



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

Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** May 25, 2016  
**To:** Interested Person  
**From:** Megan Sita Walker, Land Use Services  
503-823-7294 / [MeganSita.Walker@portlandoregon.gov](mailto:MeganSita.Walker@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 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 16-118203 DZ – SECOND STORY EXPANSION & FAÇADE ALTERATIONS**

#### **GENERAL INFORMATION**

**Applicant:** Kevin Grant, Applicant  
C2K Architecture  
1645 NW Hoyt St  
Portland, OR 97209  
  
MFH 16th Street Garage LLC, Owner  
17900 NE San Rafael St  
Portland, OR 97230

**Site Address:** 1215-1225 SW 16TH AVE

**Legal Description:** BLOCK 1 N 5' OF LOT 1&2 S 45' OF LOT 6, DAVENPORT TR  
**Tax Account No.:** R198700030, R198700030  
**State ID No.:** 1S1E04AB 01900, 1S1E04AB 01900  
**Quarter Section:** 3128

**Neighborhood:** Goose Hollow, contact Jerry Powell at 503-222-7173.  
**Business District:** Goose Hollow Business Association, contact Angela Crawford at 503-223-6376.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - Goose Hollow

**Zoning:** CXd – Central Commercial with design overlay

**Case Type:** DZ – Design Review  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**

The applicant is seeking Design Review approval to renovate an existing commercial building at 1215 SW 16th Avenue into a single family residence. The applicant proposes exterior alterations to include the following:

- A 252 square foot addition to the second level of an existing building to accommodate a new (interior) stair landing to connect the main level to the second level living space.
- Replacement of all existing vinyl siding on the second level to be replaced with all wood siding of the same style (horizontal) and painted to match the existing metal siding. The existing metal siding on the east façade, fronting SW 16th Avenue, to remain.
- Installation of two vinyl windows and one fiberglass door on the west elevation of the proposed second level addition.
- Replacement of the existing steel sash windows on the main level of the west façade to be replaced with aluminum windows.

Design Review is required for all non-exempt exterior alterations within the “d” design overlay zone.

**Relevant Approval Criteria:**

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

- *Central City Fundamental Design Guidelines*
- *Goose Hollow District Design Guidelines*

**ANALYSIS**

**Site and Vicinity:** The site is flanked by a parking lot and an industrial-style building, and dead-ends at the rear entrance of Lincoln High School’s sports field. It is within the Goose Hollow Sub-district, which lies to the west of the downtown core of the Central City Plan area.

The District is envisioned as a predominantly urban residential, transit-oriented community located on the western edge of the Central City between Washington Park and Downtown Portland. When riding light rail through the West Hills tunnel to the Central City, it is the first neighborhood experienced before entering downtown Portland. The Urban Design Vision celebrates the sense of arrival from the west at Jefferson Street Station and Collins Circle, and from the north at Providence Park stadium and Fire Fighter’s Park. This is done by integrating the history of the community with its special natural and man-made characteristics.

**Zoning:** The Central Commercial (CX) zone is intended to provide for commercial development within Portland’s most urban and intense areas. A broad range of uses is allowed to reflect Portland’s role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together.

The Design (d) overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design overlay zone as part of community planning projects, development of design guidelines for each district, and by requiring design review.

**Land Use History:** City records indicate that prior land use reviews include the following:

- **LU 14-109154 DZ** Approval of a Type II Design Review to replace an existing storefront with an aluminum storefront system, including a new roll-up door, three light fixtures, a decorative steel rail, and signage, on a building in the Central City Plan District and Goose Hollow Sub-district.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **April 21, 2016**. The following Bureaus have responded with no issues or concerns:

- Water Bureau (Exhibit E-1)
- Bureau of Transportation (Exhibit E-2)
- Life Safety Division of BDS (Exhibit E-3)

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on April 21, 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 33.825 Design Review**

#### **Section 33.825.010 Purpose of Design Review**

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

#### **Section 33.825.055 Design Review Approval Criteria**

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design district guidelines.

**Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable guidelines are the Central City Fundamental Design Guidelines and the Goose Hollow District Design Guidelines.

#### Goose Hollow District Design Guidelines and Central City Fundamental Design Guidelines

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.

