



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

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: February 24, 2015
To: Interested Person
From: Mark Walhood, City Planner
503-823-7806 / Mark.Walhood@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, including the written response to the approval criteria and to public comments received on this application, 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 14-245891 AD

GENERAL INFORMATION

Applicant: Eric Hess, Architect
3501 26th Pl W, #120 / Seattle, WA 98199

Property Owners: Christopher Burke and Staci Kristin
1420 NW 20th Ave, #206 / Portland, OR 97209

Site Address: (Not yet addressed) Vacant parcel at West frontage of NW Westover Road, one lot west of NW 25th Place

Legal Description: LOT 2, PARTITION PLAT 2013-28
Tax Account No.: R649641100
State ID No.: 1N1E32AD 04102
Quarter Section: 2926
Neighborhood: Hillside, contact Peter Stark at 503-274-4331. Northwest District, contact John Bradley at 503-313-7574.

Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Zoning: **R7** (Single-Dwelling Residential 7,000 base zone)
Case Type: **AD** (Adjustment Review)
Procedure: **Type II**, an administrative decision with appeal to the Adjustment Committee.

PROPOSAL: The applicant has proposed the development of a new single-family house on a vacant lot. The site is located on the outside edge of a hairpin curve in NW Westover Road, just west of NW 25th Place. Recently, a land division created this lot from an empty north side yard of the landmark 1905 Frank M. Warren Jr. house (Heron Haus B&B). The proposed three-story house would be located approximately in the middle of the lot, with a long curving driveway connecting the home to the street. A south-sloping shed roof, varied exterior siding materials, large windows and extensive wrap-around terraces on the main/middle floor create a contemporary appearance for the new home.

As proposed, two different Zoning Code development standards are not met. The front entry door on the south side of the home at the middle floor is located 15'-6" further from the street than the longest street-facing wall of the dwelling unit, while code allows a maximum of 8'-0" (33.110.230.C). Also, the street-facing garage wall on the lower floor occupies 30'-0" (or 84%) of the 35'-10"-long street-facing wall of the dwelling unit, while code allows a maximum of 50% (33.110.253.E). Therefore, the applicant has requested Adjustments to:

1. Increase the distance from the main entrance to the longest street-facing wall of the house from 8'-0" to 15'-6"; and
2. Increase the length of the street-facing garage wall from 50% to 84% of the street-facing wall of the house.

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 located on NW Westover approximately 100-feet west of the intersection with NW 25th Place. The property frontage is notable for a stone retaining wall and piers that mark the front lot line and frame the existing driveway entrance. The site is currently vacant and wooded, sloping downhill from south to north, downward and away from the existing curving driveway and retaining walls. The configuration of the lots and streets nearby is such that this site is clearly visible from several adjacent neighbors both uphill and downhill on all directions, but especially to the north and west. Homes in the vicinity are generally large and well-maintained, with attractive landscaping. Many of the nearby homes are also historic landmarks, and the northwest section of the Alphabet Historic District is approximately two blocks downhill to the east.

Zoning: The R7 designation is one of the City's single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

Land Use History: City records indicate one prior land use review at the site. In June of 2013, the Final Plat for LU 12-191800 LDP CU was approved, creating the parcel making up this site out of the adjacent (Heron Haus Bed and Breakfast) property to the south. This two-lot partition included a Conditional Use Review to reduce the site area for the Heron Haus B&B, as well. Conditions of approval require permit review of various Fire and Site Development issues, but all Tree Preservation requirements fall on the existing, older (B&B) parcel.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **January 9, 2015**. The following Bureaus have responded:

The *Bureau of Environmental Services* (BES) has reviewed the proposal and noted no concerns for the Adjustments. However, no approvable stormwater plan has been submitted, and BES has noted possible issues with the finished floor elevations and access to the sewer. Sanitary sewer connection and stormwater management regulations must be met during the building permit process (Exhibit E.1).

