



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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Date: April 7, 2016
To: Interested Person
From: Jeff Mitchem, Land Use Services
503-823-7011 / Jeffrey.Mitchem@portlandoregon.gov

NOTICE OF A TYPE Ix 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 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 16-115874 HR **CANOPY DEPTH REDUCTION PER FIRE BUREAU REQUIREMENT**

GENERAL INFORMATION

Applicant/Representative: Jim Brunke
Inner City Properties Inc
906 NW 23rd Ave
Portland OR 97210-3006

Site Address: 1306 NW HOYT ST

Legal Description: BLOCK 88 LOT 5&8, COUCHS ADD
Tax Account No.: R180208030
State ID No.: 1N1E33AD 04300
Quarter Section: 2928
Neighborhood: Pearl District, contact Kate Washington at planning@pearldistrict.org.
Business District: Pearl District Business Association, contact Tracy Morgan at 503-227-8519.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - River District
Zoning: EXd, Central Employment with a Design Overlay
Case Type: HR, Historic Resource Review
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

Reduction of existing loading dock awning depth from 6' to 3'-6" pursuant to Fire Bureau requirement. The existing configuration potentially interferes with the Fire Bureau's ladder placement between NW 13th Ave and the existing fire escape.

Historic Resource Review is required because the proposal is for exterior alterations in the NW 13th Ave Historic District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- Central City Fundamental Design Guidelines
- NW 13th Ave Historic District Design Guidelines

ANALYSIS

Site and Vicinity:

The site is a 10,000 square-foot property on the southwest corner of NW Hoyt St and 13th Ave. NW Glisan St forms the southern edge of the block, and NW 14th Ave lies to the west. The four-story-plus-basement wood-framed masonry building was constructed in 1907 and occupies a 100-foot by 100-foot parcel. The site lies within the Central City Plan District, the NW 13th Avenue Historic District, and the Northwest Triangle Pedestrian District. A mixture of converted warehouses, high-rise condominium buildings, restaurants, galleries, and shops characterize the neighborhood. The Portland Streetcar runs along NW 11th Ave two blocks from the site, and NW Glisan St has regular bus service. NW 13th Ave, NW Hoyt St and NW Glisan St are designated Enhanced Pedestrian Streets, and NW 14th Ave, which runs one-way north, is classified as a Community Corridor. NW Hoyt St and NW 13th Ave are designated local service bikeways by the City of Portland Transportation System Plan, and NW 14th Ave and NW Glisan St are classified as City Bikeways. NW 14th Ave is further classified as a Major City Traffic Street, and NW Glisan St as a Transit Access St.

The historic Gadsby Building was built as a warehouse/furniture manufacturing facility by the Gadsby family, and is a contributing structure to the NW 13th Avenue Historic District. The building is oriented to the north, facing NW Hoyt Street. Both the NW Hoyt St and NW 13th Ave facades incorporate a simple pattern of square proportioned window openings, with window bays divided by brick columns with corbelled tops. Fenestration includes pairs of four-over-one wood sash windows within brick arched openings. The east façade facing NW 13th Ave includes three glazed entrances at the ground floor, which are accessed by the wooden loading dock. The focus of this proposal is an existing canopy over the southerly most retail entrance.

Zoning:

The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The design (d) overlay zone promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to design review.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks. The regulations that pertain to these properties protect certain historic resources in the region and preserve significant parts of the region's heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

Land Use History: City records indicate four prior land use reviews:

CU 052-84: Approval of a conditional use to use the basement of the building for off-street parking.

DZ 31-84: Approval to convert the warehouse to lofts.

LU 92-00308 DZ/HL (92-009427): Approval of storefront remodel, including new entry doors.

LU 06-150463 HDZ: Approval of new guardrail on the loading dock fronting NW 13th Ave.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **March 1, 2016**. The Fire Bureau responded indicating that a reduction in canopy depth of 2’-6” would be necessary to meet Fire Bureau access requirements. *See Exhibit E.1 for additional information.*

The Life-Safety Plans Examiner of BDS responded with the following comment, “A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances.” *See Exhibit E.2 for additional information.*

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **March 1, 2016**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

Purpose of Historic Design Review

Historic Design Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Design Review Approval Criteria

Requests for historic design review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the NW 13th Avenue Historic District. Therefore the proposal requires historic design review approval. The relevant approval criteria are the Historic NW 13th Avenue District Design Guidelines and the Central City Fundamental Design Guidelines.