#### Goose Hollow District Design Goals

The Goose Hollow District Design Goals are specific to the Goose Hollow District. These urban design goals and objectives are to:

- Enhance mixed-use, transit-oriented development around the light rail stations to make it a pedestrian-friendly station community.
- Provide open spaces to accommodate active public life.
- Strengthen connections to adjacent neighborhoods through light rail, bike and pedestrian access and assure a safe and pleasant bike/pedestrian environment.
- Preserve and enhance the community's history and architectural character.

#### 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 addressed only those applicable to this proposal.*

#### **A6. Reuse/Rehabilitate/Restore Buildings**

Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

**Findings for A6:** The proposal includes alterations to non-street facing facades of an existing building, built in 1927. The majority of work proposed will be to an existing 2<sup>nd</sup> story volume with minimal ground level work proposed at the rear of the property. The 252 square foot addition to the existing second story volume maintains the scale and character of the street, while allowing for changes to accommodate a residential use. *This guideline is therefore met.*

**C1. Enhance View Opportunities.** Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

**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.

**C4. Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.

**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.

**C11. Integrate Roofs and Use Rooftops.** Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

**Findings for C1, C2, C3, C4, C5, and C11:** As stated above, the applicant is proposing to renovate an existing building into a single family residence. While the alterations are intended to allow for a residential use, which is called out in the district specific guideline as something that should be encouraged. The proposed exterior alterations are as follows:

- A 252 square foot addition to an existing 2<sup>nd</sup> story volume to accommodate a new (interior) stair landing that will connect the main level to the second level living space.
- Replacement of all existing vinyl siding on the second level to be replaced with all wood siding of the same style (horizontal) and painted to match the existing metal siding to remain on the front façade along SW 16<sup>th</sup> Avenue.
- Installation of two vinyl windows to match existing and one fiberglass door on the west elevation of the proposed second level addition.
- Replacement of the existing steel sash windows on the west façade with aluminum windows to be installed in the original window openings. The proposed replacement windows are on the main level, approximately 12 feet up from the grade of the parking lot to the west of the property. The aluminum windows will be installed in the same opening and will maintain the same grid proportions.

The EFCO Model 590 Thermal Fixed Steel replication windows mimic the damaged steel framed windows to be replaced in terms of proportion while allowing for a dual glazed fully insulated system. The 252 addition proposed at the 2<sup>nd</sup> story is integrated into the existing volume and will not impact Central City views. The proposed alterations respect the architectural integrity of the building, maintain the coherency, and propose the use of quality materials. *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 proposed alterations to an existing building in the Goose Hollow Sub district of the Central City Plan District, meet the applicable approval criteria and therefore warrant approval.

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable approval criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

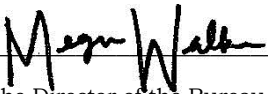
Approval of exterior alterations to an existing commercial building in Goose Hollow, to include:

- An addition to the second level of an existing building to accommodate a new (interior) stair landing to connect the main level to the second level living space.
- Replacement of all existing vinyl siding on the second level to be replaced with all wood siding of the same style.
- Installation of two vinyl windows and one all wood door on the west elevation of the proposed second level addition.
- Replacement of the existing steel sash windows on the main level of the west façade to be replaced with aluminum windows.

Approved per Exhibits C-1 through C-10, signed and dated May 23, 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.10. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-118203 DZ. No field changes allowed."

**Staff Planner: Megan Sita Walker**

**Decision rendered by:**  **on May 23, 2016**

By authority of the Director of the Bureau of Development Services

**Decision mailed: May 25, 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 8, 2016, and was determined to be complete on March 11, 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 8, 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 further extended by the applicant, **the 120 days will expire on: July 9, 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.

**Appealing this decision.** This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on June 8, 2016** 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 Design Commission 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 Design Commission 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 9, 2016**.
- 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.

