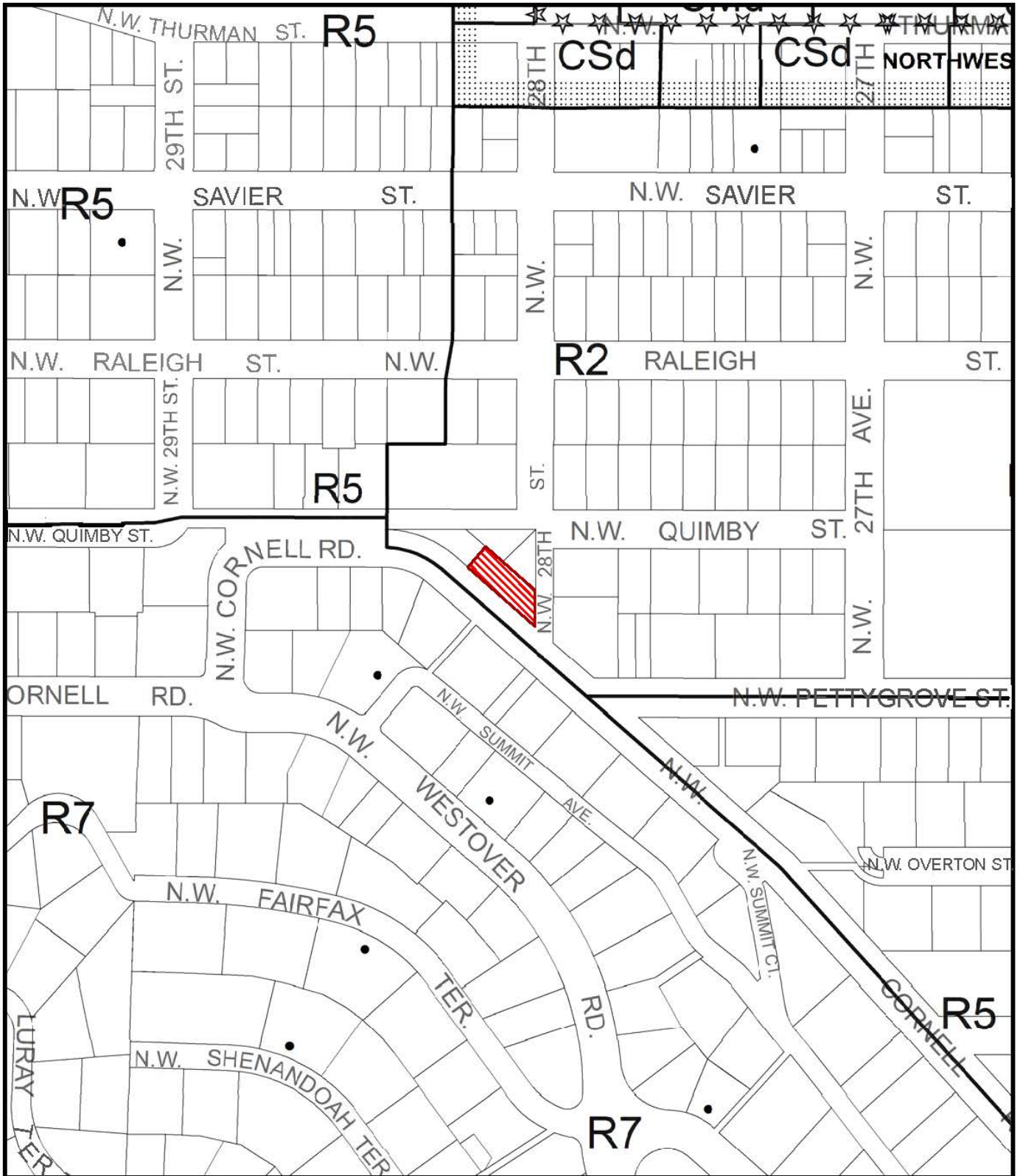
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  1. Original Applicant Submission (January 24, 2014)
  2. Response to Incomplete Letter (February 14, 2014)
  3. Narrative for Building Coverage Adjustment (April 15, 2014)
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan (attached)
  2. East Elevation (attached)
  3. North Elevation (attached)
  4. Lower Level Floor Plan (attached)
  5. Lower Level Floor Plan Detail
  6. Existing Main Level Floor Plan
  7. Cross Section Transverse
  8. Site Survey
  9. Topographic Survey
- D. Notification information:
  1. Mailing list
  2. Mailed notice – February 20, 2014
  3. Mailing list for revised notice
  4. Revised notice – May 8, 2014
- E. Agency Responses: none. PBOT noted “No concerns” in TRACs
- F. Correspondence:
  1. Dustin Posner, March 12, 2014, with concerns on measurements provided
  2. Dustin Posner, May 10, 2014, in support
- G. Other:
  1. Original LU Application
  2. Incomplete Letter, February 6, 2014
  3. Drawing calculating minimum side setback for north building wall
  4. Extension Request, 56 days, March 17, 2014
  5. Land use history

**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



File No. LU 14-109478 AD  
 1/4 Section 2926  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E32AB 800  
 Exhibit B (Jan 30, 2014)

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner *Tom M*  
 Date *June 5, 2014*

This approval applies only to the reviews requested and is subject to all conditions of approval.

