



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 23, 2019
To: Interested Person
From: Mark Moffett, City Planner
503-823-7806 / Mark.Moffett@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 19-113648 AD

GENERAL INFORMATION

Applicants/Owners: Joseph Turic and Nicole Doorly
4052 SE Oak St
Portland, OR 97214

Site Address: 4052 SE OAK ST

Legal Description: BLOCK 96 E 10' OF LOT 10 W 40' OF LOT 11, LAURELHURST
Tax Account No.: R479123610
State ID No.: 1N1E36DD 10200
Quarter Section: 3034

Neighborhood: Laurelhurst, contact Peter Meijer at info@pmapdx.com
Business District: None
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Zoning: **R5** (Single-Dwelling Residential 5,000), **Laurelhurst plan district.**
Case Type: **AD** (Adjustment Review)
Procedure: **Type II**, an administrative decision with appeal to the Adjustment Committee.

PROPOSAL: The applicant is proposing to demolish an existing detached garage on the site, and to construct a new two-story detached building instead. The new building would also be located along the south edge of the site, abutting the alley-like public street of SE Oak Court. With frontage on both SE Oak Street to the north and SE Oak Court to the south, the site is considered a "through lot" under Zoning Code regulations. Therefore, the site is regulated as having two front lot lines.

The proposed building has a footprint of 20'-0" by 24'-0", including a two-car garage on the ground floor with an Accessory Dwelling Unit (ADU) on the upper floor. The ADU is accessed by an exterior stairway on the north or interior side of the structure. The proposed building is two stories tall when viewed from SE Oak Court at the level of the garage doors, but one story when

viewed internally from the residential yard. A new 6'-0"-tall retaining wall along the south lot line in SE Oak Court, as well as a new stairway to access the raised rear yard and ADU entrance, is also proposed as part of the project. The building wall would be 20'-0" wide as it faces SE Oak Court, with the new wall placed 1'-0" back from the south lot line. Eaves would project another foot from all exterior faces of the building, projecting to 0'-0" from the SE Oak Court lot line.

Regulations of the R5 zone require a minimum 10'-0" front building setback, and a minimum 18'-0" garage entrance setback (33.110.220.B/Table 110-3). Zoning regulations also limit garage walls to no more than 50% of the total length of all street-facing facades (33.110.253.D.3.a). As proposed, the 20'-0" garage wall would block part of the street-facing façade of the house, leaving only the easternmost 16'-0" feet of the house façade exposed when viewed in elevation directly from the street. With 36'-0" of total street-facing façade, a 20'-0" garage wall amounts to 55.55% of the total street-facing façade.

Therefore, in order to obtain a building permit for the project, the applicants have requested the following three Adjustments:

- Reduce the minimum south front setback along SE Oak Court from 10'-0" to 1'-0" for the building wall, and from 10'-0" to 0'-0" for the eave;
- Reduce the garage entrance setback along SE Oak Court from 18'-0" to 1'-0"; and
- Increase the maximum percentage of street-facing garage wall along SE Oak Court from 50% to 55.55% of the total combined façade length.

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

ANALYSIS

Site and Vicinity: The site is an 8,000 square-foot lot in the Laurelhurst neighborhood, located on the south side of SE Oak Street between SE Cesar Chavez Boulevard and SE 41st Avenue. The site is developed with an existing two-story home and detached garage, comparable to other nearby homes in the area. There are deep, generous front setbacks for the homes along the south side of SE Oak Street, consistent with the unusual minimum 50' front setback requirement for these lots in the plan district: the south side of SE Oak Street is unique in character for the neighborhood, in keeping with this unusually large front setback. The alley-like street on the south frontage of the site, SE Oak Court, approximately 20'-0" in width, functions like an alley with rear fences, rear yards, and garages fronting onto this secondary "street" behind the home.

The surrounding area is exclusively residential in character, predominantly developed with detached single-family homes. Some multi-family development is found nearby along SE Stark Street, but the overall character of the area is one of single-family homes. The open spaces of Laurelhurst Park are located one long block to the west of the site, across SE Cesar Chavez Boulevard.