Historic NW 13th Avenue District Design Guidelines and Central City Fundamental Design Guidelines

The NW 13th Avenue Historic District has been designated as a Portland Historic District and has also been listed on the National Register of Historic Places, in recognition of its unique architectural and historical qualities. It contains an outstanding ensemble of late 19th- and early 20th-century loft warehouse structures. These structures display a remarkable uniformity of design, materials, and special features. The essential character of the District lies in this architectural coherence and uniformity, and in the street itself. Northwest 13th Avenue is the spine of the District. The District remains as a primary expression of the City’s historical development as a center of commerce and distribution.

Because of its Historic District status, properties within the NW 13th Avenue Historic District are subject to review by the Portland Historical Landmarks Commission of any new construction or exterior remodeling. Each Historic District has design guidelines which the Commission uses in its review of projects. The purpose of these guidelines is to encourage rehabilitation and new construction which respect and enhance the historical character of the district. The guidelines are not intended to be inflexible; rather, they seek to guide development and rehabilitation in a manner compatible with the District character.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland’s character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their

relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

Guidelines for Exterior Remodeling: Historic NW 13th Avenue District

1. **Visual Integrity of Structure.** The vertical lines of columns and piers, and the horizontal definition of spandrels and cornices, and other primary structural elements should be maintained. Such structural lines should be restored if previous alterations have substantially changed them.
2. **Scale and Proportion.** The scale and proportion of altered or added building elements, and the relationship of voids to solids (that is, the relationship of doors and windows to walls and column elements) should be visually compatible with the traditional architectural character of the historic district. Avoid blank walls on street elevations, especially on ground floors, unless there is a historic precedent for the blank wall.

Findings for 1 and 2: The reduction in canopy depth by 2.5' (from 6' to 3.5') will not detract from the historic architecture of the Gadsby Building. Though the original loading dock canopy spanned the building's entire 100' of frontage (structural supports are still affixed to the building's exterior), the only remaining remnant occupies a little over a single structural bay (spanning a distance of approximately 18'). The un-permitted reduction in canopy width was poorly executed (cut at locations between pilasters) leaving it to appear awkwardly unfinished and hybridized between a loading dock canopy and an entry canopy.

The reduced depth of the canopy would reinforce its appearance as entry-oriented while allowing greater visual access to the façade exposing more of the building's character defining elements – the arched entry and structural brick pilasters. The reduced scale and proportion of the canopy will therefore be more visually compatible with the architectural character of the building and more typical of similar entry-oriented canopies in the district. *These guidelines are therefore met.*

3. **Exterior Building Materials.** Most of the buildings within the NW 13th Avenue Historic District were constructed of bearing wall brick masonry (left exposed or covered with plaster), or stone. This feature gives the area much of its textural surface

character. Surfaces should be treated, repaired, and maintained in a manner which respects this character.

4. **Loading Docks, Overhead Doors, and Canopies.** Many of the buildings along NW 13th Avenue have concrete or wood loading docks projecting into the street, with canopies above and roll-up doors adjacent to the loading space. These features are among the most distinctive features in the District, and should be retained even where loading operations have been discontinued. New docks are also encouraged, to a maximum projection of 11 feet.

Findings: The materials of the existing canopy (wood frame and supports, and corrugated metal canopy roof) will remain. Its spare and functionalist design will still provide weather protection for patrons and remain supportive of the historic warehouse aesthetics of the district. Wood and metal are historically compatible materials, and the use of black painted structural elements will keep the canopy visually integrated with the historic building.

By altering the existing canopy to meet Fire Bureau standards without degrading the historic architectural qualities of the site, the historic architecture of both the building and the district is reinforced. *This guideline is therefore met.*

5. **Color.** As has been noted, all of the buildings in the NW 13th Avenue Historic District are masonry clad. Most of these structures have never been painted (except for decorative details and wood systems); but several of the buildings were painted, either originally or at a later date.

