



MULTNOMAH COUNTY
LAND USE AND TRANSPORTATION PROGRAM
1600 SE 190TH Avenue Portland, OR 97233
PH: 503-988-3043 FAX: 503-988-3389
<http://www.co.multnomah.or.us/landuse>

NOTICE OF DECISION

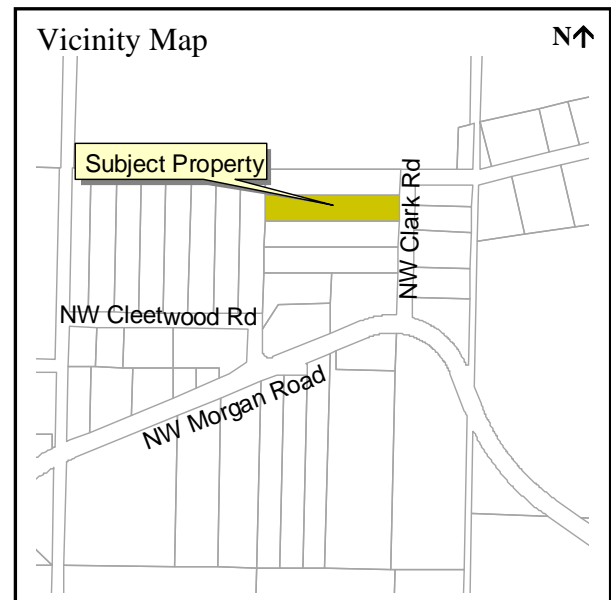
This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

Case File: T2-07-021

Permit: Significant Environmental Concern for
Scenic Views

Location: 20205 NW Clark Ave
TL 1500, Sec12DB, T2N, R2W, W.M.
Tax Account #R70830-2590

**Applicant/
Owner:** Danya Jacob and David Jacob-Daub



Summary: A 12 x 13 foot addition to the existing dwelling to be used as a porch.

Decision: Approved With Conditions

Unless appealed, this decision is effective Monday, September 24, 2007, at 4:30 PM.

Issued by:

By: _____
Don Kienholz, Planner

For: Karen Schilling- Planning Director

Date: Monday, September 10, 2007

Instrument Number for Recording Purposes: # 97015132

Opportunity to Review the Record: A copy of the Planning Director's Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director's Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Don Kienholz, Staff Planner at 503-988-3043, x 29270.

Opportunity to Appeal: This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 37.0640. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Land Use Board of Appeals until all local appeals are exhausted.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Monday, September 24, 2007 at 4:30 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): 37.0560 Code Compliance; 33.3155 Dimensional Requirements; 33.3170 Lot of Record; 33.0005 Lot of Record; 33.4565 SEC-v (Views) Approval Criteria.

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <http://www.co.multnomah.or.us/landuse>.

Scope of Approval

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.
2. **This land use permit expires two years from the date the decision is final if; (a) development action has not been initiated; (b) building permits have not been issued; or (c) final survey, plat, or other documents have not been recorded, as required. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 37.0690 or 37.0700, as applicable. A request for permit extension may be required to be granted prior to the expiration date of the permit.**

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. **Prior to building permit sign-off, the applicant shall record the Notice of Decision [pages 1-3 of this decision] and the vegetative site plan (Exhibit 6) with the County Recorder. The Notice of Decision shall run with the land. Proof of recording shall be made prior to the issuance of any permits and filed with the Land Use Planning Division. Recording shall be at the applicant's expense. [MCC 37.0670].**

2. The five coniferous trees shown on the vegetation site plan shall be retained for screening purposes. Should any die, blow over, or lose its foliage, it shall be replaced with a similar coniferous tree no less than 4-feet in height within 30-days. If an arborist or other qualified expert certifies the planting should take place later than 30-days after, than it shall be replaced under the arborists timeline [33.4565(C)(1) and (4)]
3. All exterior lighting shall be shown on building plans and be hooded and directed downward [MCC 33.4565(C)(3)].

Once this decision becomes final, applications for building permits may be made with the City of Portland. **When ready to have building permits signed off, call the Staff Planner, Don Kienholz, at (503)-988-3043 x29270 to schedule an appointment.** Multnomah County must review and sign off building permit applications before they are submitted to the City of Portland. Six (6) sets each of the site plan and building plans are required at the building permit sign-off.