Zoning: The Residential 5,000 (R5) base zone is a single-dwelling zone, intended to preserve land for single-dwelling housing and to provide housing opportunities to individual households. The development standards of the zone are intended to preserve, enhance and maintain single-dwelling areas. The Laurelhurst Plan District imposes a special set of street setback standards, consistent with historic neighborhood development patterns. At this site, the uniquely deep original setbacks for homes on the south side of SE Oak Street are reinforced with a minimum 50' front setback regulation in the plan district, which is significantly greater than the typical 15' or 20' front setbacks required elsewhere. Unlike any other street in the plan district, no special Laurelhurst setbacks are required along SE Oak Court.

Land Use History: City records indicate no prior land use reviews for this site.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **March 14, 2019**. The following agencies or sections have responded with comments:

The *Bureau of Environmental Services* (BES) has reviewed the proposal and responded without objection or concern. The proposal will be required to meet all sanitary and stormwater regulations during the building permit review process. Exhibit E.1 contains staff contact and additional information.

The *Development Review Section of Portland Transportation* (PBOT) has reviewed the proposal and responded with comments and findings, but no objections to the requested garage entrance setback or other Adjustments. During the permit review, PBOT will verify that the site maintains 20-feet of maneuvering space behind the garage doors along SE Oak Court. Exhibit E.2 contains staff contact and additional information.

The *Life Safety Section of the Bureau of Development Services* has reviewed the proposal and responded with standard code-related comments, but without objections or concerns regarding the requested Adjustments. Separate building permits will be required, and building codes for accessory dwelling units, fire-ratings for walls and stairways, etc. will all be reviewed in detail and applied during the permit review. Exhibit E.6 contains staff contact and additional information.

The following agencies or sections have responded without comment, objection or concern:

- The *Water Bureau* (Exhibit E.3);
- The *Fire Bureau* (Exhibit E.4); and
- The *Site Development Section of the Bureau of Development Services* (Exhibit E.5).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 14, 2019. A total of three written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal. Two letters, including one from a neighbor (Exhibit F.1) and one from the Laurelhurst Neighborhood Association (Exhibit F.3), offered support for the proposal. Another letter (Exhibit F.2) objected to the proposal based on potential impacts to area traffic associated with the new ADU, as well to a nearby heritage tree located on the lot directly east of the site. Issues with regards to traffic and the nearby heritage tree are considered further below in the findings for these Adjustments.

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 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 for the front building and garage entrance setbacks in the R5 zone (33.110.220.A) is as follows:

A. Purpose. The setback regulations for buildings and garage entrances serve several purposes:

- They maintain light, air, separation for fire protection, and access for fire fighting;
- They reflect the general building scale and placement of 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 proposed garage and ADU are located on the south street frontage of the site in SE Oak Court. Although a named street and therefore subject to the front building setback, the character of SE Oak Court is that of an alley. The frontage of the alley is dominated by garages, other smaller outbuildings such as garden sheds, and backyard fences. Very few of the lots facing onto SE Oak Court provide the pedestrian passerby with views into the adjacent lots, as the garage structures and either fencing or vegetation obscure the ground level of most homes from view. The homes on the abutting lots in every single instance have original main or front entrances, often with covered entry porches, facing away from SE Oak Court onto either SE Oak or Stark Streets.

The proposed structure does maintain the required 5'-0" minimum side building setback from the closest property line, and there is pedestrian access to the building on all sides that don't directly abut the alley-like roadway in SE Oak Court, where a fire truck could approach the structure in event of fire. The Fire Bureau has reviewed the proposal without objections. The proposal will equally meet the intent of maintaining light, air, separation for fire protection, and access for fire fighting.

The detached garage with living space above in the rear yard, located out of the required side building setbacks and along an alley-like street condition, is a pattern found elsewhere in Portland's neighborhoods. Southeast Oak Court is developed with many other older garages and outbuildings directly adjacent to the street lot line. It should be noted that were SE Oak Court technically an alley, no minimum setback from this lot line would be required. There are no changes with regards to the scale or placement of the primary house on the site.

A large, open, and visually pleasing front yard is maintained at the site along the SE Oak Street frontage, consistent with the site layout and orientation of nearby properties. Abutting properties to the south across the alley, and homes to either side of the site, will still have options to preserve privacy as both distance and existing vegetation will buffer the new building from nearby homes.