Painting of masonry, which has never been painted, is discouraged. Removal of paint to reveal originally exposed surfaces is encouraged. Paint removal should be done as gently as possible, i.e., **not by sandblasting**.

When repainting surfaces which were traditionally painted (window systems or some decorative masonry details), effort should be made to determine the original color by scraping a chip from the existing surface. If the original color cannot be determined, or a new color is desired, the new color should be compatible with the rest of the building facade.

Findings: The canopy supports and corrugated sheet metal will be painted with flat black paint, which is consistent with other loading dock elements (guardrails, table and seating), and other architectural elements in the NW 13th Avenue Historic District. Furthermore, the use of painted metal is historically compatible with early twentieth century building materials. *This guideline is therefore met.*

Central City Fundamental Design Guidelines

- A2. **Emphasize Portland Themes.** When provided, integrate Portland-related themes with the development's overall design concept.
- A4. **Use Unifying Elements.** Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.
- A5. **Enhance, Embellish, and Identify Areas.** Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.
- C4. **Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.

Findings for A2, A4, A5, and C4: The altered canopy continues the theme of loading docks being rehabilitated and reused on NW 13th Avenue. The incrementally altered appearance of the loading dock retains the connection between the Gadsby Building and others on the street, such as the Maddox Building located diagonally across Hoyt Street and incorporating the same type of

wood and corrugated metal canopy elements. The improved safety and retained appearance of the loading dock strengthens the building's contribution to the distinct character of the district. *These guidelines are therefore met.*

- A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

Findings: The altered canopy will help restore the life-safety functionality of the Gadsby Building's loading dock. The upgrade will help ensure the long-term viability of the loading dock and safety for building inhabitants, affirming the building's continued reuse in a safe and attractive manner. *This guideline is therefore met.*

- A8. Contribute to a Vibrant Streetscape.** Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.
- B1. Reinforce and Enhance the Pedestrian System.** Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.
- B2. Protect the Pedestrian.** Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.
- B3. Bridge Pedestrian Obstacles.** Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.
- B4. Provide Stopping and Viewing Places.** Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.
- C9. Develop Flexible Sidewalk-Level Spaces.** Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings for A8, B1, B2, B3, B4, and C9: The altered canopy contributes to a vibrant streetscape by helping make the loading dock a safe and visually pleasing means to access the building. At 3'-6" deep, the canopy will continue to reinforce the symbolic and physical connection to the loading dock, while providing a seamless connection between the building and the right-of-way. This entry remains a protected and safe space that takes advantage of views up and down the historic street. The reduced canopy maintains the loading dock's role as an integral part of the pedestrian system along NW 13th Avenue, by maintaining the safety of the loading dock and enabling it to serve as a comfortable stopping place for passersby. *These guidelines are therefore met.*

- B7. Integrate Barrier-Free Design.** Integrate access systems for all people with the building's overall design concept.

Findings: The altered canopy will remain connected to the original wall-mounted canopy structural system while increasing the safety of the loading dock by helping it meet current fire code standards. Even with reduced coverage, the canopy maintains the loading dock's accessibility at this location while preserving the original form of the historic feature. *This guideline is therefore met.*

- C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.

- C3. Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.
- C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for C2, C3, and C5: The altered canopy remains of durable, sturdy materials that promote the functionality and permanence of the Gadsby Building's loading dock. By reinforcing the usefulness and safety of this feature, the industrial character of the building and district are reinforced. The altered canopy is compatible to the building architecturally, as it respects the original character of the building while helping to serve its present day needs safely and attractively. The design of the altered canopy blends well with the architecture through re-use of materials. Furthermore, its functionalist design and black color integrate well with other building elements in the historic district, both new and old, ensuring a coherent composition along NW 13th Ave. *These guidelines are therefore met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The reduced canopy depth will maintain the original appearance of this feature while enhancing safety of the historic Gadsby Building. By supporting the continued use of this historic loading dock, the building's contribution to the historic industrial character of the NW 13th Avenue Historic District is strengthened. The proposal meets applicable Historic Design Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of the reduction of an existing loading dock awning depth from 6' to 3'-6" pursuant to Fire Bureau requirement, per the approved site plans, Exhibits C-1 through C-3, signed and dated April 5, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-115874 HR."

