



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
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www.portlandoregon.gov/bds

Date: August 11, 2017
To: Interested Person
From: Amanda Rhoads, Land Use Services
503-823-7837 / Amanda.Rhoads@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 16-226406 AD **SETBACK REDUCTION FOR NEW ADU**

GENERAL INFORMATION

Applicant: Robert Ward
Custom Design & Construction
4275 SW 165th Ave
Beaverton, OR 97007

Owner: Birgit Knorr
5136 SW Custer St
Portland, OR 97219

Site Address: 5136 SW CUSTER ST

Legal Description: TL 11100 0.42 ACRES, SECTION 19 1S 1E
Tax Account No.: R991195690
State ID No.: 1S1E19AC 11100
Quarter Section: 3724
Neighborhood: Maplewood, contact Virginia Bowers at 503-823-4592.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.
Plan District: None
Zoning: R7 – Single-Dwelling Residential 7,000
Case Type: AD – Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

The applicant proposes to build a new accessory structure on the northern portion of this L-shaped lot. The structure is proposed to have an Accessory Dwelling Unit (ADU) on the main level, and a garage serving the main house on the lower level, which is proposed to be largely tucked underground. The structure is proposed 17 feet, 7 inches south of the property line at SW Custer Ave. Because the ADU is located in front of the house, and is not 40 feet back from

the front property line, the applicant is requesting an Adjustment to Zoning Code Section 33.205.040.C.4 to reduce the required ADU setback from 40 feet from the front property line to 17 feet, 7 inches.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

ANALYSIS

Site and Vicinity: The 18,387-square-foot site is located at the southeast corner of SW Custer Street and SW 51st Place, with its mailing address on SW Custer Street. The site is an L-shaped lot. It is presently developed with a two-story, single-dwelling residence located on the south end of the property and a detached shed to the east of the house. There is a parking area at the north end of the house, with a curb cut on SW 51st Place and driveway that leads out to SW Custer Street. SW Custer Street is paved, with no curbs or sidewalks. SW 51st Place is paved, with curbs and a sidewalk on the west side of the street. The site slopes down from the northeast to the southwest, such that the house is set substantially lower than the SW Custer Street frontage.

Zoning: The Residential 7,000 (R7) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. Minimum lot size is 4,200 square feet, with a minimum width and depth dimensions of 40 feet and 55 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 7,000 square feet of site area.

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

- **98-00774 ZC** – Approval of a Zoning Map Amendment that removed a prior condition of approval from a 1994 land use review that required vehicle access from SW 51st Place only (and no longer from SW Custer Street).
- **LUR 97-00149 MP** – Approval of a Minor Partition with conditions to divide the lot into two separate lots. While the case was approved, the two lots were not created.
- **LUR 94-00793** – Approval of a two-lot partition with conditions. The two lots were not partitioned.
- **LUR 94-00792** – Approval of a Zoning Map Amendment, from R10 to R7, with conditions.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **November 3, 2016**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);
- Bureau of Transportation (Exhibit E.2);
- Water Bureau (Exhibit E.3);
- Fire Bureau (Exhibit E.4);
- Site Development Section of BDS (Exhibit E.5); and
- Life Safety (Building Code) Plans Examiner (Exhibit E.6).

Neighborhood Review: One written response was received from a notified property owners in response to the Notice of Proposal. The letter raised concerns regarding parking, and indicated that the owner was already operating a home-based business (Reiki/bodywork) at the location without benefit of a home occupation permit.

Staff Comment: Per Zoning Code Section 33.203.020.B, a Type B home occupation is one where the residents use their home as a place of work, and either one non-resident employee or

customers come to the site. Examples are counseling, tutoring, and hair cutting and styling. There was evidence available online that business activities with clients visiting the subject site were taking place. Per Zoning Code Section 33.205.030.B.1, an accessory dwelling unit is prohibited on a site with a Type B home occupation. The owner has agreed to cease all business activities involving clients at the site in order to allow an Accessory Dwelling Unit to be allowable (Exhibit A.11). Therefore, the proposal for an Accessory Dwelling Unit can now proceed.