LOT SIZE 5010 SF  
 HOUSE ENLARGEMENT 1978 SF  
 (E) DECKS 544 SF  
 PROPOSED DECK 169 SF  
 TOTAL LOT COVERAGE 2661 SF

2661 SF = 53.7% LOT COVERAGE



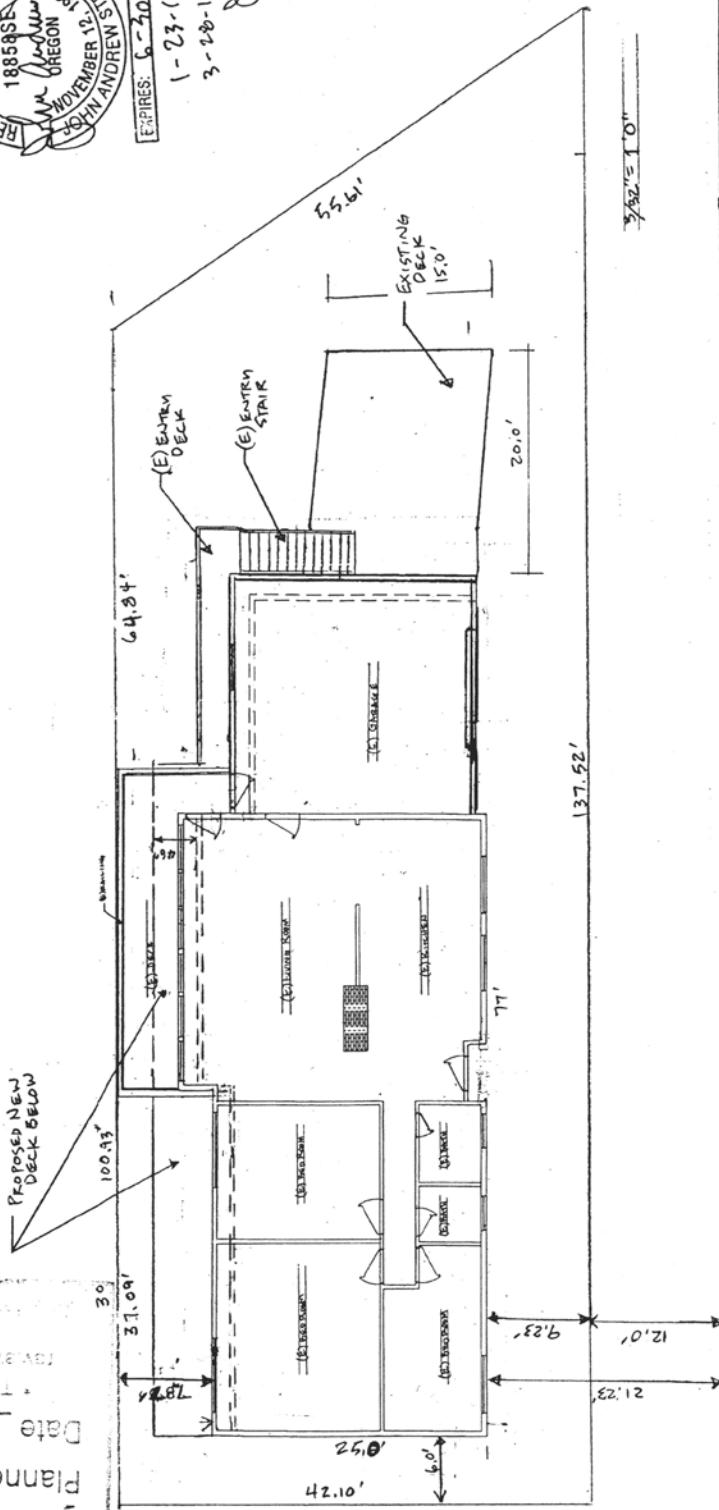
EXPIRES: 6-30-14  
 1-23-14  
 3-20-14 REVISED