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.

FINDINGS: Written findings are contained herein. The Multnomah County Code criteria and Comprehensive Plan Policies are in **bold** font. Staff comments and analysis are identified as **Staff:** and follow Applicant comments identified as **Applicant:** to the applicable criteria. Staff comments include a conclusionary statement in *italic*.

1. **Project Description**

Staff: The applicant is proposing to build a 12 x 13 foot porch addition to the existing dwelling on property zoned Rural Residential (RR) off of NW Clark Ave in the West Hills. The property has a Significant Environmental Concern overlay for Scenic Views (SEC-v).

2. **Site Characteristics**

Staff: The subject site is within the County's West Hills Rural Plan Area. The subject property is located in an area off of Highway 30 in an old subdivision of narrow and long lots. The area contains a large rural community with most lots having dwellings located on them. The subject site is relatively flat and cleared of any forested area. The applicant uses the 0.86 acre property to raise honey bees.

3. **Public Comment**

MCC 37.0530 Summary Of Decision Making Processes.

(B) Type II decisions involve the exercise of some interpretation and discretion in evaluating approval criteria. Applications evaluated through this process are assumed to be allowable in the underlying zone. County Review typically focuses on what form the use will take, where it will be located in relation to other uses and natural features and resources, and how it will look. However, an application shall not be approved unless it is consistent with the applicable siting standards and in compliance with approval requirements. Upon receipt of a complete application, notice of application and an invitation to comment is mailed to the applicant, recognized neighborhood associations and property owners within 750 feet of the subject tract. The Planning Director accepts comments for 14 days after the notice of application is mailed and renders a decision. The Planning Director's decision is appealable to the Hearings Officer. If no appeal is filed the Planning Directors decision shall become final at the close of business on the 14th day after the date on the decision. If an appeal is received, the Hearings Officer decision is the County's final decision and is appealable to the Land Use Board of Appeals (LUBA) within 21 days of when the signed Hearings Officer decision is mailed pursuant to 37.0660(D).

Staff: An Opportunity to Comment was mailed on July 9, 2007 to property owners within 750-feet of the property lines. One anonymous comment was received by mail concerned about distance of the existing garage and barn to the north property line.

Procedures met.

4. **Code Compliance**

MCC 37.0560 CODE COMPLIANCE AND APPLICATIONS.

Except as provided in subsection (A), the County shall not make a land use decision or issue a building permit approving development, including land divisions and property line adjustments, for any property that is not in full compliance with all applicable provisions of the Multnomah County Land Use Code and/or any permit approvals previously issued by the County.

(A) A permit or other approval, including building permit applications, may be authorized if:

(1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or

(2) It is necessary to protect public safety; or

(3) It is for work related to and within a valid easement over, on or under an affected property.

(B) For the purposes of this section, Public Safety means the actions authorized by the permit would cause abatement of conditions found to exist on the property that endanger the life, health, personal property, or safety of the residents or public. Examples of that situation include but are not limited to issuance of permits to replace faulty electrical wiring; repair or in-install furnace equipment; roof repairs; replace or repair compromised utility infrastructure for water, sewer, fuel, or power; and actions necessary to stop earth slope failures.

Staff: There is currently an open Under Review compliance case associated the subject property (UR 06-084). The complaint is for placing a metal car shelter on the property without permits and also the proximity of the barn to the property line. The car shelter has been removed from the driveway and placed to the rear of the existing barn and is evaluated under the SEC requirements below, thus resolving that issue.

The proximity of the barn to the property line is addressed under Finding #6.

5. **Proof of Ownership**

MCC 37.0550 Initiation Of Action.

Except as provided in MCC 37.0760, Type I - IV applications may only be initiated by written consent of the owner of record or contract purchaser. PC (legislative) actions may only be initiated by the Board of Commissioners, Planning Commission, or Planning Director.

Staff: Multnomah County Assessment and Taxation records show Danya Jacob and David Jacob-Daub as the owners of the subject property (Exhibit 1). Mr. Jacob-Daub has signed the SEC Application Form (Exhibit 2) as the owner of the property to authorize the processing of the permit.

