



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

FROM CONCEPT TO CONSTRUCTION

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Paul L. Scarlett, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 12, 2015  
**To:** Interested Person  
**From:** Mark Walhood, Land Use Services  
503-823-7806 / [Mark.Walhood@portlandoregon.gov](mailto:Mark.Walhood@portlandoregon.gov)

## **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 mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 15-138221 AD**

#### **GENERAL INFORMATION**

**Applicant/Owner:** James G Tropfenbaum  
4249 SW Dosch Rd. Portland, OR 97239

**Site Address:** 3258 SW FAIRMOUNT BLVD

**Legal Description:** BLOCK 32 LOT 10, COUNCIL CREST PK  
**Tax Account No.:** R180706040  
**State ID No.:** 1S1E08DD 01201 **Quarter Section:** 3426  
**Neighborhood:** Southwest Hills Residential League, Nancy Seton at 503-224-3840.  
**Business District:** None  
**District Coalition:** Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.  
**Zoning:** **R7s** (Residential 7,000 base zone with "s" or Scenic Resource Protection overlay zone)

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

**PROPOSAL:** The applicant has proposed the construction of a new home on a steeply-sloping vacant site at 3258 SW Fairmount Boulevard. The proposed home has three stories with a simple rectangular plan and bridge structure which connects the home to the street, providing the sole pedestrian and vehicle entry access. The lot slopes steeply downhill from the street to the south, although the orientation of the downward slope on the lot changes from south to west on the lower half of the property. The bridge structure is approximately level with the street grade, and connects to the middle floor of the structure, with one floor both above and below this main entry/middle/garage level.

The proposed house is set back 5'-0" from the front property line, although the property line itself is about 30 feet back from the roadway. A projecting windowless top floor volume over the main entry door from the bridge provides a porch-like cover, and extends another two feet towards the street, at 3'-0" from the front lot line. The design of the home is contemporary, with limited windows facing the street, and expansive windows and decks on the rear façade.

Three development standards of the R7 base zone are not met with the proposal. The building is required to have a front setback of 15'-0", but as proposed the house is 5'-0" and 3'-0" from the front property line. The garage entrance doors are required to be set back 18'-0" from the front lot line, but are placed at 5'-0" back from the lot line instead. Building height is limited to 23'-0" above the average grade of the abutting street, but the proposed house rises 26'-6" above the average grade of the street.

Two other development standards of the Zoning Code are unmet with the proposal. Parking regulations for houses allow no more than 40% of the area between the building and the front lot line to be paved for driveway purposes but 55.2% of the front yard area is paved. Finally, the Scenic Resource Protection overlay zone requires a minimum 20'-0" street setback front the front lot line in SW Fairmount, while the house has walls placed at 5'-0" and 3'-0" instead.

Therefore, in order to construct the house as proposed, the applicant has requested the following five Adjustments:

1. Reduce the front building setback from 15'-0" to 5'-0" for the main wall, and from 15'-0" to 3'-0" for the projecting porch cover element (33.110.220.B);
2. Reduce the garage entrance setback from 18'-0" to 5'-0" (33.110.220.B);
3. Increase the maximum height from 23'-0" to 26'-6" above the average grade of the street (33.110.220.B);
4. Increase the maximum front yard paving for vehicle areas from 40% to 55.2% of the area between the front lot line and the front building line (33.266.120.C.3.a); and
5. Reduce the minimum street setback along the SW Fairmount Scenic Corridor from 20'-0" to 5'-0" for the main wall, and from 20'-0" to 3'-0" for the projecting porch cover element (33.480.040.B.2.b).

**RELEVANT APPROVAL CRITERIA:** In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are 33.805.040.A-F, Adjustment Approval Criteria.

## ANALYSIS

**Site and Vicinity:** The site is a steeply-sloping, partially wooded lot on the south side of SW Fairmount Boulevard. It has 44.7 feet of street frontage and slopes steeply downwards away from the street to the south and southwest. The site is characterized by a mix of deciduous and coniferous trees, the curving roadway in the street, and a steep slope.