The *Development Review Section of Portland Transportation* has reviewed the proposal and offered no objection to the requested Adjustments. Title 17 requirements will be enforced during the review of building permits, and System Development Charges (SDC's) may be assessed for this development. Street trees will be required per the condition of Public Works Appeal 12-191822 PW. Exhibit E.2 contains staff contact and additional information.

The *Water Bureau* has reviewed the proposal and responded with specific comments regarding the installation of water services on the site for the new house, but no objections or recommendations regarding the requested Adjustments. A Water Bureau review for fixture

count and water service will occur during the building permit process, and documentation will be required showing minimum required horizontal distances between potable water lines and sewer lines. Exhibit E.3 contains staff contact and additional information.

The *Fire Bureau* has reviewed the proposal and provided comments, but no objections or concerns regarding the requested Adjustments. Fire Department access and other fire-related regulations, including the related condition of approval from the partition, must be met as documented during the building permit review process. Specific comments are made regarding aerial access roads and sprinkler systems for the building. Exhibit E.4 contains staff contact and additional information.

The *Site Development Section of the Bureau of Development Services* has reviewed the proposal and provided informational comments, but no objections or recommendations regarding the requested Adjustments. Erosion control regulations must be met, and a condition of approval from the recent partition requires a site-specific geotechnical evaluation be performed during the building permit process. Exhibit E.5 contains staff contact and additional information.

The *Life Safety Section of the Bureau of Development Services* has reviewed the proposal and notes that a separate building permit is required, and that the proposal must be designed to meet all relevant Building Codes and Ordinances. No specific objections or concerns are raised regarding the requested Adjustments. Exhibit E.6 contains staff contact and additional information.

The *Urban Forestry Division of Portland Parks and Recreation* has reviewed the proposal and provided one comment about an existing street tree, but no objections or concerns regarding the requested Adjustment. Tree protection measures for the existing large Sycamore Maple on the street frontage at 2545 NW Westover Road will be required and reviewed during the building permit process (Exhibit E.7).

Neighborhood Review: A “Notice of Proposal in Your Neighborhood” was mailed on January 9, 2015. A total of three written responses have been received from notified property owners in response to the proposal. Objections raised in these letters speak to the following concerns:

- A large multi-trunk tree on the lower, northwest section of the site is proposed for removal but should be retained for reasons including neighborhood character, soil stability, fall color, shading, wildlife habitat and aesthetic considerations;
- The land division process on this site via LU 12-191800 AD did not adequately address neighborhood concerns with ground water, soil stability, and the content of the arborist report submitted as part of the land division;
- The proposed building height and setbacks, in combination with natural grade changes and a retaining wall, will result in back yards virtually devoid of sunlight for the downhill properties to the north;
- Stormwater management information (gutters, rainwater detention facilities) is not shown on the plans and could result in serious problems for the site and surrounding neighbors if not carefully considered;
- There is no landscape plan showing the landscaping in building setbacks, including what will be done with the “overgrown blackberries and weeds” on the site, which are of concern to neighboring property owners;
- The design, scale and height of the home are undesirable and out of character with the surrounding historic homes, seriously impacting neighborhood livability and character; and
- The submitted plans understate the proposed building coverage, which comes out to 3,189 square feet, in excess of the allowed 3,012 square feet.

Staff Response: Several of the concerns raised in the letters relate to regulatory issues that were pertinent to the land division case, but which are not directly related to the requested Adjustments involving the relationship of the main entry door and garage wall to the longest street-facing wall of the house. These unrelated issues include the following:

- **Tree Preservation.** The land division conditions of approval require that two trees be preserved on the Heron Haus parcel, but not on the new parcel which is the subject of this application. This land division is now recorded and final. The opportunity to appeal or re-visit issues with the land division was during the appeal process (no appeal was filed);
- **Geotechnical Issues (slope stability, groundwater, etc.).** The land division requires that the applicant provide site-specific geotechnical information at the time of permitting, including a quantitative slope stability study, recommendations by a geotechnical engineer for structural and slope stability, and well as recommendations regarding managing seeps and springs encountered during construction. This land division is now recorded and final. The opportunity to appeal or re-visit issues with the land division expired when the appeal period passed without any appeal being filed;
- **Stormwater Management.** The applicant will be required to meet all regulations of the Stormwater Management Manual that are current at the time of building permit submittal. These regulations apply regardless of the outcome of this Adjustment, and must be met during the building permit review process;
- **Sunlight and shade on neighboring properties.** No setback Adjustments are requested, and there is nothing in the approval criteria for the garage wall- and main entry-related Adjustments that impacts or speaks to sunlight and shade for neighboring properties;
- **Landscaped setbacks.** The issues in this review are about the main entry location and garage wall in relation to the longest wall of the house, in a regulatory attempt to prevent 'snout houses' that have a hard-to-find entry door or overly prominent garage wall as viewed or experienced from the street. How the garage wall and entry door are configured does not impact the eventual landscaped appearance of the building setbacks. The requirement for planting or preserving trees will apply during the permit process, but this is not under review with the requested Adjustments; and
- **Historic Compatibility.** Despite the large number of nearby historic homes, there is nothing in the current Adjustment request or other regulations being applied to this new house that requires an analysis of compatibility with the adjacent historic fabric.

With regards to building coverage, staff double-checked the applicant's figures of building coverage at 2,653 square feet. Staff's calculation came up with 2,528.5 square feet, but the site plan is drawn just slightly off scale, understating the staff-scaled dimension. While the building appears to be within the building coverage limit of 3,012 square feet (on this 10,081 sq. ft. lot), this will be further verified during the building permit review process.

No specific objections or concerns were raised in these letters with regards to the orientation or placement of the main entry door or garage wall, which are the subject of this Adjustment.

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 to provide certainty and rapid processing for land use applications.

33.805.040 Adjustment 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. Adjustments to the ground floor window requirements of this Title must also meet the additional requirements stated in the ground floor window sections in the base zones.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The applicant has requested Adjustments to increase the distance from the main entrance to the longest street-facing wall of the house from 8'-0" to 15'-6", and to increase the length of the street-facing garage wall from 50% to 84% of the street-facing wall of the house.

The purpose for the Main Entrance standard is as follows (33.110.230.A):

“Purpose. These standards:

- *Together with the street-facing façade and garage standards, ensure that there is a physical and visual connection between the living area of the residence and the street;*
- *Enhance public safety for residents and visitors and provide opportunities for community interaction;*
- *Ensure that the pedestrian entrance is visible or clearly identifiable from the street by its orientation or articulation; and*
- *Ensure that pedestrians can easily find the main entrance, and so establish how to enter the residence.*
- *Ensure a connection to the public realm for development on lots fronting both private and public streets by making the pedestrian entrance visible or clearly identifiable from the public street.”*

The site topography varies but generally slopes downhill from south to north, sideways in orientation to Westover Road. The high point of the lot is above the grade of the adjacent street frontage, and the low side is below. The house is designed to sit on a partially-excavated ground floor that hugs the hillside, with the main entrance on the middle of three floors. Given the slightly elevated position of the doorway facing east on this middle floor in relation to the adjacent topography, the door will be clearly visible as one enters the site from the street. The driveway for the new house will extend off the existing driveway serving the Heron Haus B&B (2545 NW Westover Rd.), and the house is placed back a considerable distance of over 60 feet from the road. A clearly visible and defined flight of main entry stairs rises from the driveway about 50 feet into the driveway, along the shortest path for pedestrians from the street. Extensive glazing is proposed along the street-facing facades that ensure indoor-outdoor visual connections between the house and the street. Therefore, for the purposes of the Main Entrance Adjustment, this criterion is met.