Criterion met.

6. **An Addition to an Existing Dwelling is an Allowed Use**

MCC 33.3115 Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the uses listed in MCC 33.3120 through 33.3130 when found to comply with MCC 33.3155 through 33.3185.

* * *

MCC 33.3120 Allowed Uses

A. (C) Residential use consisting of a single family dwelling constructed on a Lot of Record

Staff: A single-family dwelling is an allowed use in the Rural Residential zone. Additions to an existing dwelling are allowed under the same provision.

Criterion met.

MCC 33.7200 Non Conforming Use

Staff: An anonymous comment was received in response to the Opportunity to Comment sent out to properties within 750 feet of the property lines. The comment raised a concern about the proximity of the barn to the northern property line. However, the barn is a non-conforming use as verified below, and is therefore not required to meet current setback regulations.

B. MCC 33.7215 VERIFICATION OF NONCONFORMING USE STATUS

(A) The Planning Director shall verify the status of a nonconforming use upon application for a determination by an owner on application for any land use or other permit for the site, or on finding there is a need for a determination (e.g., on learning of a possible Code violation). The determination shall be based on findings that the use:

(1) Was legally established and operating at the time of enactment or amendment of this Zoning Code, and

(2) Has not been abandoned or interrupted for a continuous two year period.

(B) The Planning Director shall verify the status of a nonconforming use as being the nature and extent of the use at the time of adoption or amendment of the Zoning Code provision disallowing the use. When determining the nature and extent of a nonconforming use, the Planning Director shall consider:

(1) Description of the use;

(2) The types and quantities of goods or services provided and activities conducted;

- (3) The scope of the use (volume, intensity, frequency, etc.), including fluctuations in the level of activity;**
- (4) The number, location and size of physical improvements associated with the use;**
- (5) The amount of land devoted to the use; and**
- (6) Other factors the Planning Director may determine appropriate to identify the nature and extent of the particular use.**
- (7) A reduction of scope or intensity of any part of the use as determined under MCC 33.7215 (B) for a period of two years or more creates a presumption that there is no right to resume the use above the reduced level. Nonconforming use status is limited to the greatest level of use that has been consistently maintained since the use be-came nonconforming. The presumption may be rebutted by substantial evidentiary proof that the long-term fluctuations are inherent in the type of use being considered.**

(C) In determining the status of a nonconforming use, the Planning Director shall determine that, at the time of enactment or amendment of the Zoning Code provision disallowing the use, the nature, scope and intensity of the use, as determined above, was established in compliance with all land use procedures, standards and criteria applicable at that time. A final and effective County decision allowing the use shall be accepted as a rebuttable presumption of such compliance.

Staff: The roughly 600 square foot barn on the property was established at the time of the single-family dwelling, which was constructed in 1953 according to Multnomah County Assessment and Taxation records. Both the barn and the dwelling encroach into the 10-foot side yard setback required by the Rural Residential zone. The structures were lawfully established since the barn and home were established prior to the adoption of the County's first zoning code in 1958 and there were no zoning requirements when the buildings were built, including setbacks. Furthermore, there is no evidence that the structures' use have been discontinued. Therefore, the setbacks are lawfully established non-conforming setbacks.

Criterion met.

C. MCC 33.7210 ALTERATION, EXPANSION OR REPLACEMENT OF NONCONFORMING USES

(C) After verification of the status of a nonconforming use pursuant to the applicable provisions of MCC 33.7215, the Planning Director may authorize alteration, expansion or replacement of any nonconforming use when it is found that such alteration, expansion or re-placement will not result in a greater adverse impact on the neighborhood. In making this finding, the Planning Director shall consider all of the criteria listed below. Adverse impacts to one of the criterion may, but shall not automatically, constitute greater adverse impact on the neighborhood.

- (1) The character and history of the use and of development in the surrounding area;**

- (2) The comparable degree of noise, vibration, dust, odor, fumes, glare or smoke detectable within the neighborhood;
- (3) The comparative numbers and kinds of vehicular trips to the site;
- (4) The comparative amount and nature of outside storage, loading and parking;
- (5) The comparative visual appearance;
- (6) The comparative hours of operation;
- (7) The comparative effect on existing flora;
- (8) The comparative effect on water drain-age or quality; and
- (9) Other factors which impact the character or needs of the neighborhood.