The surrounding area is residential in nature, with generally well-maintained view homes on hillside lots. Many of the homes along SW Fairmount Boulevard, especially on the outer or downhill side of the road, are located very close to the front lot line and street frontage. Houses built on lots that slope upward from the street are typically further back, especially since most of the lots uphill from SW Fairmount are through lots with a main frontage on the street one block uphill. The abutting street at this site has a paved 18'-0" wide roadway, but no curbing or paved public sidewalks, consistent with the configuration found elsewhere on Fairmount.

**Zoning:** The Residential 7,000 (R7) base zone at the site is a single-dwelling zone that is intended to preserve land for housing, and to provide housing opportunities for individual households. The Scenic Resources Protection overlay zone is intended to preserve and enhance Portland's identified scenic resources, including the designated scenic corridor on both sides of SW Fairmount Boulevard, which offers a wooded character combined with the occasional dramatic view of Portland's cityscape.

**Land Use History:** City records indicate one prior land use review at the site. In 2007, under case file LU 07-142081 AD, Adjustments were approved to the garage entrance setback, maximum front yard paving, and maximum height standards for a new house. A concurrent Adjustment to the tree standards of the Scenic overlay zone was denied. The house project in this prior review was never constructed, and the approval has expired.

**Agency Review:** A “Notice of Proposal” was mailed **May 1, 2015**. The following Bureaus have responded:

The *Bureau of Environmental Services* (BES) has reviewed the proposal and offered informational comments regarding sanitary services and stormwater management, but no objections or concerns regarding the requested Adjustments. Exhibit E.1 contains staff contact and additional information.

The *Development Review Section of Portland Transportation* (PBOT) has reviewed the proposal and responded with specific findings and information for the garage entrance setback Adjustment, which is considered a transportation-related Adjustment for which BDS relies on the analysis and recommendation of PBOT. These findings will be included in the findings on the approval criteria, found below. No objections or concerns were raised with regards to the requested Adjustments in this application, including the transportation-related garage entrance setback. Exhibit E.2 contains staff contact and additional information.

The *Water Bureau* has reviewed the proposal and responded with comments about available water services and building permit issues regarding new water service installation, but without comments or concerns regarding the requested Adjustments. Exhibit E.3 contains staff contact and additional information.

The *Site Development Section of the Bureau of Development Services* has reviewed the proposal and provided informational comments regarding geotechnical, erosion control and other issues. No comments or concerns have been raised with regards to the requested Adjustments. Exhibit E.4 contains staff contact and additional information.

The *Life Safety Section of the Bureau of Development Services* has reviewed the proposal and responded with standard comments, noting the proposal must obtain a building permit showing conformance with all applicable Building Codes and Ordinances. No objections or concerns were raised with regards to the requested Adjustments. Exhibit E.5 contains staff contact and additional information.

The *Fire Bureau* has reviewed the proposal and responded without a formal memo, but with an electronic ‘no concerns’ response (Exhibit E.6).

**Neighborhood Review:** A “Notice of Proposal” was mailed on May 1, 2015. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## **ZONING CODE APPROVAL CRITERIA**

### **33.805.010 Purpose of Adjustment Reviews**

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 Adjustment 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

**Findings:** The purpose statement for the **front** and **garage entrance setbacks** reads as follows (33.110.220.A):

**“Purpose.** *The setback regulations for buildings several purposes:*

- *They maintain light, air, separation for fire protection, and access for fire fighting;*
- *They reflect the general building scale and placement of houses in the city's neighborhoods;*
- *They promote a reasonable physical relationship between residences;*
- *They promote options for privacy for neighboring properties;*
- *They require larger front setbacks than side and rear setbacks to promote open, visually pleasing front yards;*
- *They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and*
- *They provide room for a car to park in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.”*

The site layout is such that the front lot line is approximately 30 feet south from the closest point of the roadway surface in SW Fairmount Boulevard. This creates a natural visual and physical buffer between the home and the public face along the street. The slope of the site is such that the driveway and pedestrian connection to the roadway is a bridge structure that rises above grade for about 23 of the 30 lineal feet between the edge of the roadway and the front lot line. The 30 foot distance between the roadway and the front lot line also involves about a 12 foot drop in elevation, as the land descends downhill to the south.

