

## ORDINANCE No. 100968

An Ordinance changing from Zone I to Zone II, Lots 12, 13, 14 and 15, Block 4, Love's Addition, located on the north side of N. E. Russet Street between N. E. Mallory Avenue and N. E. Union Avenue, under certain conditions petitioned for by the Master Supply Company through Lloyd E. Larsen, Secretary, and declaring an emergency.

The City of Portland does ordain as follows:

Section 1. The Council finds that the Master Supply Company by Lloyd E. Larsen, Secretary, 321 N. E. Baldwin Street, Portland, Oregon, filed a petition to change from Zone I to Zone II, Lots 12, 13, 14 and 15, Block 4, Love's Addition, being a tract located on the north side of N. E. Russet Street between N. E. Mallory Avenue and N. E. Union Avenue in the City of Portland, County of Multnomah, State of Oregon, and the City Planning Commission has recommended that the petition be granted under certain conditions, which conditions have been accepted in writing by petitioners; that all remonstrances made or filed against said zone change have been considered by the Council at a hearing held on August 25, 1954, and have been overruled and are by this ordinance specifically overruled, and the Council finds that a rezoning as herein provided will not adversely affect the peace, health, safety or convenience of the neighborhood but will be beneficial to both the neighborhood and the general public, and a rezoning as herein stated should be made; now, therefore, subject to the conditions herein stated and pursuant to the Planning and Zoning Code (Ordinance No. 77953) the following described property hereby is changed from Zone I to Zone II, to-wit:

(Zone Change No. 1294) Lots 12, 13, 14 and 15, Block 4, Love's Addition, being a tract located on the north side of N. E. Russet Street between N. E. Mallory Avenue and N. E. Union Avenue in the City of Portland, County of Multnomah, State of Oregon.

This zone change is granted upon the following terms and conditions:

1. The minimum ratio of 2500 square feet of ground area per dwelling unit shall be maintained.
2. One off-street parking space shall be provided for every dwelling unit hereafter constructed on the zone change area.

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3. No wall of any building hereafter constructed on the zone change area shall be closer than 15 feet to the street property line of N. E. Russet Street.
4. The provisions of the Building Code of the City and generally all other applicable code and ordinance provisions and regulations of the City, whether presently existing or hereafter enacted shall be complied with.

In the event of a failure to comply with the terms and provisions herein stated, or any thereof, the Council may in its discretion repeal this ordinance and restore the property to Zone I, or otherwise rezone the same as it may determine. This ordinance shall not be effective and no change shall be made in the zoning maps of the City until a certified copy of this ordinance shall have been recorded in the appropriate deed record file in the office of the County Clerk of Multnomah County. No recording shall be effected until the petitioners shall have filed with the City Auditor, in a form approved by the City Attorney, a document in writing accepting the terms and conditions of this ordinance and shall have paid the required fee for filing. The Auditor hereby is directed to change the maps provided for in Section 6-601 of the Planning and Zoning Code by designating on said maps said property as being in Zone II.

Section 2. Inasmuch as this ordinance is necessary for the immediate preservation of the public health, peace and safety of the City of Portland in this: In order that there may be no delay in the beneficial use of the above described property; therefore, an emergency hereby is declared to exist and this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council, SEP 1 - 1954

*Leed L. Peterson*  
Mayor of the City of Portland

Attest:

*Will Gibrow.*

Auditor of the City of Portland

Calendar No. 3914

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## Title

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### THE COMMISSIONERS VOTED AS FOLLOWS:

	Yeas	Nays
Bean	/	
Boody	/	
Bowes	/	
Earl	/	
Peterson	/	

### FOUR-FIFTHS CALENDAR

Bean	
Boody	
Bowes	
Earl	
Peterson	

INTRODUCED BY

Order of Council

DRAWN BY

FMI/dh

Date 8/25/54

### NOTED BY THE COMMISSIONER

Affairs

Finance

Safety

Utilities

Works

City Attorney AGB

### NOTED FOR CITY AUDITOR

RSI

JHL

### APPROVED

Date

By

City Engineer

Date

By

Filed..... AUG 26 1954

*Will Gibson.*  
Auditor of the CITY OF PORTLAND

By..... R. S. IVEY  
Deputy