SWANSON CONSTRUCTION  
 DUPLEX REMODEL  
 2815 NW CORNELL  
 PORTLAND, OREGON 97210

DESIGN BY:	JAS
DRAWN BY:	db
JAS PROJ. NO.:	13-039
ISSUE DATE:	11/02/2013

COPYRIGHT 2012  
 JAS ENGINEERING

SHEET NO.  
 C-1.0



(E) CORNER

NW CORNELL

CASE NO. *AD 845601-41*  
 EXHIBIT *1 C*

1419 Washington St.  
 Suite 100  
 Oregon City, Oregon 97045  
 Work: 503-657-9800  
 Cell: 503-449-3080  
 Andy@jaseng.com



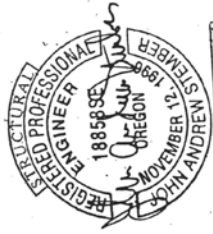
1419 Washington St.  
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 Work: 503-657-9800  
 Cell: 503-449-3080  
 Andy@jaseinc.com



SWANSON CONSTRUCTION  
 DUPLEX REMODEL  
 2815 NW CORNELL  
 PORTLAND, OREGON 97210

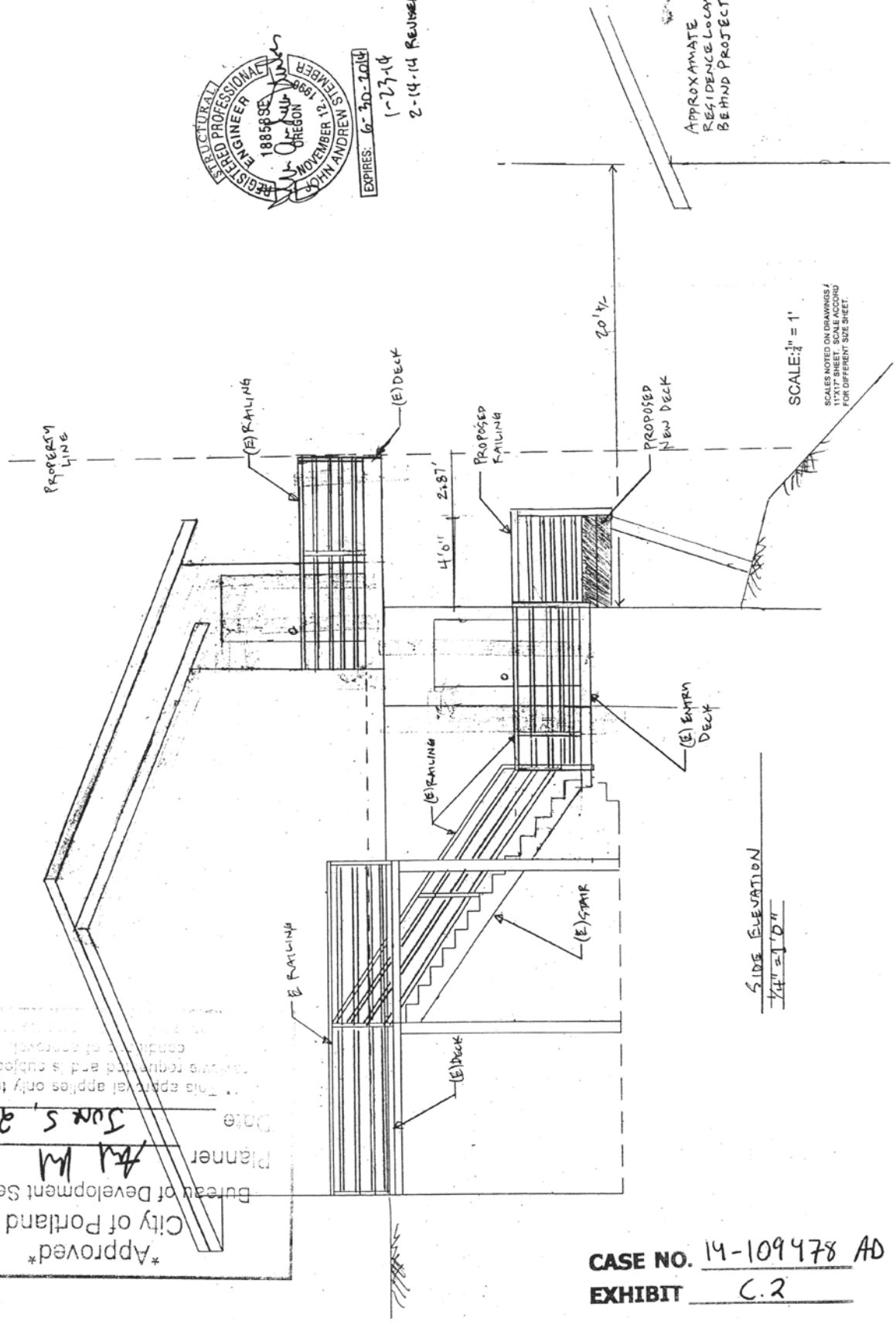
ISSUE DATE:	1/06/2013
JAS PROJ. NO.:	13-039
DRAWN BY:	dp
DESIGN BY:	JAS