The reduced front and garage entrance setbacks result in a hillside home with a modest two-story presence along the street, but with the appearance of a four-story home on the downhill side, similar to many other nearby homes along this street. The side setbacks are met, and the Fire Bureau has reviewed the proposal without objection or concern, ensuring adequate access to air, light, and fire safety for the future residents and neighbors. The open front yard area is essentially the driveway and pedestrian entry bridge, which is set back from the roadway as far or further from most others along this street. The reduced setbacks facing north towards the roadway will not impact the privacy of any nearby neighbors. Windows are very limited on the street-facing north façade, as the home is designed to capture the dramatic Tualatin Valley vistas to the south and west. The compact footprint of the home is clustered towards the uphill portion of the site as much as possible, and is at least 30 feet from the closest point of either adjacent home to the east or west. The lot directly to the south of the site is undeveloped at this time.

The Development Review Division of Portland Transportation (PBOT) has reviewed the proposed garage entrance setback reduction and responded without objections or requested conditions of approval. Given the layout of the adjacent roadways, and to address safety and visibility concerns, PBOT will require the applicant to design the right-of-way area so that cars can turn around within the bridge structure itself. This can all be required via Title 17 regulations during the building permit process, and does not impact the on-site portion of the bridge in this case, or require a condition of approval in this Adjustment Review. Because PBOT concerns will be handled in the right-of-way with a redesigned entry bridge, there will be adequate on-site parking and driver visibility for street access.

Therefore, for the front and garage entrance setbacks, and with approval granted based on the submitted plans for the house and driveway portion on the private property, this criterion is met.

The purpose statement for the **height** standard is to (33.110.215.A):

***Purpose.*** *The height standards serve several purposes:*

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

The steeply-sloping topography of the site is such that the house has a two-story appearance from the street, with both pedestrian and vehicle access via a bridge structure. The building has a much taller profile from the sides and rear, approaching the massing of a four-story home. This relationship of the house massing to the street is similar to many others nearby on lots that slope downhill from the street. The house is at least 30 feet away from the closest point of both nearby homes, and the closest point of the house to the west is a detached garage, with the living quarters another 25 feet further away. The heavily-wooded nature of this hillside site and surrounding properties, as well as the orientation of most windows on the house towards the views heading south and west, ensures that privacy for abutting homes will not be impacted. No neighbors nearby have written in with any objections or concerns. The house is in keeping with the general building scale and placement of houses along SW Fairmount Boulevard. For the request to increase height for the new house, this criterion is met.

The purpose statement for the **front yard paving limitation** for houses states that "the size and placement of vehicle parking areas are regulated in order to enhance the appearance of neighborhoods" (33.266.120.A). The front yard area of the house is a steeply-sloping, wooded hillside covered with ivy and other groundcover plantings. Similar to other homes along SW Fairmount Boulevard, the entry to the home occurs on a bridge structure which floats above the landscape below. The flat, accessible plane of the driveway surface functions as a multi-purpose entry courtyard for the home, consistent with other nearby homes on steeply-sloping sites. The house and bridge have a modern, simple design that respects the design and character of homes along the street. Therefore, for the front yard paving limitation, this criterion is met.

The purpose statement for the **Scenic Corridor setback** is as follows (33.480.040.B.1):

***Purpose.*** *The scenic corridor designation is intended to preserve and enhance the scenic character along corridors, and where possible, scenic vistas from corridors. This is accomplished by limiting the length of buildings, preserving existing trees, providing additional landscaping, preventing development in side setbacks, screening mechanical equipment, and restricting signs."*

The proposed house occurs on a relatively narrow but deep lot, in comparison to the neighborhood platting pattern. The house has a compact footprint on the private property of approximately 1,360 square feet, including the driveway, which is comparatively small in comparison to most nearby homes. The 30-foot wide building is also much narrower facing the street than other nearby homes, limiting the impact of the home on the overall character of the street. This particular segment of SW Fairmount is flanked on either side by sharp, almost 90-degree turns in the roadway, and the uphill side of the road rises up from the roadway as steeply as the downhill side falls away, with no homes visible directly uphill of the site or nearby, giving the site a sylvan, natural character that will remain in place after the new home is built. The applicant is preserving existing on-site trees in the side setbacks as required by other city standards, planting new trees as well, keeping the building and mechanical equipment out of side setbacks, and no signs are proposed. Therefore, for the Scenic Corridor setback request, 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:** No neighbors have written in with objections or concerns regarding the livability or appearance of the proposed home. Based on these considerations and the issues discussed under findings for criterion A, above, incorporated here by reference, 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:** Five adjustments are requested. The overall purpose of the R7 zone is to preserve land for housing, and to provide housing opportunities in a way that preserves and enhances the livability of Portland's residential areas. The Adjustments requested here will provide for the development of a new home on a vacant site, in keeping with the established surrounding neighborhood character, as well as with the overall purpose of providing single-family housing. This criterion is met.