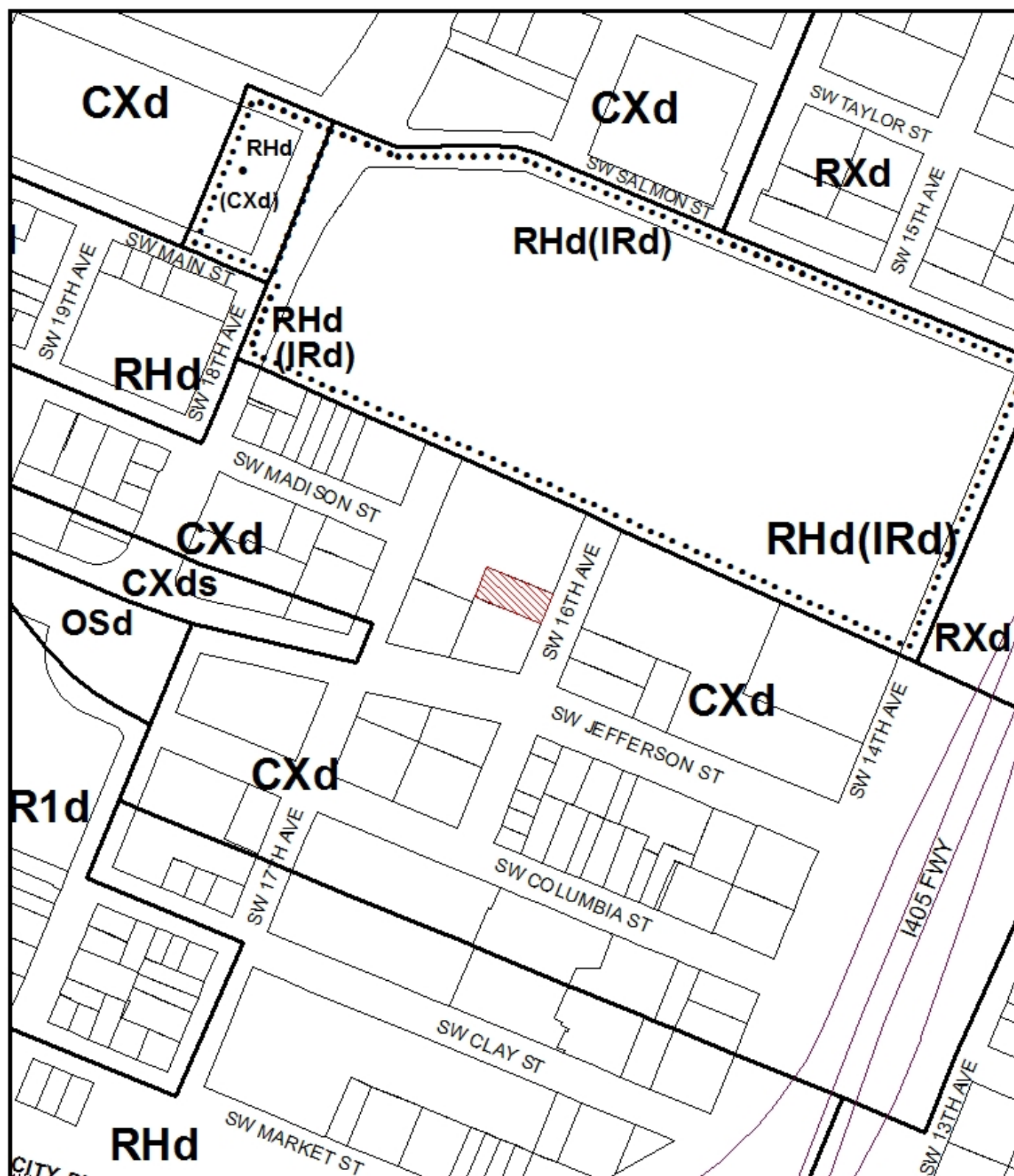
**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Project Description
  - 2. Original Drawing Set (02/8/16) – Not Approved/ For Reference Only
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Proposed Main Level Floor Plan (attached)
  - 3. Proposed Second Level Floor Plan (attached)
  - 4. Lower Level Floor Plan
  - 5. Proposed Elevations (attached)
  - 6. Sections
  - 7. Exterior Details
  - 8. Exterior Details & Specifications
  - 9. Proposed West Elevation & Visualizations – updated 5/6/2016 (attached)
  - 10. Cedar Siding Specifications
  - 11. Window Specifications (For 2<sup>nd</sup> Story Addition)
  - 12. Fiberglass Door Specifications
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Water Bureau
  - 2. Bureau of Transportation
  - 3. Life Safety Division of BDS
- F. Correspondence: none
- G. Other:
  - 1. Original LU Application
  - 2. Incomplete Letter from Staff to Applicant, Sent February 23, 2016

**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

This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
GOOSE HOLLOW SUBDISTRICT



