

Land Use Board of Appeals (LUBA) by the applicant or other participants at the hearing. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Any issue that is intended to provide a basis for an appeal to the Land Use Board of Appeals (LUBA) must be raised prior the close of the public record. Issues must be raised and accompanied by statements or evidence sufficient to afford the County and all parties an opportunity to respond to the issue.

❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture – 20 (MUA-20), MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Multiple Use Agriculture – 20 (MUA-20) Criteria: MCC 39.4310(F)(1)(e)-Allowed Uses Accessory Storage Shed, MCC 39.4325(C), (G), (J) Dimensional Requirements and Development Standards

Variance Criteria: 39.8200 Adjustments and Variances; Generally, MCC 39.8205(B), (C) Scope, Variances, MCC 39.8215 Variance Approval Criteria

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39: Multnomah County Zoning Code** and at <https://multco.us/landuse/comprehensive-plan> under the link **Multnomah County Comprehensive Plan**.



- Enclosures:
Site Plan
Structure photograph

Notice to Mortgagee, Lien Holder, Vendor, or Seller:
ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

HOLLY FRIXIONE
3425 NE 45TH AVE
PORTLAND, OR 97213
cell: (503) 679-6118
email: hollyfrixione@gmail.com

**BARBOUR CHRISTOPHER
REMODEL**

17235 NW LUCY REEDER RD | PORTLAND, OR | 97231

ISSUES & REVISIONS:

Permit Set: 12/09/21
Permit Set: 05/18/23

SHEET INFO:

SITE PLAN





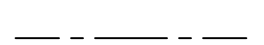




A0.1

Job No: 21:BARB

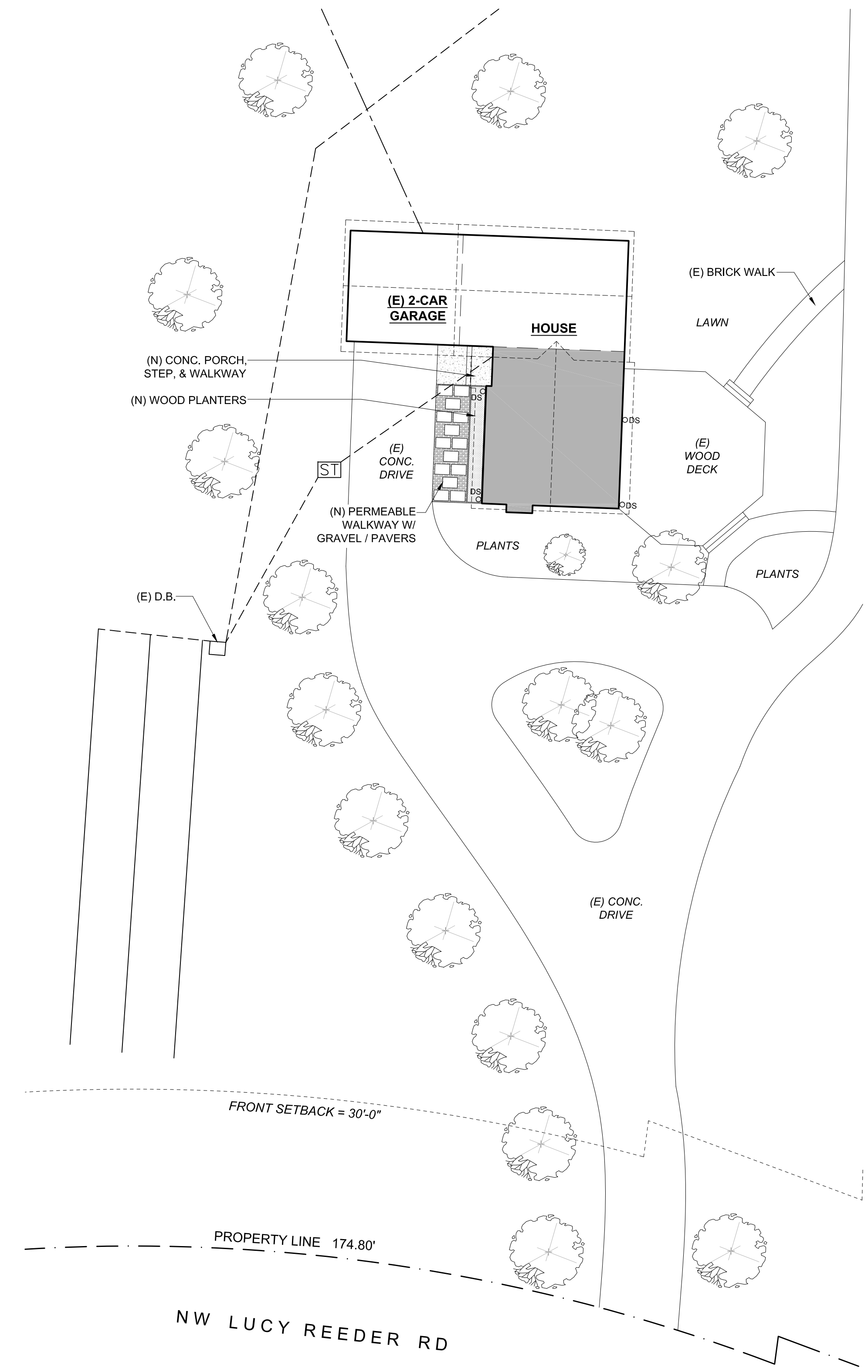
SITE PLAN NOTES

- 1) DIRECT ALL STORMWATER FROM NEW, REPLACED, AND EXISTING DOWNSPOUTS TO EXISTING CONVEYANCE SYSTEM.
- 2) CONVEY ALL NEW AND EXISTING PERIMETER FOUNDATION DRAINS TO DAYLIGHT.
- 3) NO NEW TREES REQUIRED.
- 4) SITE MEETS REQUIREMENTS FOR SIMPLE EROSION CONTROL MEASURES.
- 5) TREE PROTECTION FENCING IS REQUIRED ALONG THE RPZ OF EACH TREE TO BE PRESERVED. THE FENCE MUST BE 6-FOOT HIGH CHAIN LINK AND BE SECURED TO THE GROUND WITH 6-FOOT METAL POSTS DRIVEN INTO THE GROUND.
- 6) DO NOT ENCROACH MORE THAN 25% INTO RPZ OF ANY PROTECTED TREE.
- 7) THIS DOCUMENT IS NOT INTENDED TO ALLOW A SITE PLAN TO BE USED WHEN A SURVEY, PREPARED BY A LICENSED SURVEYOR, IS REQUIRED.