Staff: The addition of the patio to the dwelling's south side will not encroach into any of the required setbacks. As such, the proposed modification to the dwelling will not increase any adverse impact on any of the noted factors since there is no further encroachment and the patio is at least 35-feet from the north property line.

The addition to the northern side of the barn encroaches into the required setback 2.4 feet. The side yard setback of the RR zone is 10-feet while the addition is 7.6 feet away from the property line. However, the existing barn is already roughly 2-feet from the property line, so the addition does not further reduce the existing setback. The house on the property adjacent to the north property line is roughly 70-feet away in a northeast direction. The purpose of a yard and structure setback are to have adequate space, air circulation, light and fire safety between buildings. The addition, which is mostly open and further back than the existing barn, does not have an adverse impact greater than that which already exists.

Criteria met.

7. **The Proposal Meets the Dimensional Requirements**

MCC 33.3155 Dimensional Requirements

- A. (A) Except as provided in MCC 33.3160, 33.3170, 33.3175 and 33.4300 through 33.4360, the minimum lot size for new parcels or lots shall be five acres. For properties within one mile of the Urban Growth Boundary, the minimum lot size shall be as currently required in the Oregon Administrative Rules Chapter 660, Division 004 (20 acre minimum as of October 4, 2000).

Staff: This project does not involve the creation of additional lots or parcels and therefore is not subject to the 5-acre requirement.

Criterion met.

- B. **(B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.**

Staff: No new lots are being created. The right-of-way calculation is not applicable.

Criterion met.

- C. **(C) Minimum Yard Dimensions – Feet**

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

Staff: The patio addition is 43-feet from the front property line, over 30-feet from both side property lines, and well over 100-feet from the rear property line as shown on the submitted site plans (exhibit 3). The elevation drawings of the patio show it as a one story addition measuring 13-feet in height (Exhibit 4).

The setbacks of the addition to the barn are addressed under Finding #6(B) and (C). The barn addition is under the 35-foot requirement.

Criterion met.

- D. **(D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The Planning Commission shall determine the necessary right-of-way widths and additional requirements not otherwise established by Ordinance.**

Staff: NW Clark has 50-feet of County Right-of-Way, the minimum amount required. Therefore, the existing yard is adequate.

Criterion met.

8. **The Property is a Lot of Record**

MCC 33.3170 Lot of Record

(A) In addition to the Lot of Record definition standards in MCC 33.0005, for the purposes of this district the significant dates and ordinances for verifying zoning compliance may include, but are not limited to, the following:

- (1) July 10, 1958, SR zone applied;**
- (2) July 10, 1958, F-2 zone applied;**
- (3) December 9, 1975, F-2 minimum lot size increased, Ord. 115 & 116;**

(4) October 6, 1977, RR zone applied, Ord. 148 & 149;

(5) October 13, 1983, zone change from MUF-19 to RR for some properties, Ord. 395;

(6) October 4, 2000, Oregon Administrative Rules Chapter 660 Division 004, 20 acre minimum lot size for properties within one mile of Urban Growth Boundary;

(7) May 16, 2002, Lot of Record section amended, Ord. 982, reenacted by Ord. 997.

(B) A Lot of Record which has less than the minimum lot size for new parcels or lots, less than the front lot line minimums required, or which does not meet the access requirement of MCC 33.3185, may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

(C) Except as otherwise provided by MCC 33.3160, 33.3175, and 33.4300 through 33.4360, no sale or conveyance of any portion of a lot other than for a public purpose shall leave a structure on the remainder of the lot with less than minimum lot or yard requirements or result in a lot with less than the area or width requirements of this district.

MCC 33.0005

(13) Lot of Record – Subject to additional provisions within each Zoning District, a Lot of Record is a parcel, lot, or a group thereof which when created and when reconfigured (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

(a) “Satisfied all applicable zoning laws” shall mean: the parcel, lot, or group thereof was created and, if applicable, reconfigured in full compliance with all zoning minimum lot size, dimensional standards, and access requirements.