NORTH



Site



Historic Landmark

File No. LU 16-118203 DZ

1/4 Section 3128

Scale 1 inch = 200 feet

State Id 1S1E04AB 1900

Exhibit B (Feb 11, 2016)



1665 RD OF STAFF  
FEDERAL OFFICE  
508 444 7206

MILLER  
RESIDENCE

MILLER FAMILY HOLDINGS  
1215 SW 16TH AVE.  
PORTLAND, OR 97205

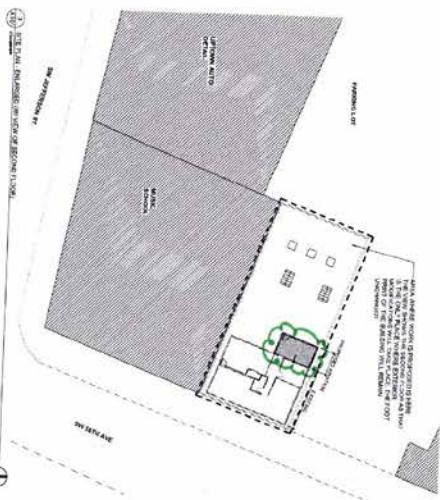
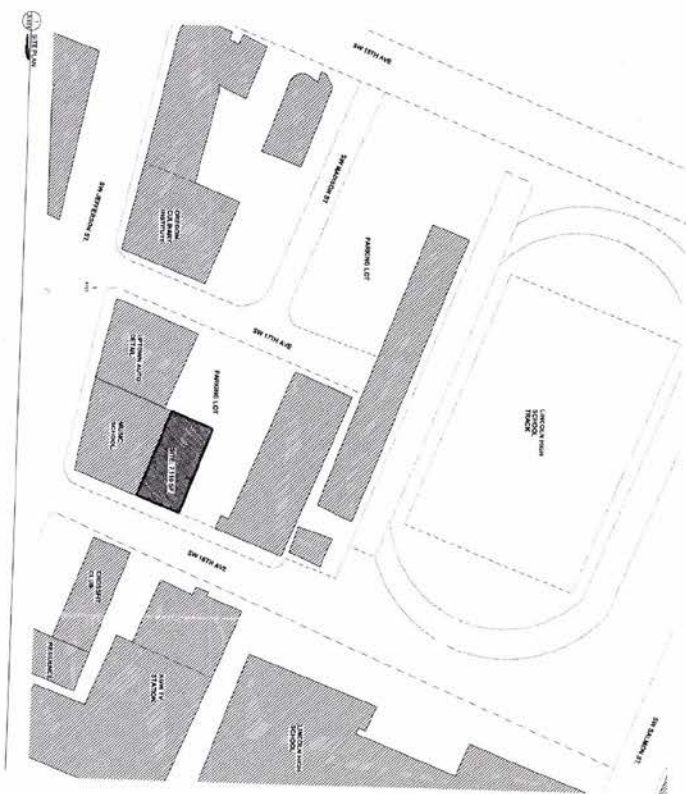
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SITE PLAN

# A101

Ex 4 c-1

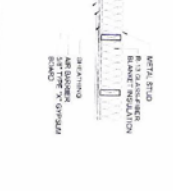
## TYPE II LAND USE REVIEW

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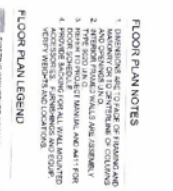
\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner *[Signature]*  
Date *05.23.16*

\* This approval applies only to the  
revisions requested and is subject to all  
conditions of approval.