Staff Planner: Jeff Mitchem

Decision rendered by:  **on April 5, 2016.**

By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) April 7, 2016

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 3, 2016, and was determined to be complete on **February 25, 2016**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on February 3, 2016.

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 extended by the applicant, **the 120 days will expire on: June 24, 2016**.

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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further 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.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **April 7, 2016**.

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 503-823-7617.

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:

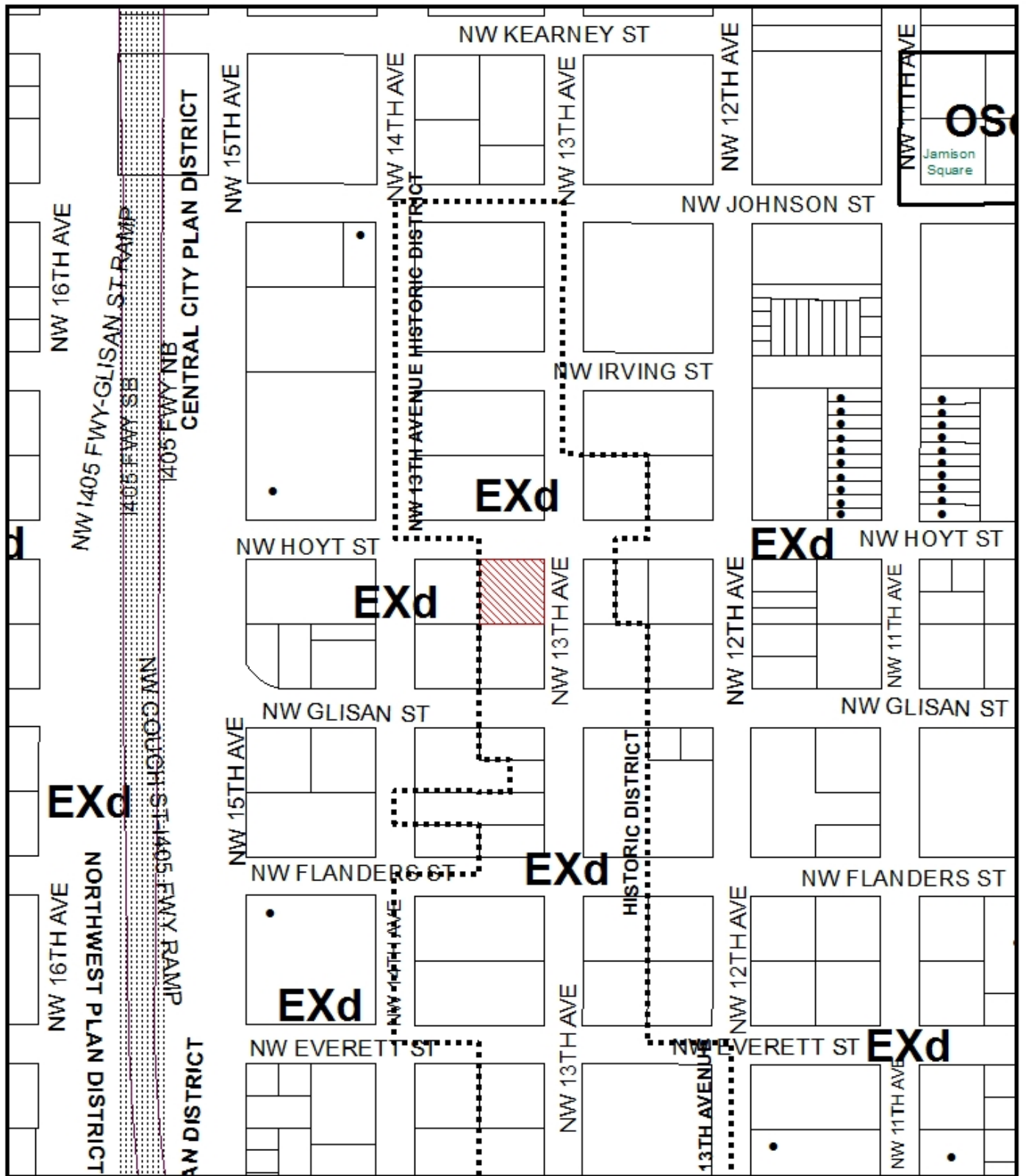
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan - Existing (attached)
 - 2. Site Plan - Proposed (attached)
 - 3. Detail (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Site Development Review Section of BDS
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