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose (Adjustments)

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 applicant is requesting an Adjustment to the minimum front setback requirement for a detached ADU. The purpose of the ADU development standards is stated in Zoning Code Section 33.205.040.A:

Purpose. Standards for creating accessory dwelling units address the following purposes:

- Ensure that accessory dwelling units are compatible with the desired character and livability of Portland's residential zones;
- Respect the general building scale and placement of structures to allow sharing of common space on the lot, such as driveways and yards;
- Ensure that accessory dwelling units are smaller in size than houses, attached houses, or manufactured homes; and
- Provide adequate flexibility to site buildings so that they fit the topography of sites.

The applicant proposes to construct the ADU on the north side of the property, set back 17 feet, 7 inches from the front lot line along SW Custer Street. While the ADU will not meet the 40-foot front setback requirement for a detached ADU, the structure will read as a modest building from the street.

The original proposal called for a tall, two-story structure with a two-car garage door facing SW 51st Place and a two-car parking pad on SW Custer Street. The main entry was off a deck above the garage door along SW 51st Place. With the ADU's placement in front of the primary residence on the highest elevation on the subject site, its massive bulk and garage facing the street and additional parking pad, the ADU would have read as the primary residence.

The revised drawing improves on the original design substantially in the following ways:

- Tucked the structure into the hill to reduce its bulk;

- Moved the garage door to the south façade, facing the primary house rather than the street;
- Minimized the decks proposed on the ADU from long, narrow decks along three façades to a modest but more functional deck on the east façade.
- The main entrance, still facing SW 51st Place, is now accessed from a concrete pad rather than along a deck;
- The ADU will not have a separate parking pad and will instead share the tuck-under garage;
- The shed roof, clerestory windows and other design elements tying it to the 1979 house remain.

Minimum setback requirements from the side and rear lot lines will be met. While the R7 zone requires a minimum side and rear setback of 5 feet, the ADU will be set back 7 feet from the east side lot line (with an at-grade deck extending into the setback as allowed; 11 feet from the west property line; and substantially more to the rear property line. The narrower side of the ADU will face the SW Custer street lot line, with the longer side of the building and the main entrance along SW 51st Place. The 24-foot-long wall facing SW Custer Street is a typical length for the street-facing wall of an accessory structure in a single-dwelling residential zone, and narrower than traditional primary residences in the area. There is also a distance of between 10 feet and 12 feet from the paving on SW Custer Street and the front property line, making the distance from the street seem significantly greater than the proposed 17 feet, 7 inches. Staff finds these attributes are compatible with the general building scale and placement of structures in the neighborhood, and that neighborhood livability and the intended “one main house per lot” visual character of the R7 zone will be protected.

The ADU will be substantially smaller than the main house on this site. The main house is approximately 1,710 square feet of living area, while the ADU will be a single story with around 732 square feet of living area. The building coverage of the ADU is significantly less than the primary house as well.

The site has between a 10% and 20% downward slope from northeast to southwest. The applicant is using this change in topography to minimize the bulk of the accessory structure in order to make it look truly accessory. Placement of the structure closer to the front lot line maximizes the rear yard area to the east of the primary house that can be shared between residents of the main house and residents of the ADU.

For the reasons discussed above, staff finds the proposal equally meets the purpose of the ADU front setback requirement. This criterion is met.

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

Findings: The lot is oddly shaped, looking rather like a flag lot but with a 42-foot-wide “pole” portion. The existing house faces SW Custer Street some 100 or so feet away but is significantly lower in elevation than the SW Custer Street frontage. The “pole” has primarily been used for parking, a sub-optimal use for the most visible, corner portion of a lot. The proposed accessory structure has a modest height and is tucked into the grade such that it is and will appear to be smaller than the primary house on the site when both structures are viewed in concert from SW 51st Avenue. From SW Custer Street, the accessory structure will likely be the only visible structure.