*Additional approvals from other bureaus may apply*



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

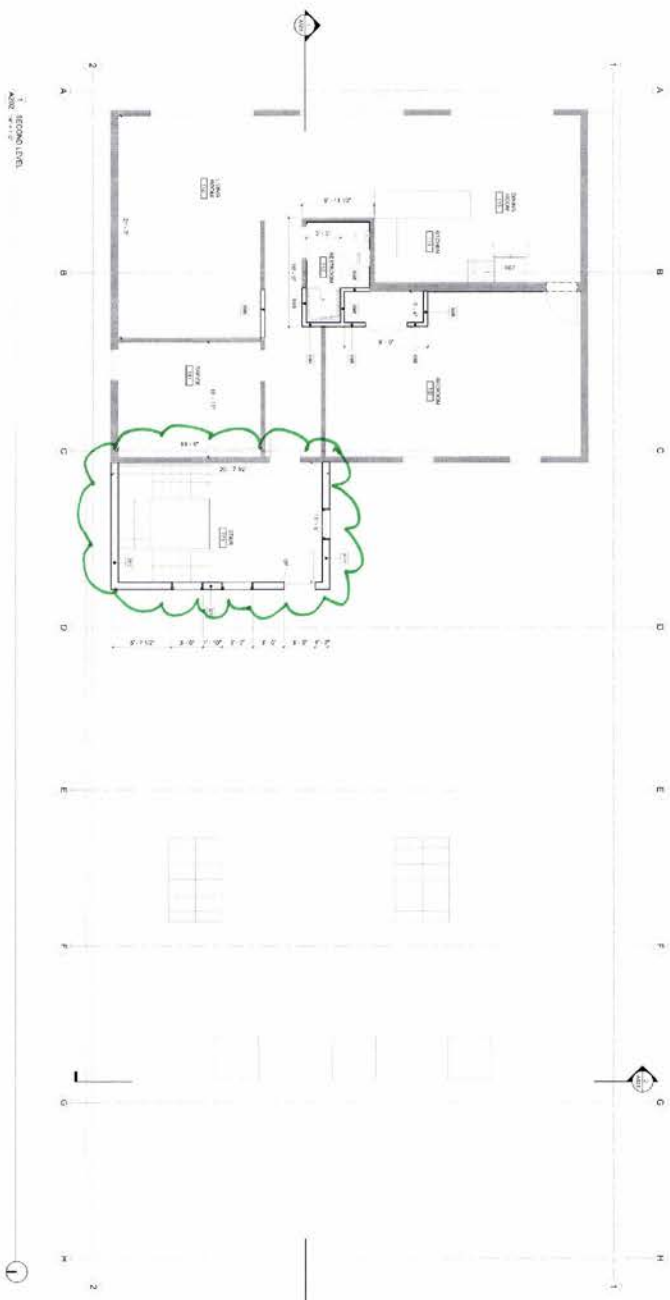


## TYPE II LAND USE REVIEW

FLOOR PLAN - MAIN LEVEL



**ARCHITECTURE inc**  
1245 HOYT STREET  
PORTLAND OREGON 97212  
503 666 2200



SECOND FLOOR

**FLOOR PLAN LEGEND**

1. EXISTING STRUCTURES - WALLS

**FLOOR PLAN NOTES**

1. DIMENSIONS ARE TO FACE OF FINISHING AND FINISHING SHALL BE TO FACE OF FINISHING.
2. ALL DIMENSIONS SHALL BE TO FACE OF FINISHING.
3. ALL DIMENSIONS SHALL BE TO FACE OF FINISHING.
4. ALL DIMENSIONS SHALL BE TO FACE OF FINISHING.
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9. ALL DIMENSIONS SHALL BE TO FACE OF FINISHING.
10. ALL DIMENSIONS SHALL BE TO FACE OF FINISHING.

**\*Approved\***  
City of Portland  
Bureau of Development Services  
Planner *[Signature]*  
Date *05.25.16*  
\* This approval applies only to the revision requested and is subject to all conditions of approval.  
\* Applicant's Building Department may act.

EXH C-3  
16-118203-02

**TYPE II LAND USE REVIEW**

FLOOR PLAN - SECOND FLOOR  
A202

**MILLER PARK RESIDENCE**  
1215 SW 16TH AVE  
PORTLAND, OR 97205

1000 SW 10TH AVE, SUITE 200  
PORTLAND, OR 97205  
503.844.2200





MILLER  
RESIDENCE

MILLER PAUL YOUNG  
1315 SW 15TH AVE  
PORTLAND, OR 97205

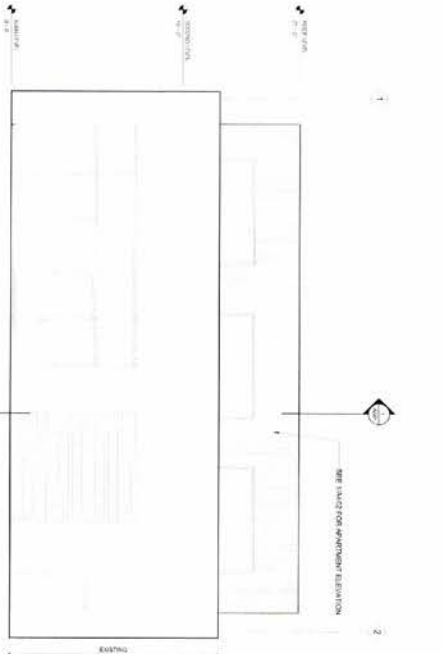
DATE: 06.23.16  
BY: [Signature]  
FOR: [Signature]  
PROJECT: [Signature]