The purpose for the Length of Street-Facing Garage Wall standard is as follows (33.110.253.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.”*

The lower floor of the home that includes the garage wall is partially sunk into the sloping hillside site, such that the main or middle floor is located at grade on the southern portion of the site most visible from the street. As discussed above for the Main Entrance Adjustment, the main entry doors are located in such a way as to be clearly visible from the street. The design of the building includes a projecting outer wall or frame around the garage entry door, which emphasizes the exterior decks on

the home at the main or middle floor. The bulk of the driveway directly adjacent to the garage has a retaining wall along the south side, which in concert with the site topography and views of the home from the street, significantly reduces the visual impact of the garage versus the main entry doors, which are elevated and comparatively more visible. The primary impression of the house from the street, again given the site topography and retaining walls along the south side, is of the two upper residential floors, the shed roof form, and the perimeter decks. Therefore, for the purposes of the Length of Street-Facing Garage Wall standard, 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 design of the house, in combination with the sloping site topography and integrated retaining walls, maintains a clear visual and functional relationship between the main entry door and living areas of the home and the street. The same design elements also help to partially bury the garage into the sloping hillside as viewed from the street, as the garage is largely screened by the curve of the driveway and retaining walls. For these and the reasons discussed above under findings for criterion A, the proposal will not significantly detract from the livability or appearance of the residential area. Therefore, 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 preserve land for housing, and to provide housing opportunities for single-family households. The requested Adjustments provide for a new house on a vacant lot, which is single-dwelling development. Therefore, this criterion is met.

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

Findings: City-designated scenic resources are indicated on the Zoning Maps with an “s” overlay zone symbol. No such scenic overlay zoning is present on the site. Similarly, there are no City-designated historic resources on the site, as the property has no historic landmark status, and is not within the boundaries of an Historic or Conservation District. Therefore, this criterion does not apply.

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

Findings: Given the design of the house which integrates into the sloping topography of the site in such a way that the main entry is visually prominent from the street, while the garage is visually minimized, any impacts from the two requested Adjustments have been mitigated for to the extent practical. Therefore, 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 zoning is indicated by the “c” or “p” overlay zones. No such zoning exists on the site. Therefore, this criterion does not apply.

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 (including maximum building coverage, trees, maximum height, etc.), 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 requested two Adjustments related to the placement of the main entry doors, as well as the length of the street-facing garage wall. Given the unique site topography and shared driveway entrance configuration of the project, as well as the architectural design of the home, the main entrance will be directly accessible and visible from NW Westover Road. For the same reasons, the garage wall is somewhat less visible than the main entry doors. Because the project is able to meet the relevant criteria, the request must be approved.

ADMINISTRATIVE DECISION

Approval of an Adjustment to increase the distance from the main entrance to the longest street-facing wall of the house from 8'-0" to 15'-6" (33.110.230.C).

Approval of an Adjustment to increase the length of the street-facing garage wall from 50% to 84% of the street-facing facing wall of the house (33.110.253.E).

The above approvals are granted based on the approved plans and drawings, Exhibits C.1 through C.10, all signed and dated February 19, 2015, and subject to the following condition:

- A. As part of the building permit application submittal, each of the 4 required sets of drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.10. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-245891 AD."

Staff Planner: Mark Walhood

Decision rendered by: MARK WALHOOD **on February 19, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed: February 24, 2015.

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 December 5, 2014, and was determined to be complete on **January 6, 2015.**

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 December 5, 2014.