SHEET NO.	A-11(a)
TITLE	W/E HOUSE
DESCRIPTION	W/E HOUSE
DATE	1/06/2013



1-27-14  
 2-14-14 REVISED

APPROXIMATE  
 RESIDENCE LOCATION  
 BEHIND PROJECT



SCALE: 1/4" = 1'

SCALES NOTED ON DRAWINGS /  
 11"X17" SHEET. SCALE ACCORDING  
 FOR DIFFERENT SIZE SHEET.

SIDE ELEVATION  
 1/4" = 1'0"

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner Aty M  
 Date June 5, 2014

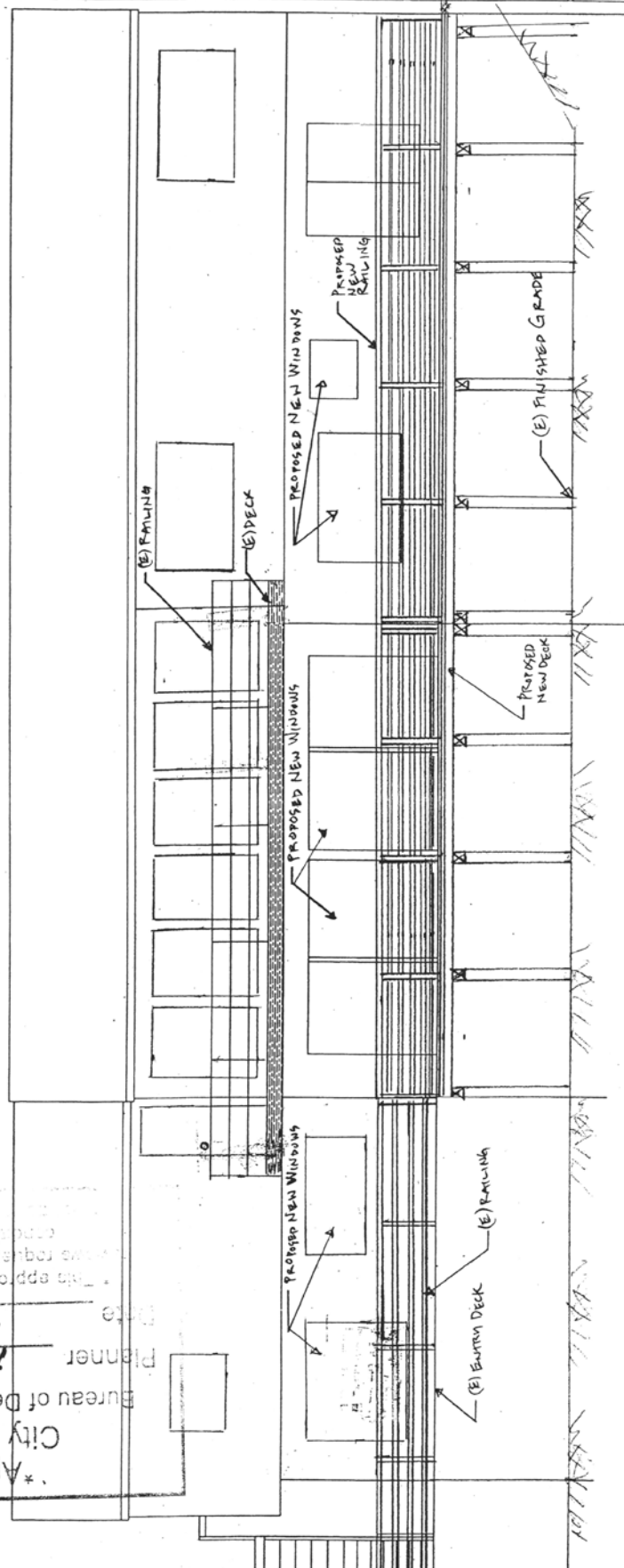
CASE NO. AD 874901-14-10978 AD  
 EXHIBIT C.2

1419 Washington St.  
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Cell: 503-449-3080  
Andy@jasengr.com

**JAS ENGINEERING**

SWANSON CONSTRUCTION  
2815 NW CORNELL  
PORTLAND, OREGON 97210

ISSUE DATE: 11/06/2013	JAS PROJ. NO: 13-039
DESIGN BY: JAS	DRAWN BY: db
SHEET TITLE: BEAR ELEVATION	
SHEET NO: A-1.2	



SCALE:  $\frac{3}{16}'' = 1'$

SCALE NOTED ON DRAWINGS ARE FOR PARTS SHOWN PROPORTIONALLY FOR DIFFERENT SIZE SHEET.