EXTERIOR ELEVATIONS

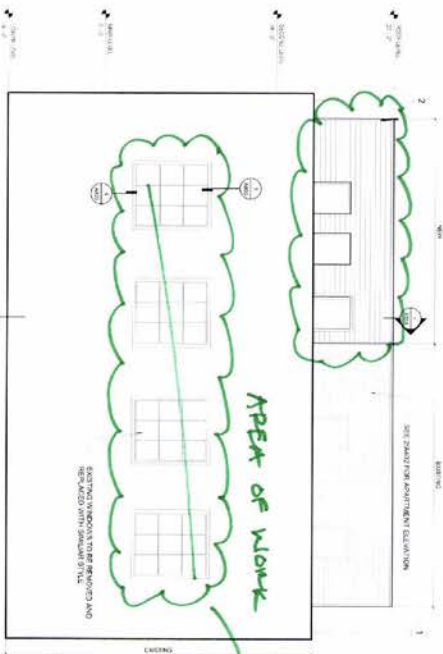
A401

TYPE II LAND USE REVIEW

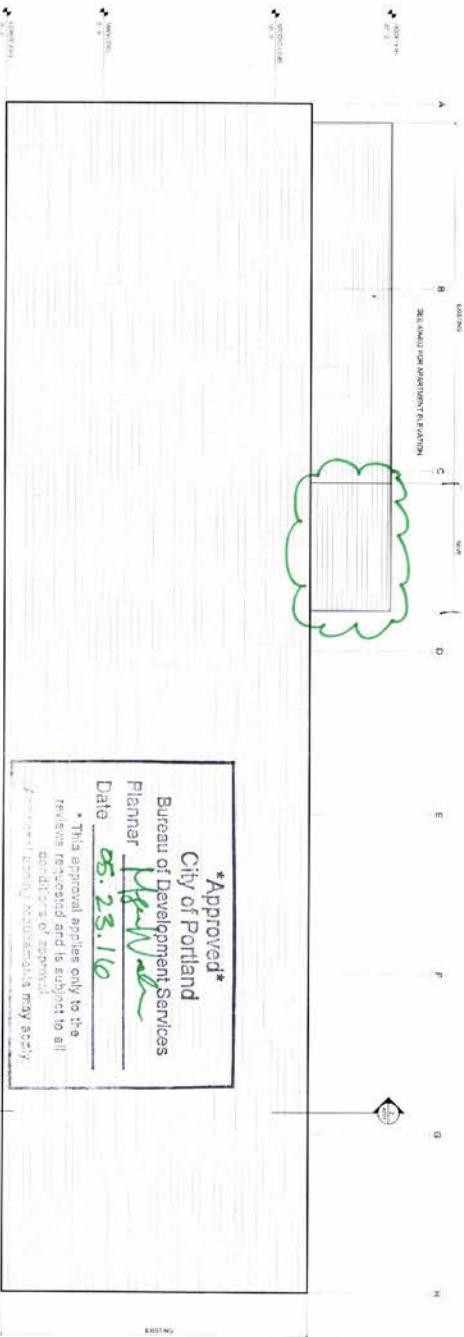
SEE SHEET A404,  
DRAWING I FOR  
APPROVED WEST  
ELEVATION



1. WEST ELEVATION



2. WEST ELEVATION



3. WEST ELEVATION

\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner *[Signature]*  
Date *06.23.16*  
\* This approval applies only to the  
reviews requested and is subject to all  
conditions of approval.  
For general building regulations may apply.