Site



Historic Landmark



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
13TH AVENUE HISTORIC DISTRICT

File No. LU 16-115874 HR

1/4 Section 2928

Scale 1 inch = 200 feet

State_Id 1N1E33AD 4300

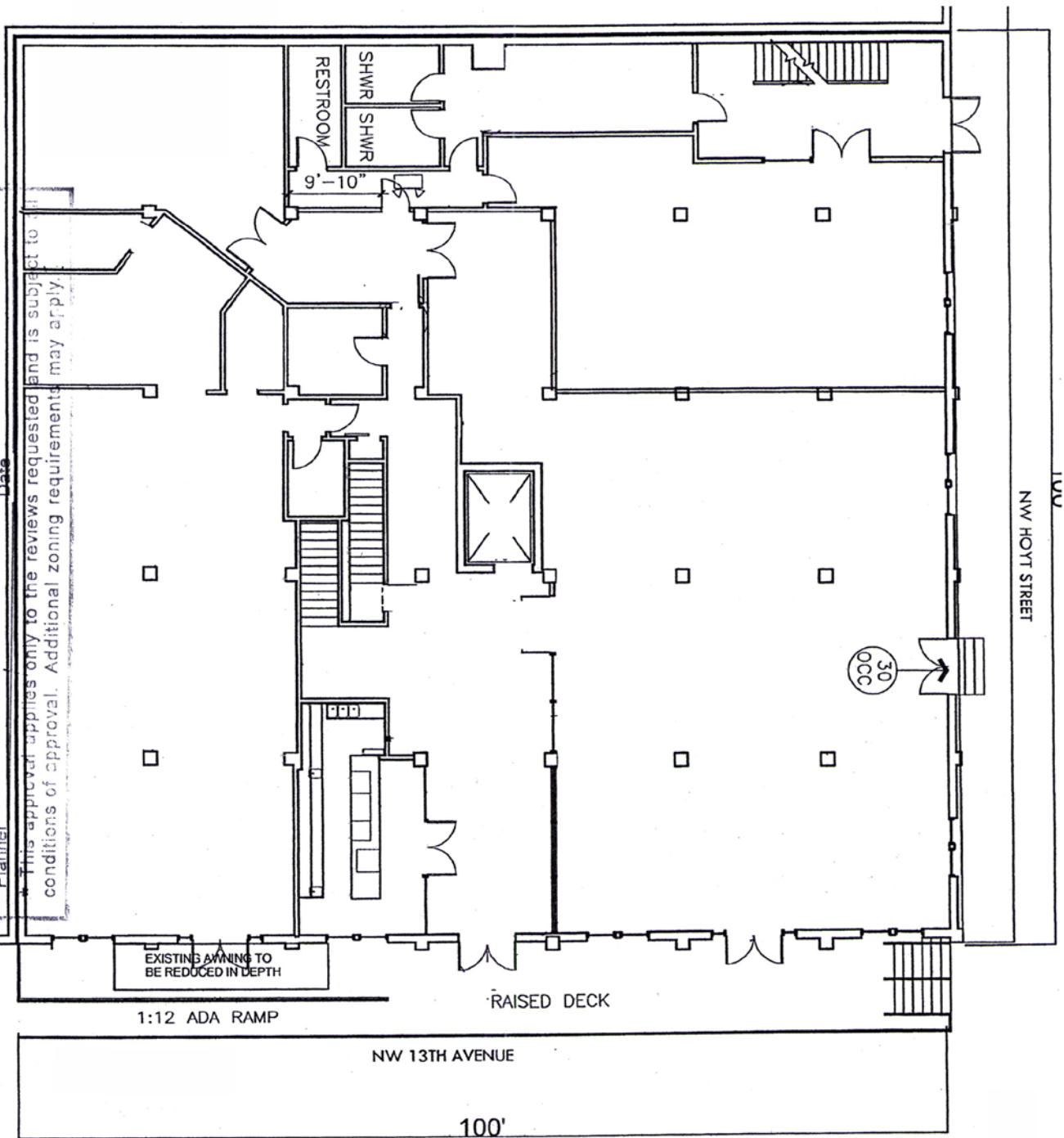
Exhibit B (Feb 08, 2016)