The location of the structure here will improve the contribution of this corner lot in a couple of ways. First, the building will create a more defined edge by filling in a “missing tooth” from the pattern of houses along SW Custer Street. Secondly, and more importantly, the project will limit the visible vehicle area on the site. As recently as

2011, a large portion of the “pole” section of the site was denuded and used as vehicle area. This project will remove a drive aisle from SW Custer Street and limit parking on the site to the garage, which faces the house and not a street, and an 18-foot-wide driveway off of SW 51st Place.



Aerial view of site, 2011



Google Street View of site in August 2011, looking south

Furthermore, because the location of the structure is outside the minimum required 15-foot setback from SW Custer, and meets the minimum side setback from SW 51st Place, the accessory structure would be allowed in the proposed location outright if it did not contain an Accessory Dwelling Unit. If the ground floor were, as proposed, a garage and the upper floor were a studio, or a detached bedroom with bathroom only, for example, with the same design otherwise, it would be allowed outright. The proposal to have an ADU on the second level will not negatively affect the livability of the area and will improve the appearance of the site. 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: Only one adjustment is requested. This criterion is not applicable.

- 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 such resources present on the site. Therefore, this criterion is not applicable.

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

Findings: As discussed in the findings for approval criterion B, no adverse impacts on the livability of the surrounding area are anticipated. As there are no adverse impacts identified for which mitigation would be needed, this criterion is not applicable.

- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase “p” (Environmental Protection overlay zone) or a “c” (Environmental Conservation overlay zone). As the site is not within an environmental zone, this criterion is not applicable.

DEVELOPMENT STANDARDS

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

Zoning Code Section 33.205.030.B.1 states, “[a]n accessory dwelling unit is prohibited on a site with a Type B home occupation.” Conversely, once the ADU is established, no Type B home occupation will be allowed on the site.

CONCLUSIONS

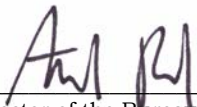
The proposal to reduce the front setback requirement for a detached ADU equally meets the intent of the regulation and will not adversely affect the livability and appearance of the surrounding residential neighborhood. The applicant has demonstrated that the applicable approval criteria are met. Since the approval criteria are met, the proposal must be approved.

ADMINISTRATIVE DECISION

Approval of an Adjustment to reduce the minimum front setback for a detached ADU from 40 feet to 17 feet, 7 inches (Zoning Code Section 33.205.040.C.4) per the approved plans, Exhibits C.1 through C.5, signed and dated August 8, 2017, 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.5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-226406 AD."

Staff Planner: Amanda Rhoads

Decision rendered by:  **on August 8, 2017**

By authority of the Director of the Bureau of Development Services

Decision mailed: August 11, 2017

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 August 18, 2016, and was determined to be complete on October 31, 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 August 18, 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 requested that the 120-day review period be extended by 210 days (Exhibits A.7, A.8, A10)). Unless further extended by the applicant, **the 120 days will expire on: September 26, 2017.**

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 August 25, 2017** 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 after **August 28, 2017** 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.