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

**Findings:** As discussed above under findings for criterion A, the character of the scenic corridor along SW Fairmount is preserved by the significant distance between the home and the adjacent roadway, by the steeply-sloping, wooded character of the site and surrounding lots, by preserving and planting trees on-site as required by other development standards, and by the relatively narrow width and small footprint of the home in comparison to others nearby. Historic resources are designated by a large dot, and by historic and conservation districts. There are no such resources present on the site. The scenic-related aspect of this criterion is met, and the historic aspect does not apply.

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

**Findings:** With approval granted based on the submitted plans, there are no discernible impacts that result from granting the requested adjustments. 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. These regulations include those for on-site tree planting and preservation,

## CONCLUSIONS

The applicant has proposed a new home on a relatively narrow, steeply-sloping site along the SW Fairmount Boulevard Scenic Corridor. The simple, modern design of the home and entry bridge are in keeping with the character of nearby homes, but with a relatively small footprint for the area. Existing trees are being retained on-site, and new trees will be planted. The five

requested Adjustments allow a house that is in character with the surroundings, and the green, scenic character along SW Fairmount Boulevard will be retained. Because the relevant criteria have been met, the request must be approved.

### ADMINISTRATIVE DECISION

**Approval of an Adjustment** to reduce the front building setback from 15'-0" to 5'-0" for the main wall, and from 15'-0" to 3'-0" for the projecting porch cover element (33.110.220.B).

**Approval of an Adjustment** to reduce the garage entrance setback from 18'-0" to 5'-0" (33.110.220.B).

**Approval of an Adjustment** to increase the maximum height from 23'-0" to 26'-6" above the average grade of the street (33.110.220.B).

**Approval of an Adjustment** to increase the maximum front yard paving for vehicle areas from 40% to 55.2% of the area between the front lot line and the front building line (33.266.120.C.3.a).

**Approval of an Adjustment** to reduce the minimum street setback along the SW Fairmount Scenic Corridor from 20'-0" to 5'-0" for the main wall, and from 20'-0" to 3'-0" for the projecting porch cover element (33.480.040.B.2.b).

The above approvals for the new house at 3258 SW Fairmount Boulevard are granted based on the approved site plan and drawings, Exhibits C.1 through C.7, all signed and dated June 10, 2015, 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.7. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-138221 AD."

**Staff Planner: Mark Walhood**

**Decision rendered by:** MARK WALHOOD **on June 10, 2015.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: June 12, 2015.**

**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 March 23, 2015, and was determined to be complete on **April 24, 2015.**

*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 March 23, 2015.

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. Unless further extended by the applicant, **the 120 days will expire on August 21, 2015.**

**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 26, 2015** 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 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 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 29, 2015.**
- 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.