Planner _____ Date _____

Approved
City of Portland - Bureau of Development Services

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



GADSBY BUILDING 1306 NW HOYT SITE PLAN AND 1ST FLR PLAN

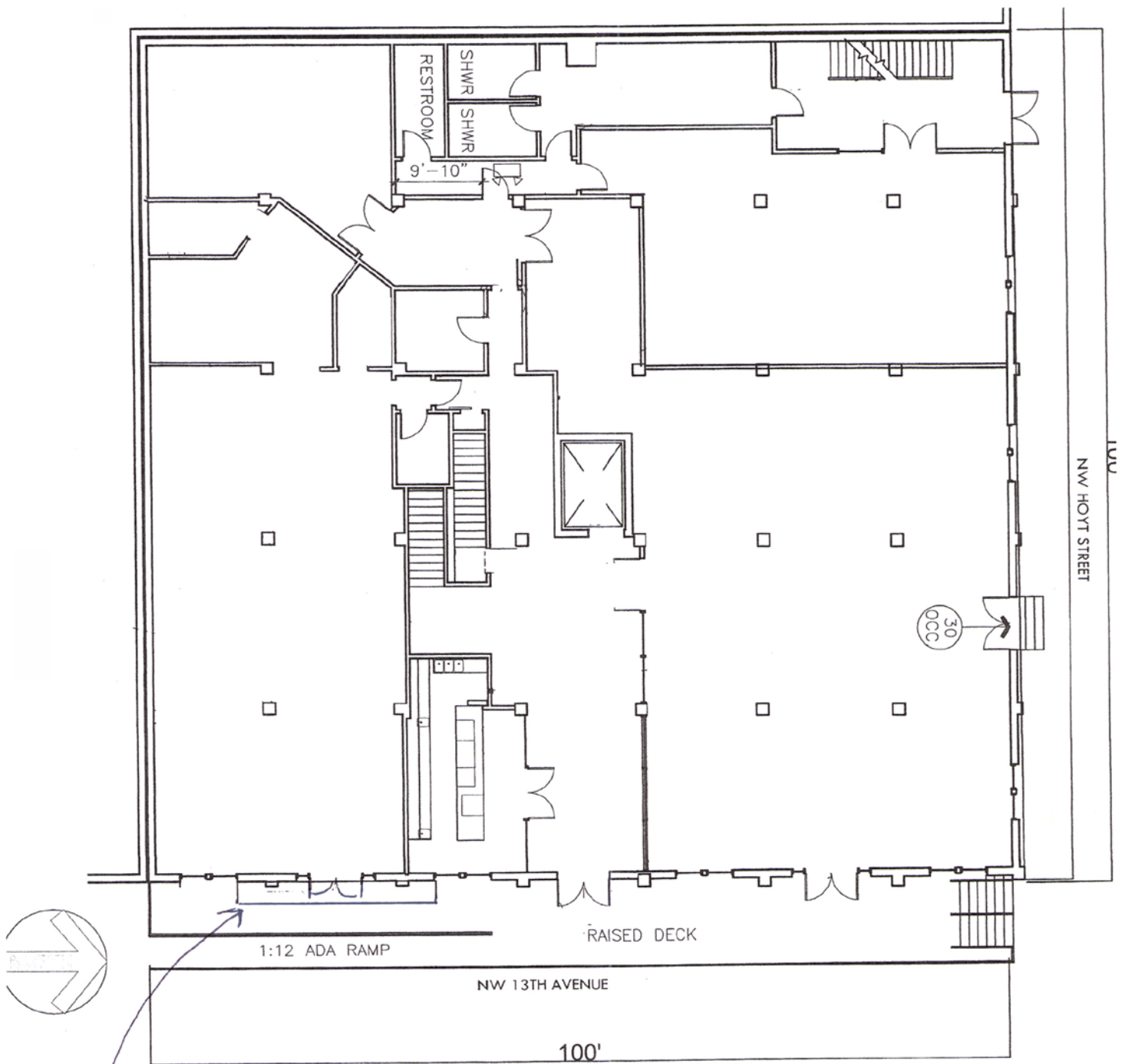
Approved
City of Portland - Bureau of Development Services **1" = 16'**