EXH C-5  
16-118203 D-2



1215 SW 18TH AVE  
PORTLAND, OR 97205  
503.444.7200

# MILLER RESIDENCE

MILLER FAMILY PHOTOGRAPHS  
1215 SW 18TH AVE  
PORTLAND, OR 97205

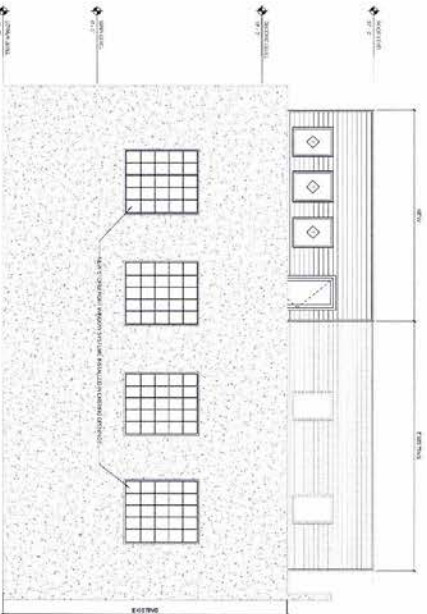
PROJECT: MILLER  
ARCHITECT: G2K  
DATE: 05.23.16  
REVISION: 01.01.2016

DATE: 05.23.16  
REVISION: 01.01.2016

AG04

DATE: 05.23.16

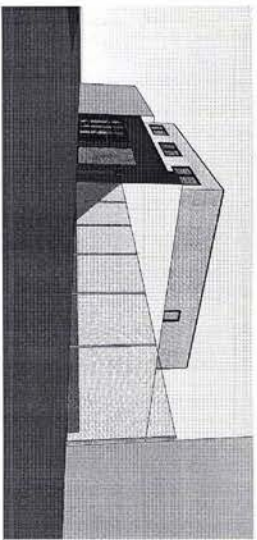
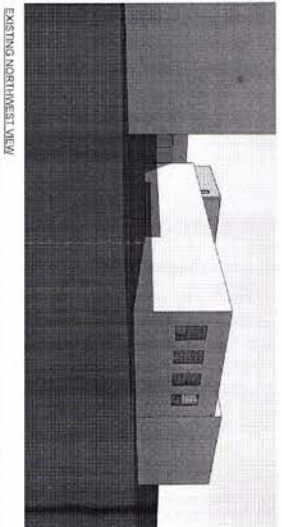
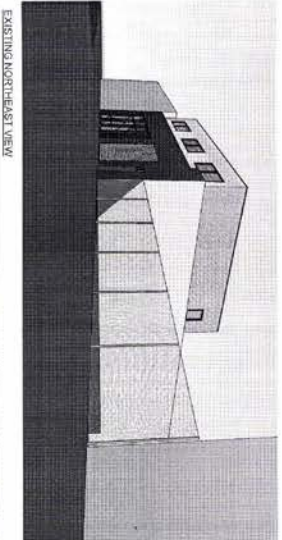
## TYPE II DESIGN REVIEW



PROPOSED MILLER RESIDENCE - JEFFERSON UNIVERSITY

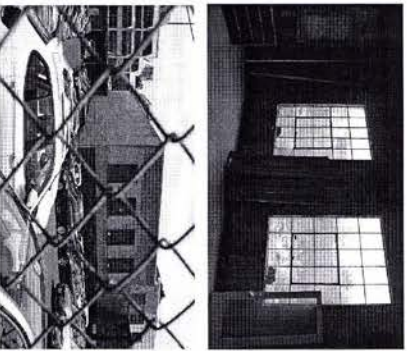
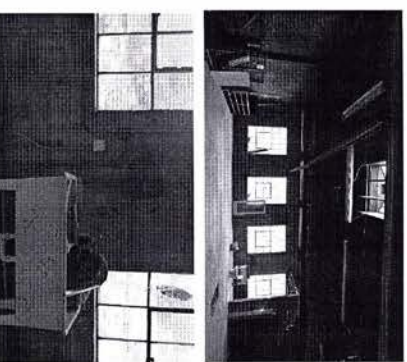
DATE: 05.23.16

\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner *H. H. H. H.*  
Date *05.23.16*  
\* This approval applies only to the  
review requested and is subject to all  
conditions of approval.  
Additional zoning rules/requirements may apply.



EXISTING NORTHWEST VIEW

PROPOSED NORTHWEST VIEW



EXISTING NORTHEAST VIEW

PROPOSED NORTHEAST VIEW

EXH C-9  
LV 16-118203 DZ