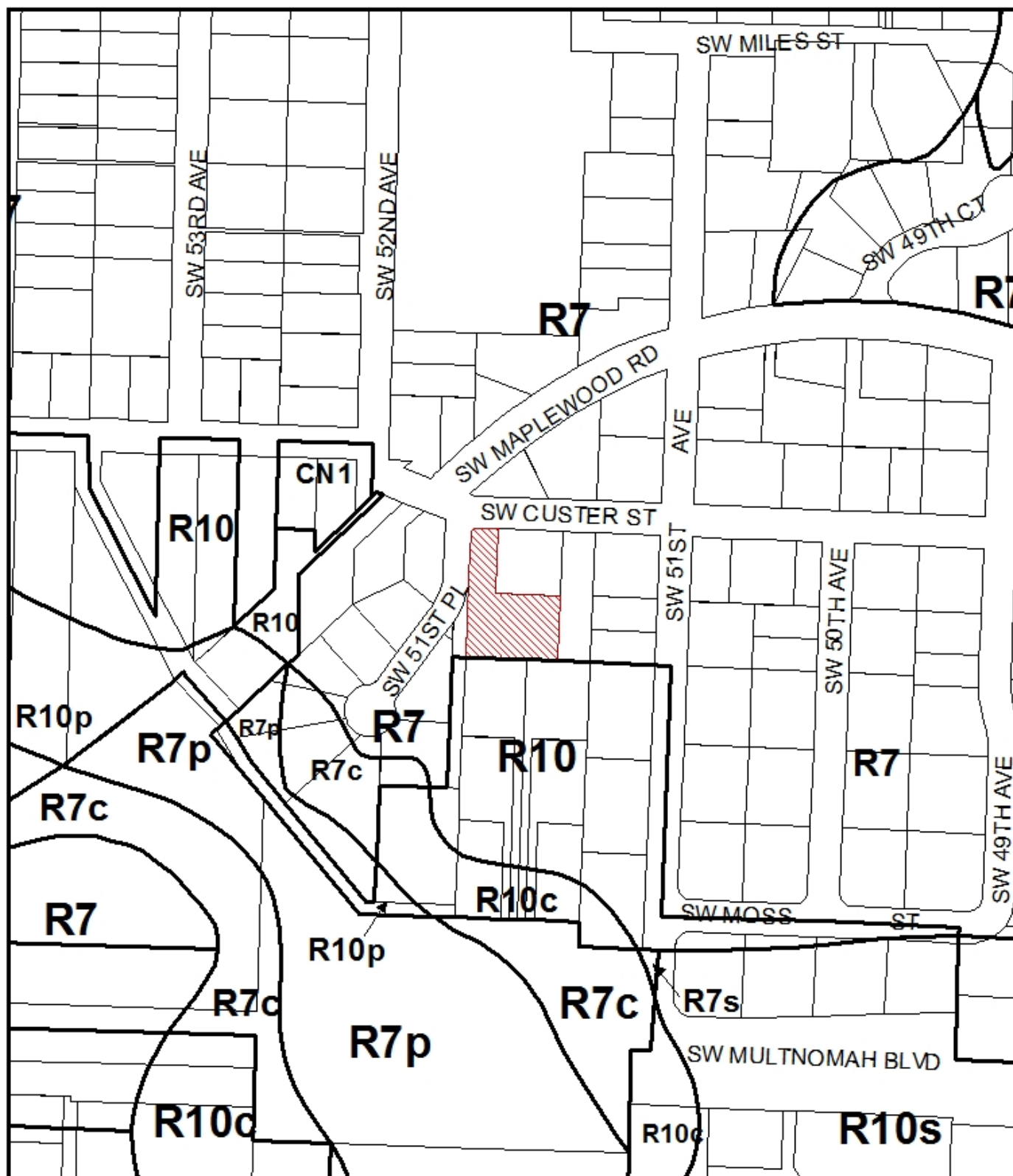
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 Statement
 - 1. Original Narrative
 - 2. Site Photos
 - 3. Original Plan Set (superseded)
 - 4. Original Full-Sized Elevation (superseded)
 - 5. Original Full-Sized Site Plan (superseded)
 - 6. Updated Narrative, September 18, 2016
 - 7. Request for Extension of 120-Day Review Period by 45 days, December 12, 2016
 - 8. Request for Extension of 120-Day Review Period by 45 days, January 16, 2017
 - 9. Updated Narrative, February 27, 2017
 - 10. Request for Extension of 120-Day Review Period by 120 days, March 28, 2017
 - 11. Email from Applicant confirming no business use of property, July 10, 2017
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Detailed Site Plan (attached)
 - 3. Elevation Drawings (attached)
 - 4. ADU Floor Plan
 - 5. Rendering (attached)
 - 6. Full-Sized Plan Set
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Life Safety (Building Code) Plans Examiner
- F. Correspondence:
 - 1. Lynn O'Neal, November 14, 2016, opposed with concerns regarding owner operation of unpermitted home occupation
- G. Other:
 - 1. Original Land Use Application and Receipt
 - 2. Incomplete Letter, August 29, 2016
 - 3. Second Incomplete Letter via Email, September 23, 2016
 - 4. Email to Applicant, October 21, 2016
 - 5. Email to Applicant, October 27, 2016
 - 6. Email to Applicant, December 6, 2016
 - 7. Email to Applicant, March 2, 2017
 - 8. Email to Applicant, March 20, 2017
 - 9. Email to Applicant, March 29, 2017