(b) “Satisfied all applicable land division laws” shall mean the parcel or lot was created:

1. By a subdivision plat under the applicable subdivision requirements in effect at the time; or

2. By a deed, or a sales contract dated and signed by the parties to the transaction, that was recorded with the Recording Section of the public office responsible for public records prior to October 19, 1978; or

3. By a deed, or a sales contract dated and signed by the parties to the transaction, that was in *recordable form* prior to October 19, 1978; or

4. By partitioning land under the applicable land partitioning requirements in effect on or after October 19, 1978; and

5. “Satisfied all applicable land division laws” shall also mean that any subsequent boundary reconfiguration completed on or after December 28,

1993 was approved under the property line adjustment provisions of the land division code. (See *Date of Creation and Existence* for the effect of property line adjustments on qualifying a Lot of Record for the siting of a dwelling in the EFU and CFU districts.)

(c) Separate Lots of Record shall be recognized and may be partitioned congruent with an “acknowledged unincorporated community” boundary which intersects a Lot of Record.

1. Partitioning of the Lot of Record along the boundary shall require review and approval under the provisions of the land division part of this Chapter, but not be subject to the minimum area and access requirements of this district.

2. An “acknowledged unincorporated community boundary” is one that has been established pursuant to OAR Chapter 660, Division 22.

Staff: The subject property is a part of the River Road Tract subdivision and shows up on the 1962 zoning map. It has remained in its current configuration since that time. In 1962, it met the zoning requirements of having at least 40,000 square feet in the SR zone, and it had road frontage. Because it met the zoning requirements in place at the time, and there were no partition requirements in place at the time, the property is a Lot of Record.

Criteria met.

9. **Access**

MCC 33.3185 Access

Any lot in this district shall abut a street, or shall have other access determined by the approval authority to be safe and convenient for pedestrians and passenger and emergency vehicles.

Staff: The subject property has road frontage onto NW Clark Ave.

Criterion met.

10. **The Proposal Meets the Significant Environmental Concern-Views Approval Criteria**

MCC 33.4520 Application for SEC Permit

An application for an SEC permit for a use or for the change or alteration of an existing use on land designated SEC, shall address the applicable criteria for approval, under MCC 33.4560 through 33.4575.

A. MCC 33.4565 CRITERIA FOR APPROVAL OF SEC-V PERMIT -SIGNIFICANT SCENIC VIEWS

(B) In addition to the information required by MCC 33.4520, an application for development in an area designated SEC-v shall include:

- (1) Details on the height, shape, colors, out-door lighting, and exterior building materials of any proposed structure;**
- (2) Elevation drawings showing the appearance of proposed structures when built and surrounding final ground grades;**
- (3) A list of identified viewing areas from which the proposed use would be visible; and,**
- (4) A written description and drawings demonstrating how the proposed development will be visually subordinate as required by (C) below, including information on the type, height and location of any vegetation or other materials which will be used to screen the development from the view of identified viewing areas.**

Staff: The applicant has provided the required information materials and details. The additions to the barn are not subject to the SEC-v approval criteria because they are exempt under MCC 33.4514 – Exceptions. It states:

“An SEC permit shall not be required for the following:

(A) Farm use, as defined in ORS 215.203 (2) (a), including buildings and structures accessory thereto on "converted wetlands" as defined by ORS 541.695 (9) or on upland areas ”

The barn is a part of the properties agricultural use associated with the bees and crops.

Criteria met.

- B. (C) Any portion of a proposed development (including access roads, cleared areas and structures) that will be visible from an identified viewing area shall be *visually subordinate*. Guidelines which may be used to attain visual subordination, and which shall be considered in making the determination of visual subordination include:**

- (1) Siting on portions of the property where topography and existing vegetation will screen the development from the view of identified viewing areas.**
- (2) Use of nonreflective or low reflective building materials and dark natural or earth-tone colors.**
- (3) No exterior lighting, or lighting that is directed downward and sited, hooded and shielded so that it is not highly visible from identified viewing areas. Shielding and hooding materials should be composed of nonreflective, opaque materials.**
- (4) Use of screening vegetation or earth berms to block and/or disrupt views of the development. Priority should be given to retaining existing vegetation over other screening methods. Trees planted for screening purposes should be coniferous to provide winter screening. The applicant is responsible for the proper maintenance and survival of any vegetation used for screening.**

(5) Proposed developments or land use shall be aligned, designed and sited to fit the natural topography and to take advantage of vegetation and land form screening, and to minimize visible grading or other modifications of landforms, vegetation cover, and natural characteristics.