The applicant has indicated that the location of the proposed structure on the western side of the rear yard has been chosen because of foundation issues with the existing garage on the lot to the east. The lot to the east also has a significant heritage tree in the rear yard, relatively close to SE Oak Court. Located entirely on the adjacent site in such a way that the trunk does not touch or cross the shared property line with the subject site, the nearby heritage tree does not impose regulatory requirements on the subject site via the City of Portland Tree Code (Title 11). The applicant states that the new structure location has been chosen specifically to remove root zone impacts to the heritage tree on the adjacent lot, allowing an area currently developed with the existing garage to be transformed into "dirt, plants, grass etc." as proposed (Exhibit A.2). One of the neighbors has objected to the proposal based on potential impacts to the nearby

heritage tree, but such impacts are neither regulated under these criteria nor expected to occur, as the structure is being placed on the portion of the lot as far as possible from the heritage tree, unlike the current garage which will be removed.

Therefore, with regards to the front setback Adjustment request, this criterion is met.

With regards to the garage entrance setback reduction, PBOT has reviewed the proposal to determine if there is adequate visibility for backing up vehicles from the new garage, as well as for creating parking layouts that might invite vehicles to block a public sidewalk. In this scenario, SE Oak Court is a public street but functions more like an alley, with a 20'-0" roadway width. At this location, the City's Transportation System Plan (TSP) classifies both SE Oak Street and SE Oak Court as *Local Service* for all modes.

According to City GIS, this frontage of SE Oak Court is platted 20-feet wide from property line to property line, however with curbs in place on both sides of the street, the functional maneuvering width may be less. Consistent with standard PBOT practice, 20-feet of maneuvering space is required for any parking pad or garage access. With the proposed 1-foot setback for the new garage, back-up maneuvering space should be adequate, however this will need to be verified during the building permit review. PBOT staff has the authority under Title 17, Public Improvements, to ensure this 20'-0" minimum backing clearance independent of any land use action under this Adjustment.

Although one neighbor opposed the project based on overall potential transportation impacts associated with the new ADU and a concern about establishing precedent for this type of project, there are no approval criteria in the request related to these concerns.

Therefore, for the garage entrance setback reduction, this criterion is met.

The purpose for the length of street-facing garage wall standard in the R5 zone (33.110.253.A) is as follows:

A. Purpose. These standards:

- Together with the window and main entrance standards, ensure that there is a physical and visual connection between the living area of the residence and the street;
- Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than the garage;
- Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;
- Provide for a more pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and
- Enhance public safety by preventing garages from blocking views of the street from inside the residence.

As discussed above under the findings for the setback reductions, the character of SE Oak Court is that of an alley. Other nearby homes have treated the alley frontage like a rear yard, developing this frontage with garage doors and walls that have no windows, sight-obscuring fencing, or solid shrubs or other landscape screening. There are few if any direct visual connections between the roadway in SE Oak Court and the homes on either side, all of which include main entrances facing the opposite street frontage. These regulations would not normally apply in an alley condition, as alley-like roadways are typically not also named streets, as is the case in this stretch of SE Oak Court. The primary street frontage of the house on SE Oak Street still meets all the above regulatory intention, as the garage structure is well behind the house and

completely obscured from view. The pedestrian environment along the primary street frontage of SE Oak Street has no driveway or garage visible from the street.

Therefore, based on the unique alley-like configuration and function of this segment of SE Oak Court, and with no objections from PBOT staff subject to their separate verification of a full 20'-0" maneuvering area behind the new garage doors, this criterion is met.

- B.** If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: As discussed above under findings for criterion A, the placement of the garage and ADU on the rear frontage of the lot is consistent with the development pattern found on many nearby lots. The design of the structure is compatible with the existing house on the lot, and uses siding and other architectural features to blend in well with the historic architecture of the homes in Laurelhurst. Although the structure does have a two-story appearance when viewed from the alley, this is largely a result of site topography which slopes down from the main portion of the lot to the roadway in SE Oak Court, and the structure is located out of the side building setbacks.

With approval granted based on the approved plans and drawings, 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: The overall purpose of the zone is to provide housing opportunities for individual households. The proposal will allow continued use of the existing house, while moving the garage to the other side of the back yard while adding a new detached Accessory Dwelling Unit (ADU). By preserving and expanding housing opportunities for individual households, this criterion is met.

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

Findings: City designated resources are shown on the zoning map by the 's' overlay; historic resources are designated by a large dot, and by historic and conservation districts. There are no scenic resources present on the site.