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

File No. LU 16-226406 AD
 1/4 Section 3824 3724
 Scale 1 inch = 200 feet
 State_Id 1S1E19AC 11100
 Exhibit B (Aug 22, 2016)

PROJECT DATA:

Project Scope: Accessory Dwelling Unit with 1 bedroom and 1 bathroom, to be built next to the main residential unit on 5136 SW Cluster Street, Portland, OR 97219

Location: 5136 SW Cluster Street, Portland, OR 97219

Tax Lot: R200720

Zoning: RT - Residential 7,000

Jurisdiction: Portland / Multnomah

Total ADU Area: 792 SQ FT

Building Code: 2015 Oregon Residential Specialty Code

PROJECT TEAM:

Owner: Birgit Koor
5136 SW Cluster Street
Portland, OR 97219

Designer: Custom Design and Construction
4275 SW 165th Street
Beaverton, OR 97078

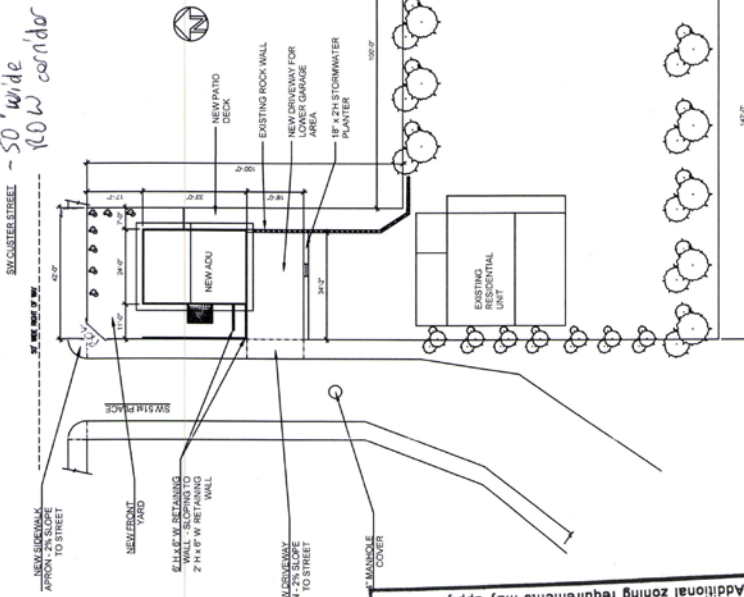
General: Custom Design and Construction
4275 SW 165th Street
Beaverton, OR 97078
Contact: Robert Weiss
971.400.2452

GENERAL NOTES:

1. Structural Drawings, Specifications, and Calculations take precedence over Design Drawings and Specifications. Contact the Designer in case of discrepancies before proceeding.
2. Contractor shall provide all materials and means to construct a well-built, complete building consistent with the intent of the drawings and with standard industry practice.
3. All materials and work shall conform to all applicable Federal, State and Local codes, ordinances and regulations, including obtaining necessary permits and inspections.
4. Contractor shall thoroughly review site, drawings & specs. Contractor shall inform Designer of any apparent conflicts, discrepancies or omissions before proceeding.
5. Contractor shall assume responsibility for public and worker safety on the jobsite, and shall maintain safe conditions at all times. No working is permitted within interiors of existing or new construction.
6. Contractor to minimize damage to existing areas to remain. Protect existing areas from rain, frost, etc. Any damage caused as a result of misfortune or improper protection shall be repaired by Contractor.
7. Materials to be recycled and re-used whenever possible. Minimize wood and other waste by working respectfully.
8. Contractor to coordinate all finish, equipment, fixture, and material choices with Owner and Designer.
9. Drawings are to framing, unless noted otherwise. Field measure / verify all dimensions. Notify Designer of any discrepancies prior to proceeding with any areas in question.