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 May 5, 2015.**

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 March 10th, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **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 must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **March 11th, 2015 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
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.
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EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
 1. Original narrative submittal
 2. Original drawing set – reference only/not approved
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Overall Site Plan (attached)
 2. East/Front Elevation (attached)
 3. South/Side Elevation (attached)
 4. West/Rear Elevation
 5. Overall North/Side Elevation (attached)
 6. Ground Floor Plan
 7. First Floor Plan
 8. Second Floor Plan
 9. Large, Scalable Overall Site Plan matching C.1
 10. Large, Scalable Partial Enlarged Site Plan at Entry Driveway

D. Notification information:

1. Mailing list
2. Mailed 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
7. Urban Forestry Division of Portland Parks and Recreation

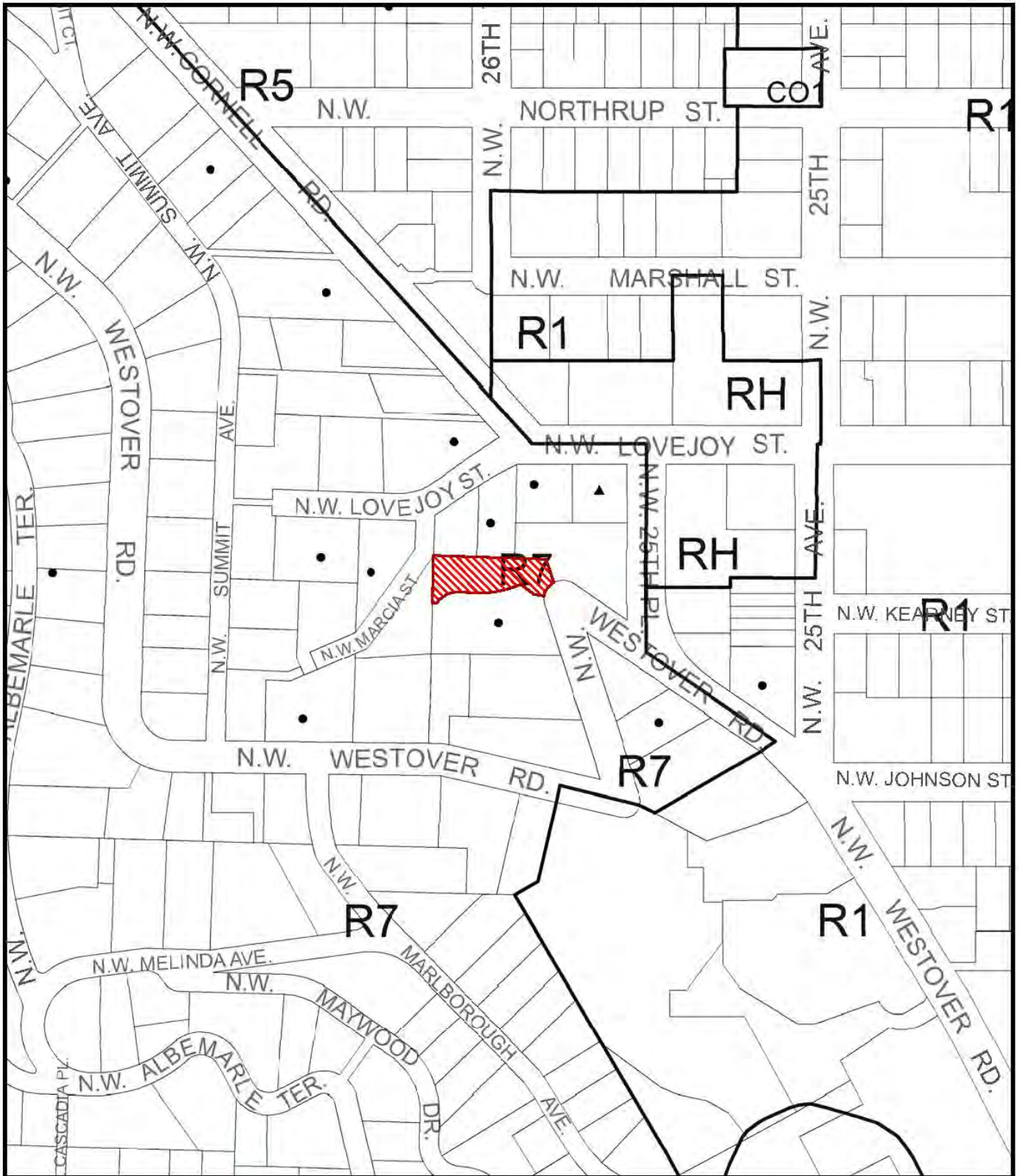
F. Correspondence:

1. Letter with concerns from Edward Vaivoda, rec'd. 1/22/15
2. E-mail with concerns from Sylvia and Paul Golden, including staff response to questions, rec'd. 1/23/15
3. Letter with concerns from Rodger and Janet Eddy, rec'd. after close of public comment period, rec'd. 2/2/15



G. Other:

1. Original LU Application Form and receipt
2. Incomplete letter from staff to applicant, sent 12/31/14
3. Excerpt from Final Plat for LU 12-191800 LDP CU, including conditions of approval
4. Early Assistance summary notes from EA 12-153208, dated 8/3/12

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).



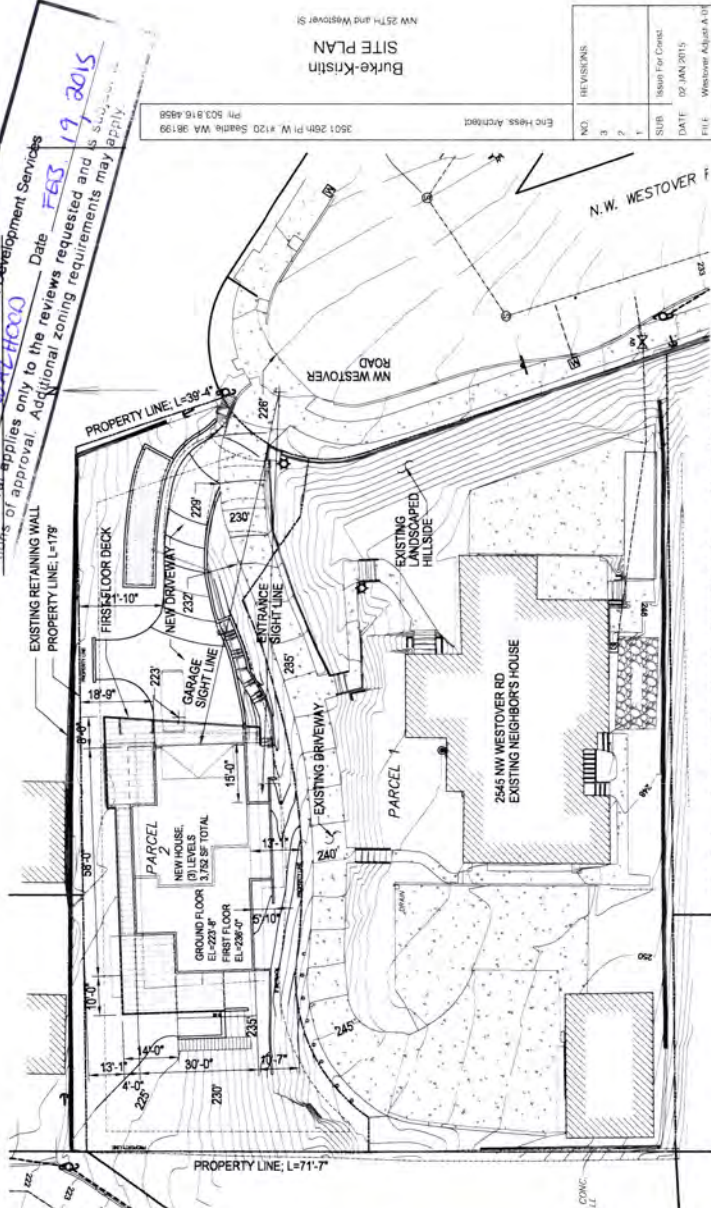
ZONING

-  Site
-  Historic Landmark
-  Conservation Landmark



File No. LU 14-245891 AD
 1/4 Section 2926
 Scale 1 inch = 200 feet
 State_Id 1N1E32AD 4102
 Exhibit B (Dec 09, 2014)