CASE NO. AV 874601-41  
EXHIBIT C.3

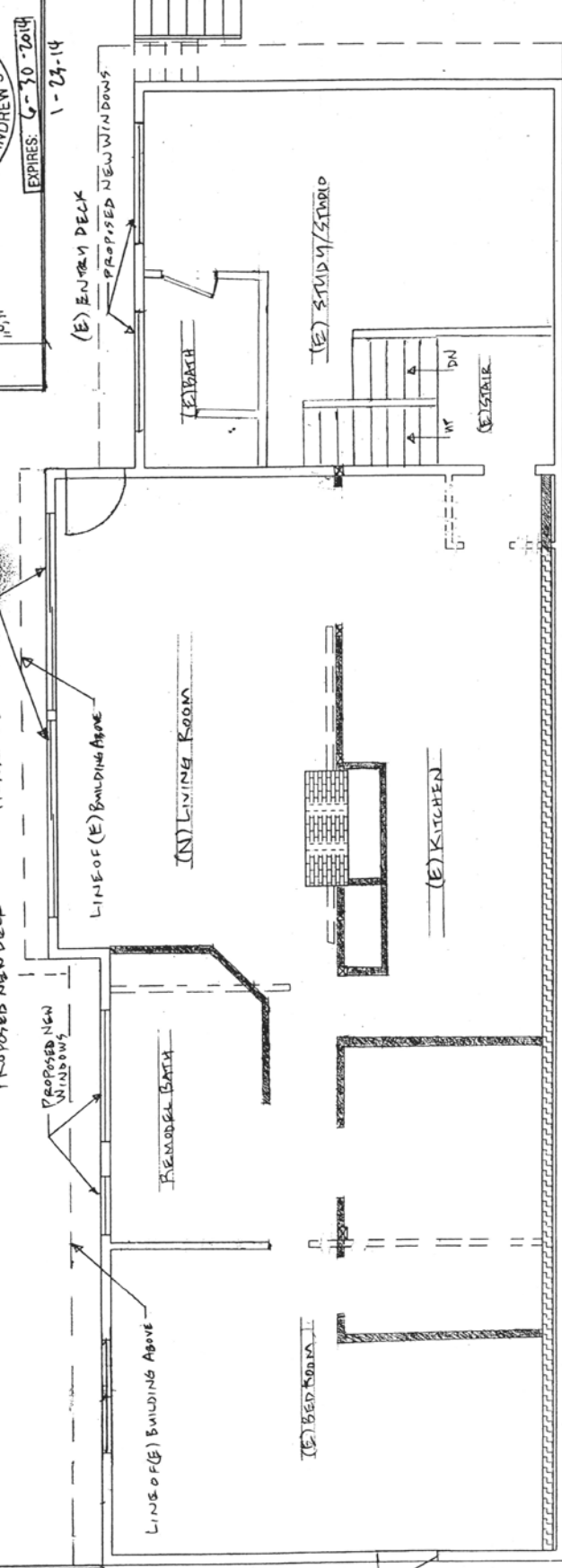
\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner  
ATM/ML  
Date: June 5, 2014  
This approval applies only to the work requested and is subject to a certificate of approval.

1419 Washington St.  
 Suite 100  
 Oregon City, Oregon 97045  
 Work: 503-657-9800  
 Cell: 503-449-3080  
 Andy@jaseengr.com



SWANSON CONSTRUCTION  
 DUPLEX REMODEL  
 2815 NW CORNELL  
 PORTLAND, OREGON 97210

COPYRIGHT 2012 JAS ENGINEERING		DESIGN BY: JAS	ISSUE DATE: 11/06/2013
DRAWN BY: eb		JAS PROJ. NO: 13-039	
SHEET TITLE LOWER LEVEL FLOOR PLAN			
SHEET NO. A-2.1			



LOWER LEVEL FLOOR PLAN  
 3/16 = 1/8"

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner AMM  
 Date June 5, 2014  
 \* This approval applies only to the review requested and is subject to all conditions of applicable code and regulations.

- FURRED WALL
- REMOVED WALL
- NEW WALL
- (E) WALL TO REMAIN

CASE NO. 14-109478 AD  
 EXHIBIT C.4