INDEX OF DRAWINGS:

- A1 Project Information, Site Plan
- A2 Floor Plan, Window & Door Schedule
- A3 Foundation, Wall, and Ceiling Details
- A4 Wall Sections and Details
- S1 Structural Notes, Details and Schedules
- S2 Structural Plans and Foundation Plan



1 SITE PLAN
1" = 1'-0"

SITE PLAN NOTES:

1. See Floor Plans, sheet A2, for specific building footprint dimensions and ADU roof plan.
2. Grading Notes:
 - Finish grade to be a minimum of 8" below FF (finished floor)
 - Finish grade to slope away from building, 5% minimum at all sides.
 - Concrete footings to slope away from building, 3% minimum.
3. Roof Drainage: ADU Roof Area = 939 sq ft.
4. Erosion Control: Comply with the City of Portland "Simple Site Erosion Control Requirements Form".
5. Utilities:
 - Water: Install new 1/2" water meter for ADU as shown.
 - Sewer: Connect ADU sanitary to existing sewer line with 3" ABS buried pipe.
 - Electric: Connect ADU to existing 120V/240V service.
 - Gas: No gas equipment to be provided to ADU.

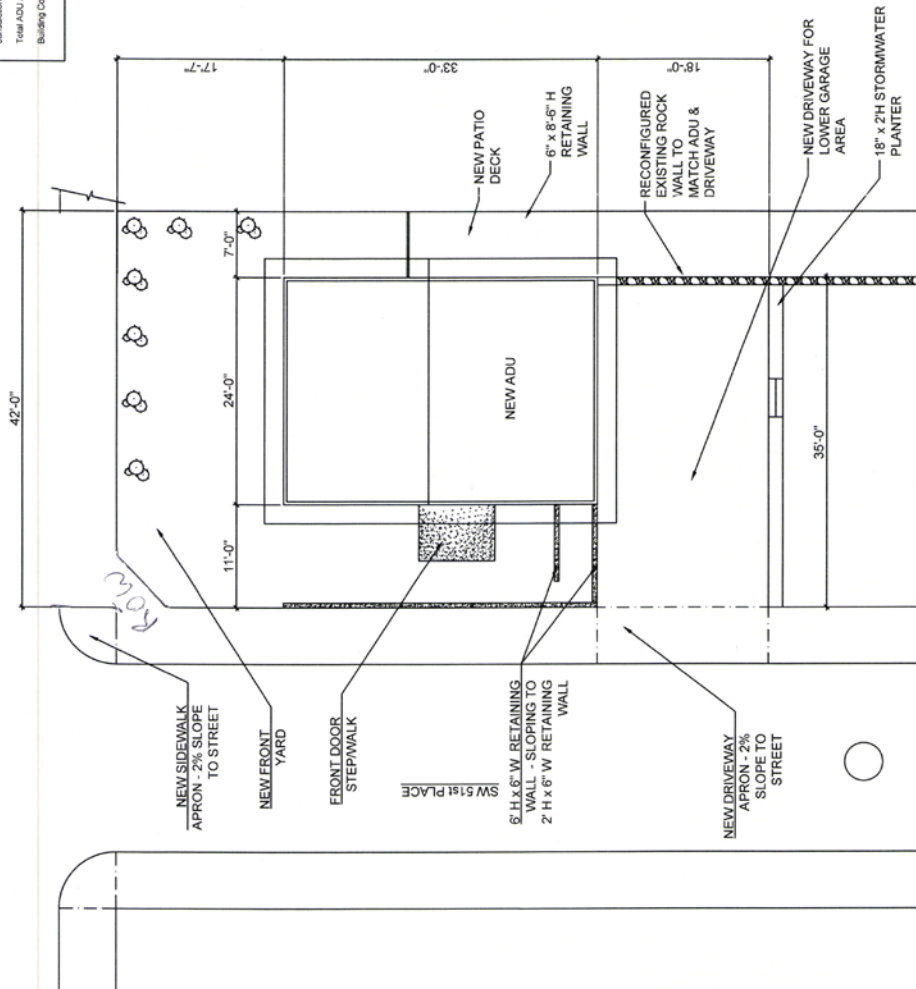
16-226406 A3

PROJECT DATA:

Project Scope: Accessory Dwelling Unit with 1 bedroom and 1 bathroom, to be built next to the main residential unit on 5116 SW Cluster Street
 Location: 5136 SW Cluster Street, Portland, OR, 97219
 Text Line: R329720
 Zoning: R7 - Residential 7000
 Jurisdiction: Portland / Multnomah
 Total ADU Area: 700 SQ FT
 Building Code: 2015 Oregon Residential Specialty Code

SW CLUSTER STREET

50' WIDE RIGHT OF WAY



Approved
 City of Portland - Bureau of Development Services
 Planner: *AM* Date: *8/8/17*
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

1 SITE PLAN Detail
 LU 16 - 226406 AP

General Notes

PROJECT TEAM:

Owner: [Redacted]
 Designer: [Redacted]
 General: [Redacted]

Planner: [Redacted]
 Date: [Redacted]

Updated Site Plan: [Redacted]

Updated Site Plan: [Redacted]

Updated Site Plan: [Redacted]

Updated Site Plan: [Redacted]

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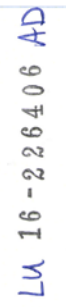
Sheet
A3