Planner: **MARK WAZHCOO**
 * Approved* - Bureau of Development Services
 * This approval applies only to the reviews requested and is subject to the conditions of approval. Additional zoning requirements may apply.
 Date: **FEB 19 2015**



NW 25th and Westover St
 SITE PLAN
 Burke-Kristin

NO.	REVISIONS:
3	
2	
1	
SUB	Submitted For Consent
DATE	09 JAN 2015
FILE	Westover Adjuban A LOT

3501 29th Pl W #120 Seattle WA 98199
 Ph: 503.816.4858
 Eric Hays, Architect

ZONING R-7

ALLOWABLE DEVELOPED AREA:
 HOUSE FOOTPRINT: 1,965 SQ FT
 DECK (IF ANY GRADE): 945 SQ FT
 CANOPY (OVERHANGING) PAT DECK: 0 SQ FT
 TOTAL: 2,910 SQ FT
 MAX ALLOWABLE: 2,250 sq ft + 15% of lot cover 5,000 sq ft
 2,250 sq ft + 15% of (10,000-5,000) = 3,075 SQ FT > 2,910 SQ FT. OKAY

SITE INFORMATION
 ADDRESS: NW WESTOVER RD
 PORTLAND OR 97210
 LEGAL DESCRIPTION: PARTITION LOT 201326, LOT 2
 PROPERTY ID: 86077384
 TAX ID NUMBER: 1N1E32AD 4102
 LOT AREA: 10,090 SQ FT, .26 ACRES

WESTOVER HOUSE OVERALL SITE PLAN
 SCALE: 1"=20'-0" (1/4"=10')
 1 JAN 2015

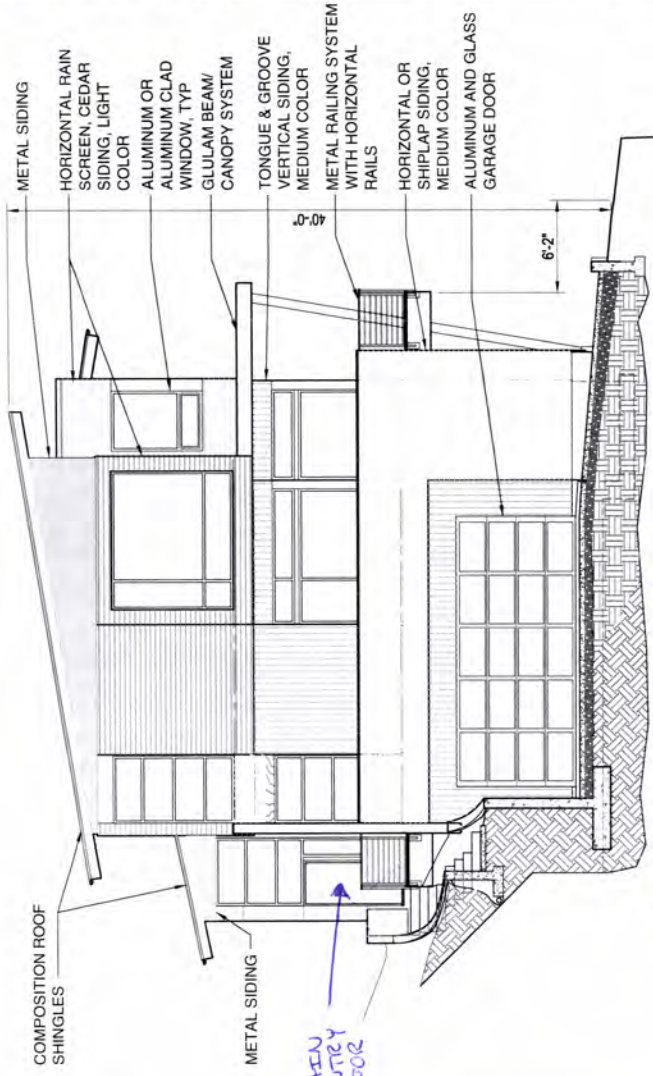
W 14-245891 A0 Exhibit C-1

Eric Hess, Architect
 3501 26th Pl W, #120
 Seattle, WA 98199
 ph: (503) 816-4858