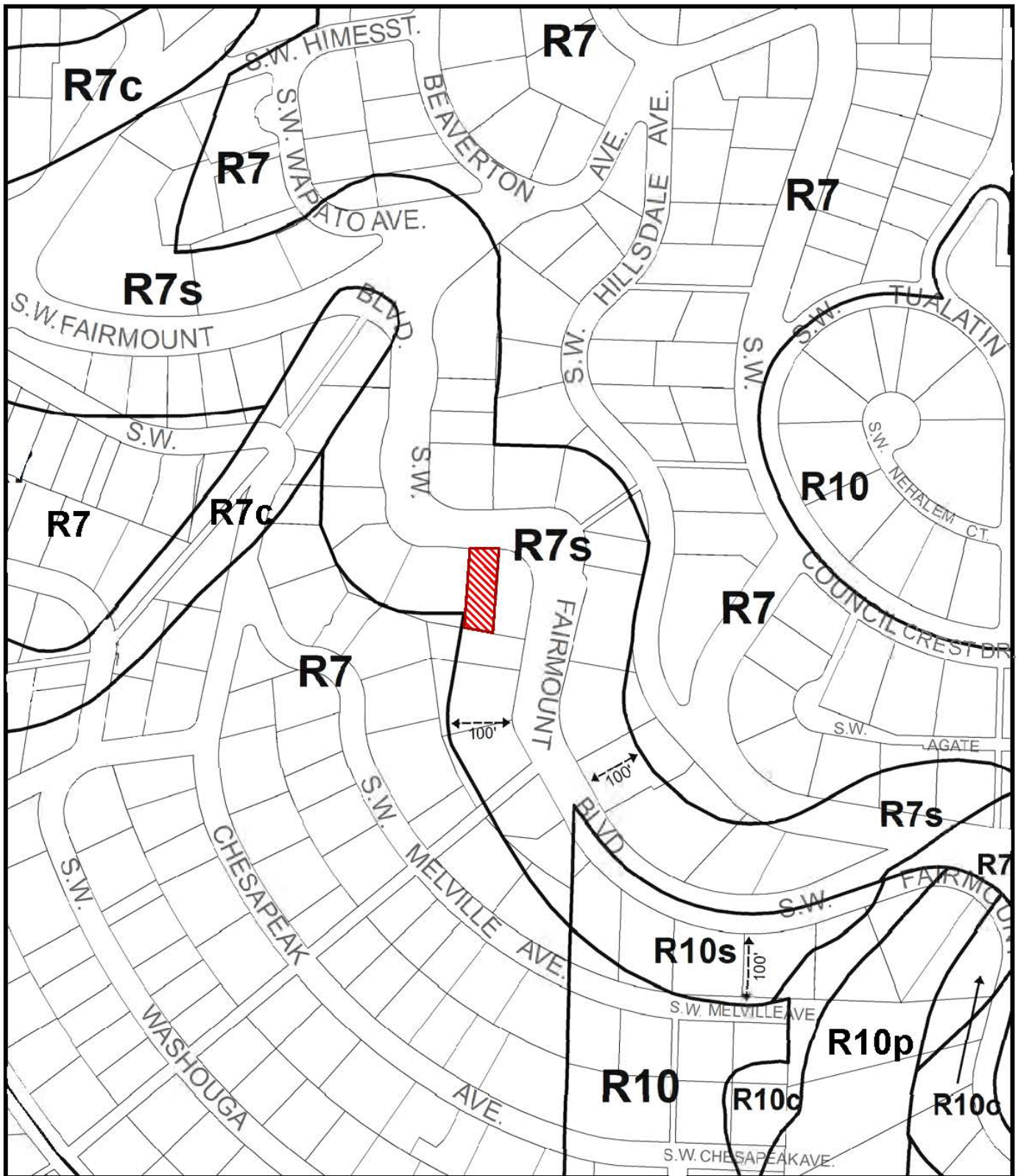
#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
  1. Original narrative
  2. Site photos submitted by applicant
  3. Supplemental narrative on criteria, rec'd. 3/24/15
  4. E-mail response to question about trees from staff, rec'd. 6/4/15
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan (attached)
  2. North and West Elevations (attached)
  3. East and South Elevations (attached)
  4. Large/Scalable Site Plan
  5. Large/Scalable North and West Elevations
  6. Large/Scalable East and South Elevations
  7. Large/Scalable Floor Plans
- D. Notification information:
  1. Mailing list
  2. Mailed notice
- E. Agency Responses:
  1. Bureau of Environmental Services
  2. Development Review Section of Portland Transportation
  3. Water Bureau
  4. Site Development Section of the Bureau of Development Services

- 5. Life Safety Section of the Bureau of Development Services
- 6. Fire Bureau
- F. Correspondence (*none received at time of decision mailing*)
- G. Other:
  - 1. Original LU Application Form and receipt
  - 2. Incomplete letter from staff to applicant, sent 4/22/15
  - 3. Permit checksheet report, permit 15-132162 RS, no date
  - 4. Decision from LU 07-142081 AD

**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



NORTH

File No. LU 15-138221 AD  
 1/4 Section 3426  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E08DD 1201  
 Exhibit B (Mar 25, 2015)