2016

Drawing No.	Scale	Sheet
ELEVATION	00/15/02	00/15/02

CUSTOM DESIGN & CONSTRUCTION
4275 SW 106th STREET
BEAVERTON, OR 97008
971.400.2452

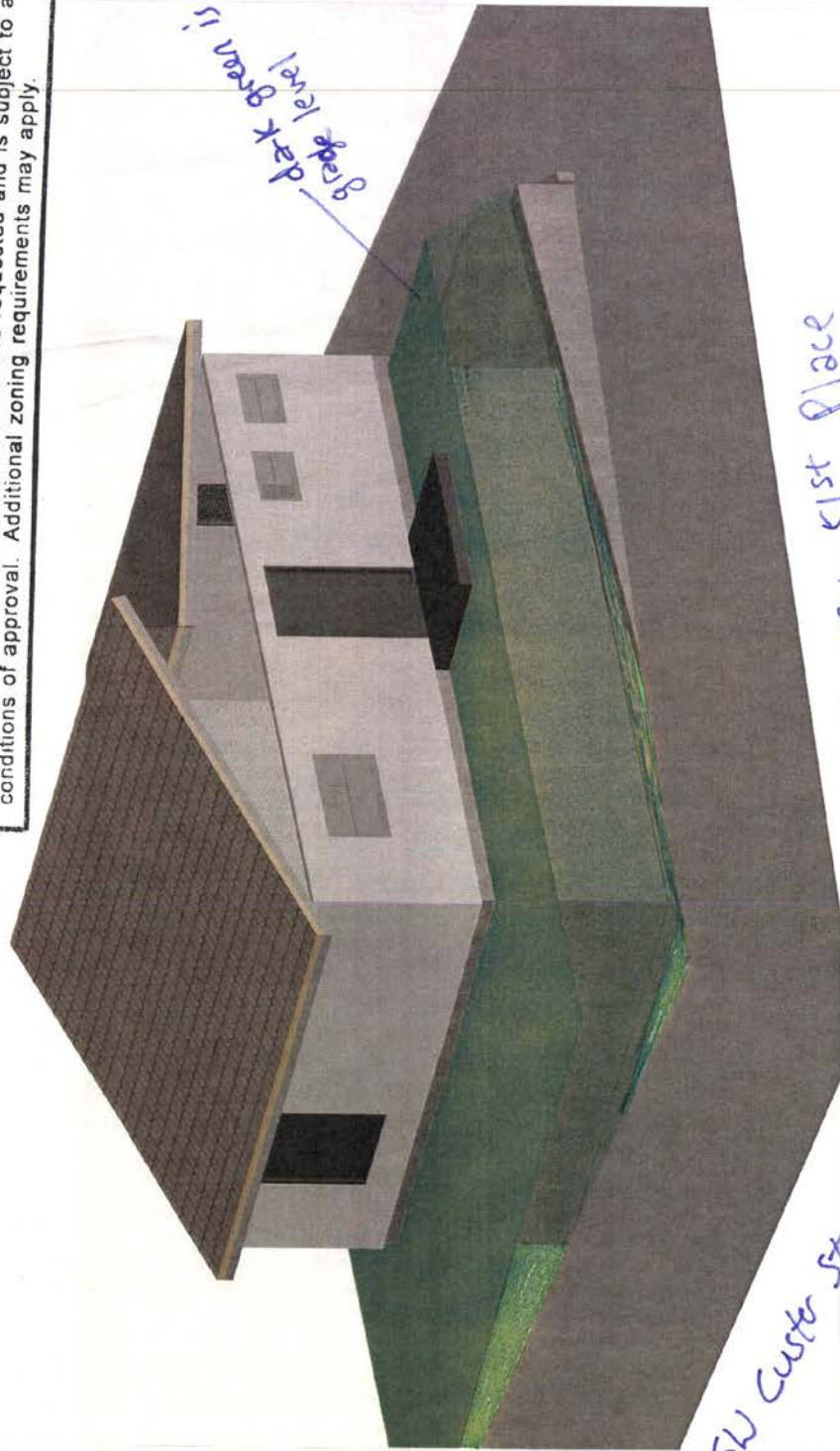
Project Name and Address
Bingli Knott
5136 SW CLUSTER STREET
PORTLAND, OR 97219

[illegible]

* The approval applies only to the reviews requested and is subject to all conditions of approval.
 Planner
 City of Portland - Bureau of Development Services
 Date: 8/8/17
 Approved:

Rendering showing garage level set into hill
and grade level at ADU level

Approved
City of Portland - Bureau of Development Services
Planner Am W Date 8/8/17
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



General Notes		CASE NO. <u>CU 16-246106 AD</u>		EXHIBIT <u>C.5</u>	
Title		No.		Regulatory Notes	
Date		No.		Regulatory Notes	
Project Name and Address		Project Name and Address		Project Name and Address	
CUSTOM DESIGN & CONSTRUCTION 4275 SW 105th STREET BEAVERTON, OR 97008 503.460.1450		CUSTOM DESIGN & CONSTRUCTION 4275 SW 105th STREET BEAVERTON, OR 97008 503.460.1450		CUSTOM DESIGN & CONSTRUCTION 4275 SW 105th STREET BEAVERTON, OR 97008 503.460.1450	
Single Sheet 2136 SW CLUSTER STREET PORTLAND, OR 97219		Single Sheet 2136 SW CLUSTER STREET PORTLAND, OR 97219		Single Sheet 2136 SW CLUSTER STREET PORTLAND, OR 97219	
Scale RENDERING		Scale RENDERING		Scale RENDERING	
Date 08/15/2015		Date 08/15/2015		Date 08/15/2015	
Sheet 8 of 12		Sheet 8 of 12		Sheet 8 of 12	

SW Cluster St

SW 51st Place

grade level is
dark green is