On March 18, 2019, the US Department of the Interior granted historic district status to Laurelhurst. However, recent State of Oregon administrative rules preclude a local government from enforcing requirements for review of changes to historic district properties unless it involves "demolition". In addition, the historic district was not in place at the time application was made for this review on January 30, 2019, so the historic district designation is not relevant for this case. Therefore, this criterion is not applicable.

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

Findings: With approval granted based on the proposed plans and drawings, there are no discernible impacts that would 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 requirements of Title 11 can be met, and 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 applicant has proposed to demolish an existing detached garage in the rear yard of the home at 4052 SE Oak Street, and to replace it with a new two-story detached garage and Accessory Dwelling Unit (ADU) in the opposite corner of the rear yard from the garage to be removed. Located in part to remove a structure from the root zone of a nearby heritage tree, the proposal is designed to integrate well with the architecture and site layout of the original home on the site as well as nearby properties. With approval granted based on the proposed plans and drawings, the request is able to meet the relevant criteria and should be approved.

ADMINISTRATIVE DECISION

Approval of an Adjustment to reduce the front setback along SE Oak Court from 10'-0" to 1'-0" for the building wall, and from 10'-0" to 0'-0" for the eave (33.110.220.B/Table 110-3).

Approval of an Adjustment to reduce the garage entrance setback along SE Oak Court from 18'-0" to 1'-0" (33.110.220.B/Table 110-3).

Approval of an Adjustment to increase the maximum percentage of street-facing garage wall along SE Oak Court from 50% to 55.55% of the total combined façade length (33.110.253.D.3.a).

These Adjustments are granted based on the approved plans and drawings, Exhibits C.1 and C.2, all signed and dated April 17, 2019, and 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.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 19-113648 AD."

Staff Planner: Mark Moffett

Decision rendered by: M. Moffett **on April 17, 2019.**

By authority of the Director of the Bureau of Development Services

Decision mailed: April 23, 2019.

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

Procedural Information. The application for this land use review was submitted on January 30, 2019, and was determined to be complete on March 8, 2019.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on January 30, 2019.

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 6, 2019.**

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 May 7, 2019** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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.

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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded on or after **May 8, 2019** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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 addressing the approval criteria
 2. Supplemental statements regarding tree on adjacent lot, rec'd. 4/16/19
 3. Updated narrative addressing approval criteria, rec'd. 3/8/19
 4. Floor Plan
- B. Zoning Map (attached)
- C. Plans/Drawings (*n.b., per BDS Management Policy, both large/scalable and reduced or 8.5" x 11" copies of all drawings are to receive the same exhibit number. In short, there are two copies of each C exhibit in this case file, including the larger folded set and the smaller 8.5" x 11" sheets*)
 1. Site Plan (8.5" x 11" copy attached)
 2. Elevations (8.5" x 11" copy attached)
- D. Notification information:
 1. Mailing list and internal copy of public notice
 2. Postmarked, mailed copy of public notice

E. Agency Responses:

1. Bureau of Environmental Services
2. Development Review Section of Portland Transportation
3. Water Bureau
4. Fire Bureau
5. Site Development Section of the Bureau of Development Services
6. Life Safety Section of the Bureau of Development Services

F. Correspondence:

1. Letter of support from Joe Walsh, rec'd. 3/22/19
2. Letter with concerns from Steve Smith, rec'd. 4/2/19
3. Letter of support from Laurelhurst Neighborhood Association, rec'd. 4/4/19

G. Other:

1. Original LU application form and receipt
2. Incomplete letter from staff to applicant, sent 2/13/19

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).

