
MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-245
Date: 11/19/2013

Comments Submitted by: Marge Schmuckal/Zoning on 11/12/2013

This project is proposing to add 4 more dwelling units to be located on the 2nd and 3rd floors. Since there is one approve residential unit currently, the total of dwelling units will be five. Three dwelling units will be on the 2nd floor and two dwelling units will be on the 3rd floor.

The property is located in the B-3 Downtown Business zone which allows residential dwelling units as a permitted use. There are no requirements for land area per dwelling unit in the B-3 zone. There is also an exemption for showing required parking in the B-3 zone for any change of use. This property is also within a Historic District that exempts the necessity of showing parking for the new uses.

Separate building permits are required for the change of use, along with separate permits for new HVAC and additional air cooled water chillers on the roof. Such units shall meet the maximum allowance for noise levels for the B-3 zone. At the time of permit application, the unit's decibel levels must be submitted for analysis.

Marge Schmuckal
Zoning Administrator
City of Portland