City of Portland - Bureau of Development Services

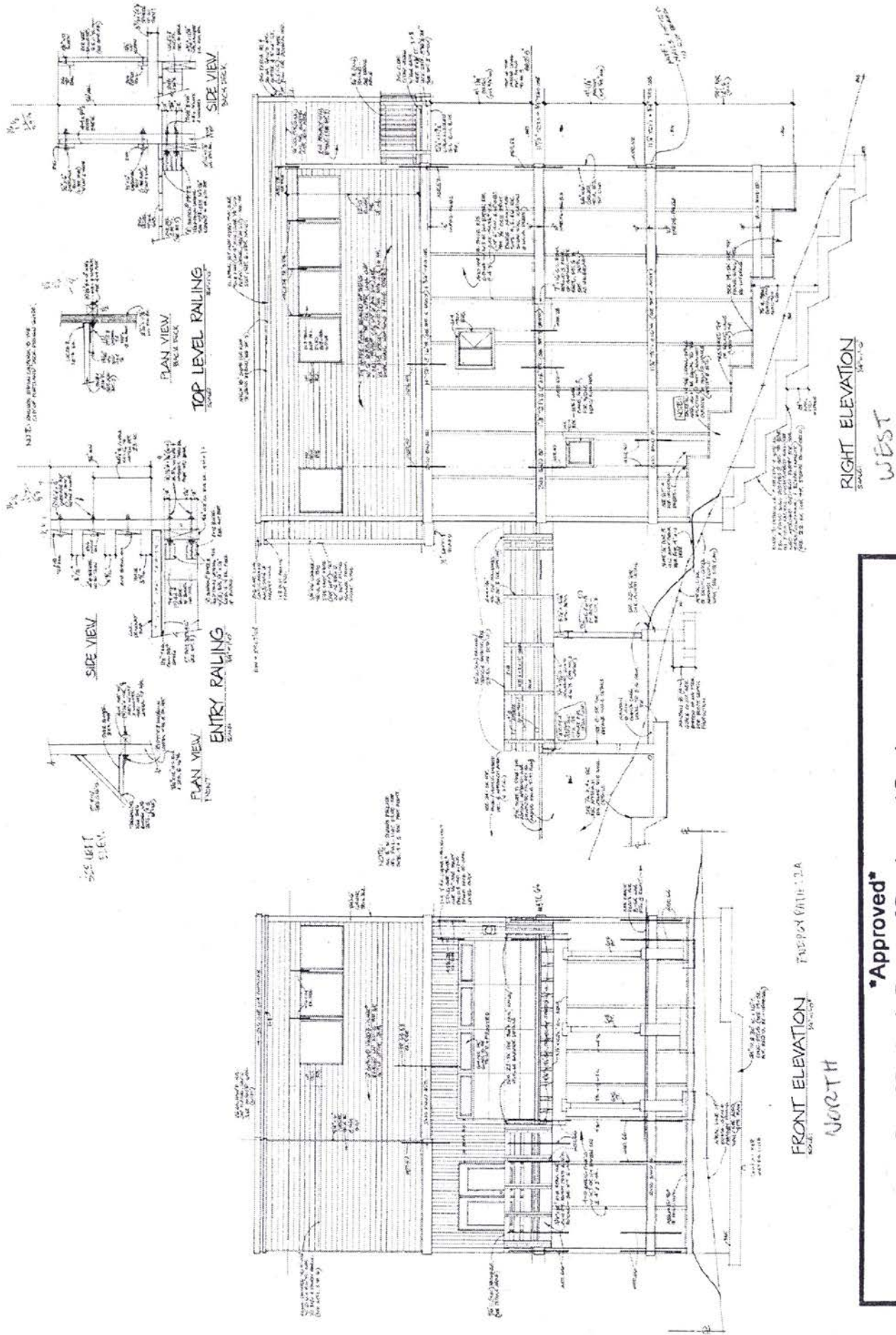
Planner MARK WATSON  
Date JUNE 10 2015

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

W 15-138221 AD

Exhibit C.1





\*Approved\*

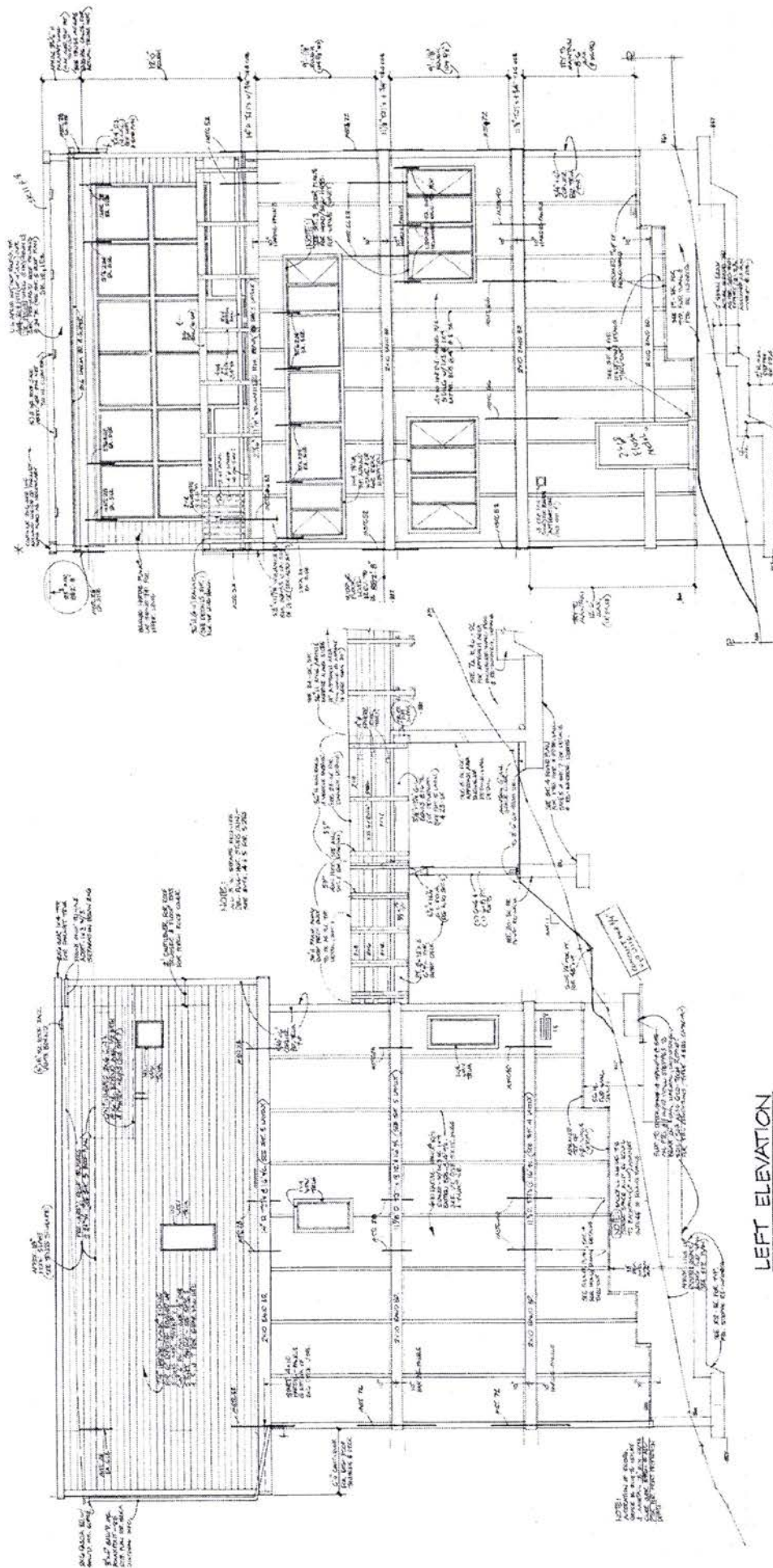
City of Portland - Bureau of Development Services

Planner MARK WATKINS Date JUNE 10, 2005

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

LU 15-138221 AD

Exhibit C-2



REAR ELEVATION  
SOUTH

LEFT ELEVATION  
EAST

\*Approved\*

City of Portland - Bureau of Development Services

Planner MARK WATKINS Date JUNE 10, 2015

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

W 15-138221 AD

Exhibit C.3