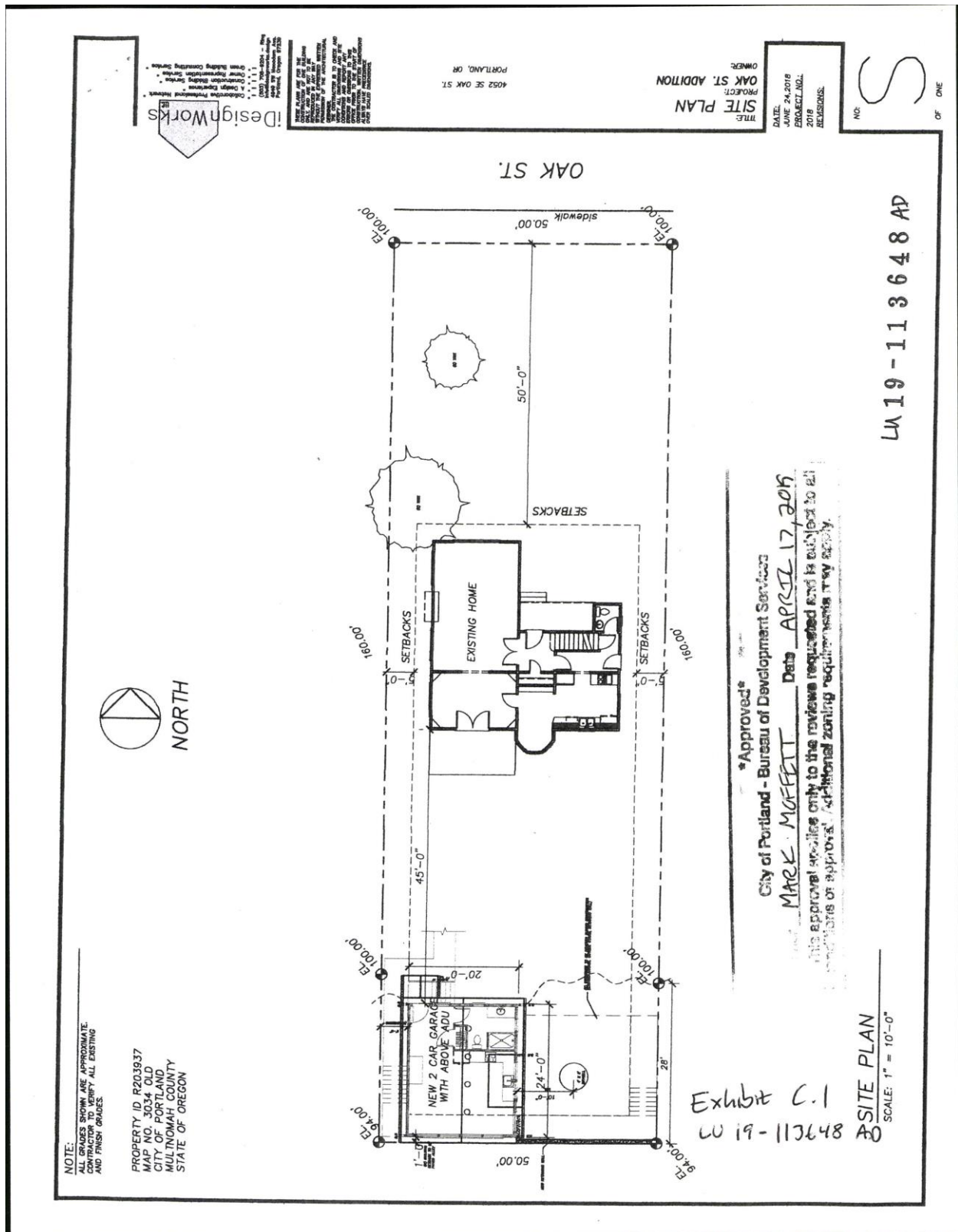


ZONING ↑
NORTH

THIS SITE LIES WITHIN THE:
LAURELHURST PLAN DISTRICT

Site
Historic Landmark

File No.	LU 19-113648 AD
1/4 Section	3034
Scale	1 inch = 200 feet
State ID	1N1E36DD 10200
Exhibit	B Jan 31, 2019



NOTICE

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

ARCHITECT

JOE AND NICOLE

4052 SE OAK ST

PORTLAND OREGON

PROJECT

EXTERIOR "ADU" ELEVATIONS

DATE

JULY 24, 2018

PROJECT NO.

19-113648

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

EAST ELEVATION

SCALE: 1/4" = 1'-0"

WEST ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:

NOTHING 1' LEAVE

THE SOUTH ROOF EDGE

NOT SHOWN

NOTE:

ALL DIMENSIONS ARE APPROXIMATE

ALL DIMENSIONS SHALL BE TO FACE

ALL DIMENSIONS SHALL BE TO FACE

City of Portland - Bureau of Development Services

APPROVED

MARK MUEFFEL

APRIL 19, 2019

Exhibit C.2

19-113648 ADU

NOTICE

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.