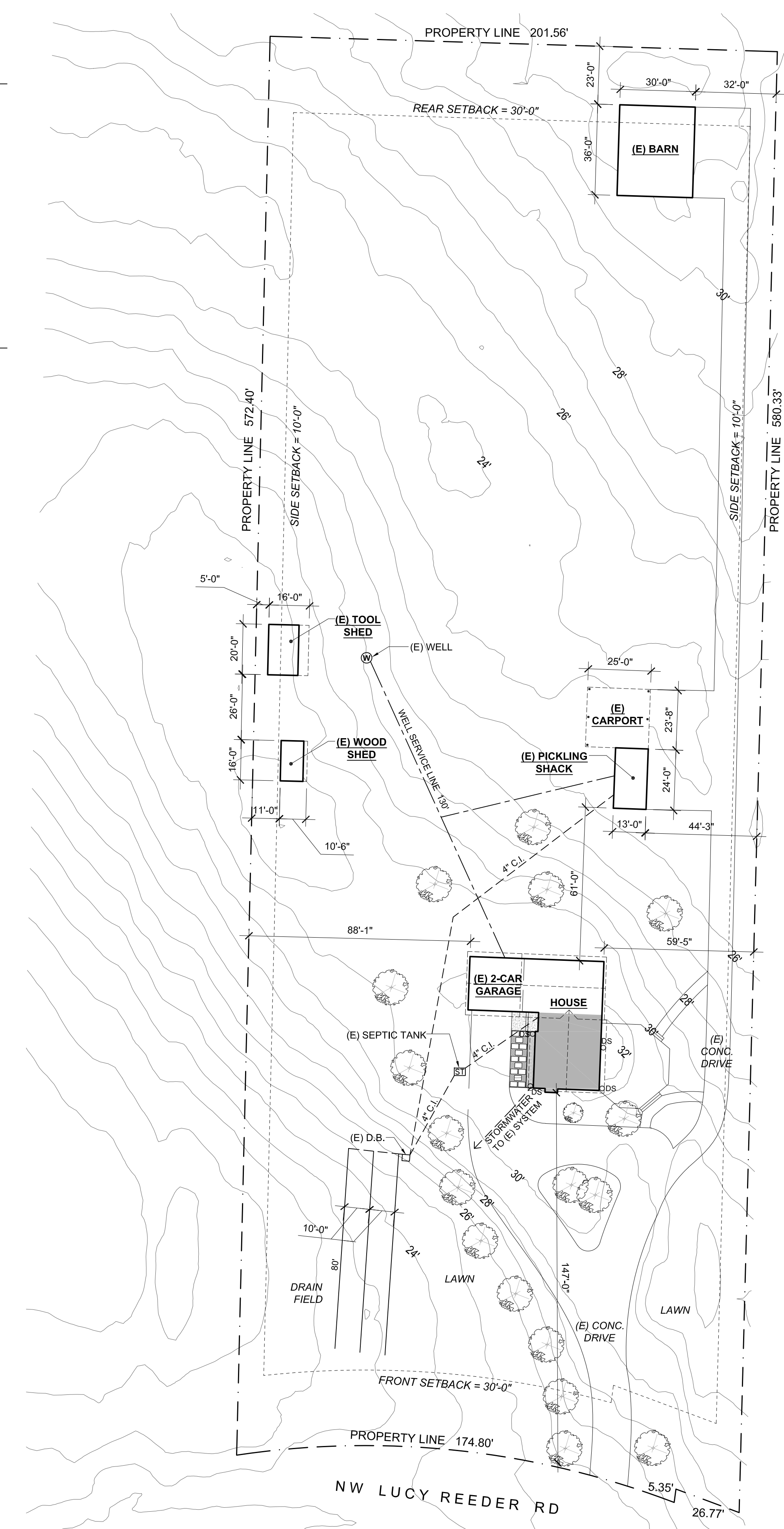
SITE PLAN LEGEND

-  AREA OF WORK
-  PROPERTY LINE
-  SETBACK LINE
-  ROOF ABOVE
-  WATER LINE
-  WASTE LINE
-  ELECTRICAL LINE
-  (E) TREE TO REMAIN
-  DS DOWNSPOUT

NOTED SCALE IS FOR 22X34 SET
(HALF FOR 11X17 SET)



2 PARTIAL SITE PLAN
A0.1 SCALE: 1/16" = 1'-0" (WHEN PLOTTED FULL SCALE TO 22X34)



1 OVERALL SITE PLAN
A0.1 SCALE: 1" = 30'-0" (WHEN PLOTTED FULL SCALE TO 22X34)

Building B

Building B is a 3 side open structure that sits on a concrete foundation. This building was here prior to us purchasing the property. It appears to have been there for some time and, per Land Use Planner Mr. Rithy Khut, it was mentioned in an early document describing the property but never permitted nor drawn into any site plans.

There was an easement on the property directly behind the structure in 1999 to accommodate a driveway for the lot north of our property. It is likely that this structure was built prior to 1999, and if this is the case the building would have originally been 10 feet from the original property line and in compliance.

We are applying for a variance for this structure as it is not 10 feet from the current property line. We use the building to store all our irrigation and hand tools for our small farm plot where we grow the vegetables we use in our small farm direct business. Additionally, it would be very difficult to move because it is on a concrete foundation.