Planner [Signature] Date 4/2/16

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

LV16-115874 HR

EXH C.1



Existing Awning after
being reduced in depth

GADSBY BUILDING 1306 NW HOYT SITE PLAN AND 1ST FLR PLAN

Approved

City of Portland - Bureau of Development Services 11-16'

Planner

Date

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

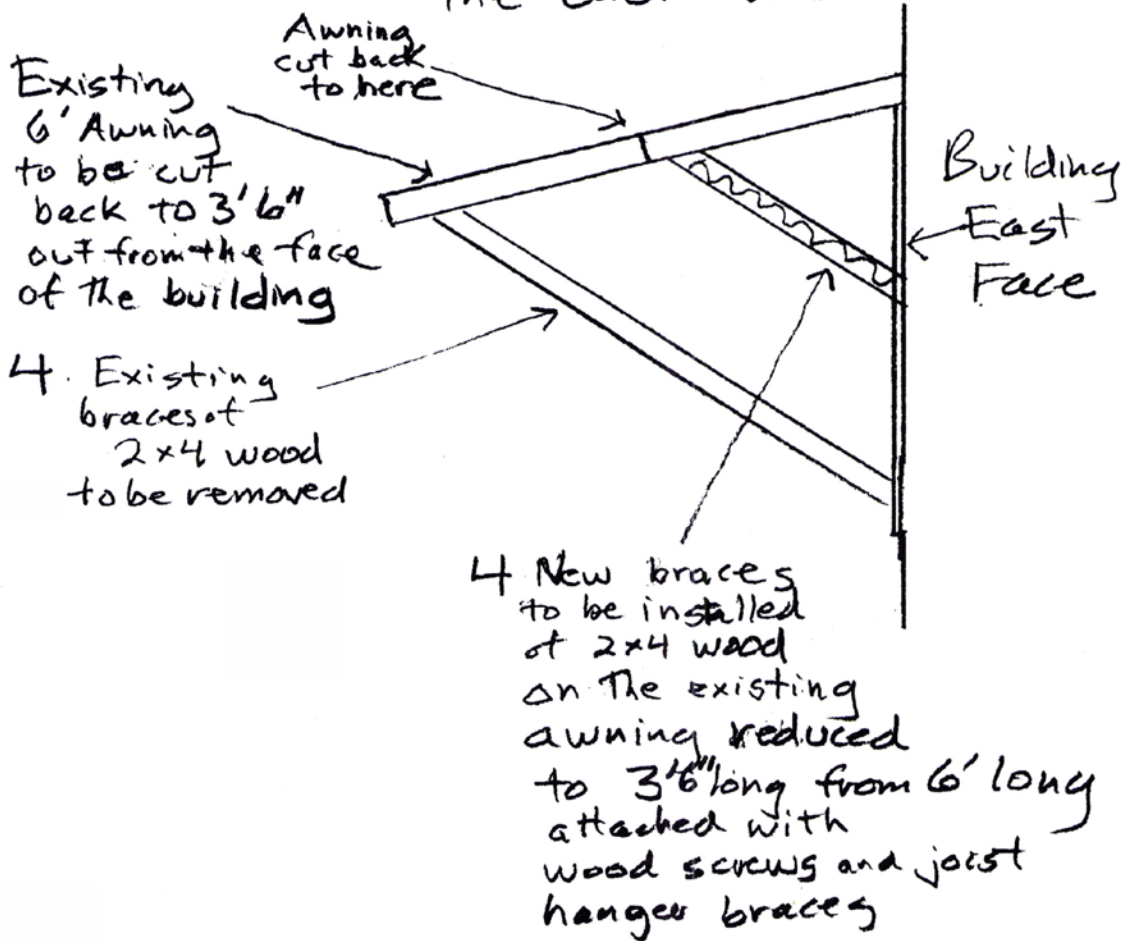
LU 16-115874HR

EXT
L.2

1306 NW Hoyt St.

4/1/16

Reducing the size of the awning on
the east side



Approved	
City of Portland - Bureau of Development Services	
Planner <u>[Signature]</u>	Date <u>4/5/16</u>
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.	

EXH
C.3