(6) Limiting structure height to remain be-low the surrounding forest canopy level.

(7) Siting and/or design so that the silhouette of buildings and other structures remains below the skyline of bluffs or ridges as seen from identified viewing areas. This may require modifying the building or structure height and design as well as location on the property, except:

(a) New communications facilities (transmission lines, antennae, dishes, etc.), may protrude above a skyline visible from an identified viewing area upon demonstration that:

1. The new facility could not be located in an existing transmission corridor or built upon an existing facility;

2. The facility is necessary for public service; and

3. The break in the skyline is the minimum necessary to provide the service.

Staff: The porch addition is a roughly 13-foot tall addition to the dwelling. The property is in an area that the ground level cannot be seen by any of the identified viewing areas as seen on the County's LIDAR (Light Detection And Ranging) map in the GIS system (Exhibit 5). The entire site is visible at the 50-foot elevation using the same LIDAR data. The property also sits on the downhill side of a ridge running roughly north-south and between the use and the scenic view areas. Five large coniferous trees are also located between the dwelling and the identified viewing areas.

With the subject site being potentially visible at the 50-foot height level according to the LIDAR data but not at ground level, it is clear that at some point in between the ground level and 50-feet that the property goes from topographically screened to potentially visible. The land slopes upward to the top of the ridge between the property and the viewing areas roughly 8-10 feet. This would leave roughly 3-5 feet of the proposed porch addition (the roof) as visible with a conservative estimate. Taking this into account along with the distance to any viewing area, the five large coniferous trees between the addition and the viewing areas, and the low profile of the site, the addition is visually subordinate.

Criteria met.

- C. **(D) Mining of a protected aggregate and mineral resource within a PAM subdistrict shall be done in accordance with any standards for mining identified in the protection program approved during the Goal 5 process. The SEC Application for Significant Scenic Views must comply only with measures to protect scenic views identified in the Goal 5 protection program that has been designated for the site.**

Staff: There is no PAM subdistrict near the property.

Criterion met.

- D. **(E) The approval authority may impose conditions of approval on an SEC-v permit in accordance with MCC 33.4550, in order to make the development visually subordinate. The extent and type of conditions shall be proportionate to the potential adverse visual impact of the development as seen from identified viewing areas, taking into consideration the size of the development area that will be visible, the distance from the development to identified viewing areas, the number of identified viewing areas that could see the development, and the linear distance the development could be seen along identified viewing corridors.**

Staff: The proposed development is visually subordinate by being almost completely topographically screened. Conditions of approval will be proportionate by only requiring conditions that could affect that visual subordination, such as the trees located between the porch and the scenic viewing areas remaining on site as screening vegetation.

Criterion met.

11. **The Proposal Meets the Significant Environmental Concern-Habitat Approval Criteria**

MCC 33.4515 EXCEPTIONS

An SEC permit shall not be required for the following:

(H) Uses legally existing on November 17, 1994; provided, however, that any change, expansion, or alteration of such use (except for changes to a structure which 1) for the SEC, SEC-w, and SEC-v overlays do not require any modification to the exterior of the structure, and 2) for the SEC-h and SEC-s overlays require the addition of less than 400 square feet of ground coverage to the structure) shall require an SEC permit as provided herein;

Staff: The house was established in 1953. Because the porch measures 12 x 13 and has a total square footage of 156 square feet, the addition is exempt from the SEC-h requirements.

Conclusion

Considering the findings and other information provided herein, this application for a new single family dwelling, as conditioned, satisfies applicable Multnomah County Zoning Ordinance requirements.

Exhibits

1. Multnomah County Assessment and Taxation Information Sheet
2. General Application Form
3. Applicant's Site Plan
4. Building Elevation
5. Multnomah County LIDAR Map Showing Visible Areas At 0-foot Elevation
6. Vegetation Site Plan