Burke-Kristin
 Westover House Adjustment
 NW 25th and Westover St.

APPR: egh	DATE: 2 Jan, 2015	PRG: Adjustment	FILE: Adjustment-03
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03



1-5'10" / 30'-0" GARAGE WALL

Approved
 City of Portland - Bureau of Development Services
 Planner MARK VALTODD Date FEB 19 2015
 * This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

FRONT (EAST ELEVATION)

SCALE: 1/8"=1'-0" (AT 8 1/2"x11" SIZE)
 0 2 4 8 16
 2 JAN, 2015

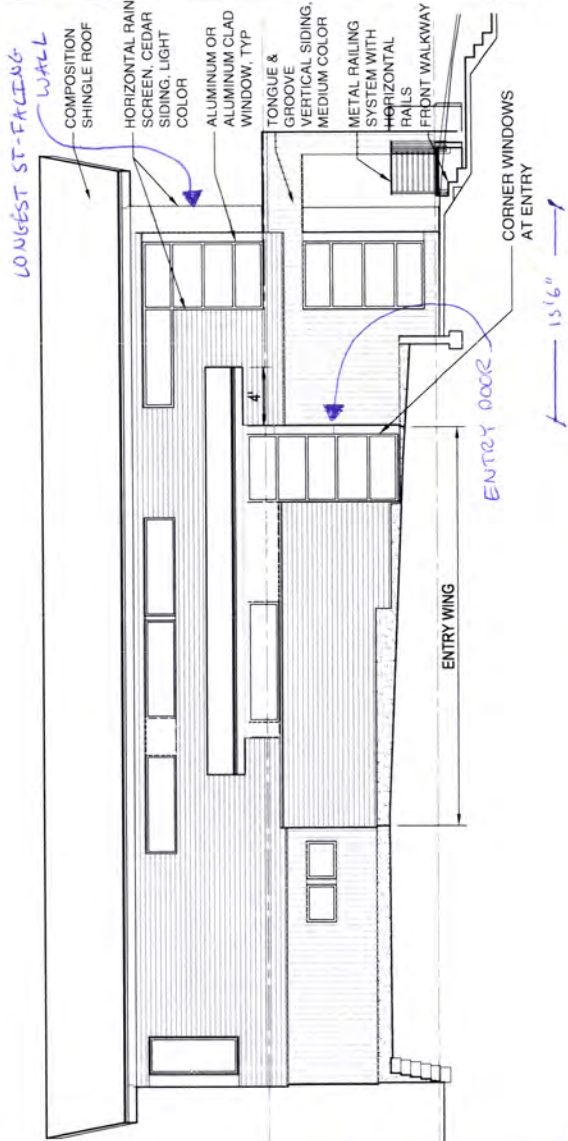
LU 14-245891 A0

Exhibit C.2

APPR. ght
DATE: 2 Jan, 2015
PROJECT Adjustment
FILE: e:\project\dwg

Burke-Kristin
Westover House Adjustment

Eric Hess, Architect
Eric Hess, NCARB
3501 26th Pl W, #120
Seattle, WA 98199
ph: (503) 816-4858



Approved
City of Portland - Bureau of Development Services
Planner MARK WATKINS Date FEB 17 2015
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LEFT SIDE (SOUTH ELEVATION)

SCALE: 1/8"=1'-0" (AT 8 1/2x11 SIZE) 2 JAN, 2015



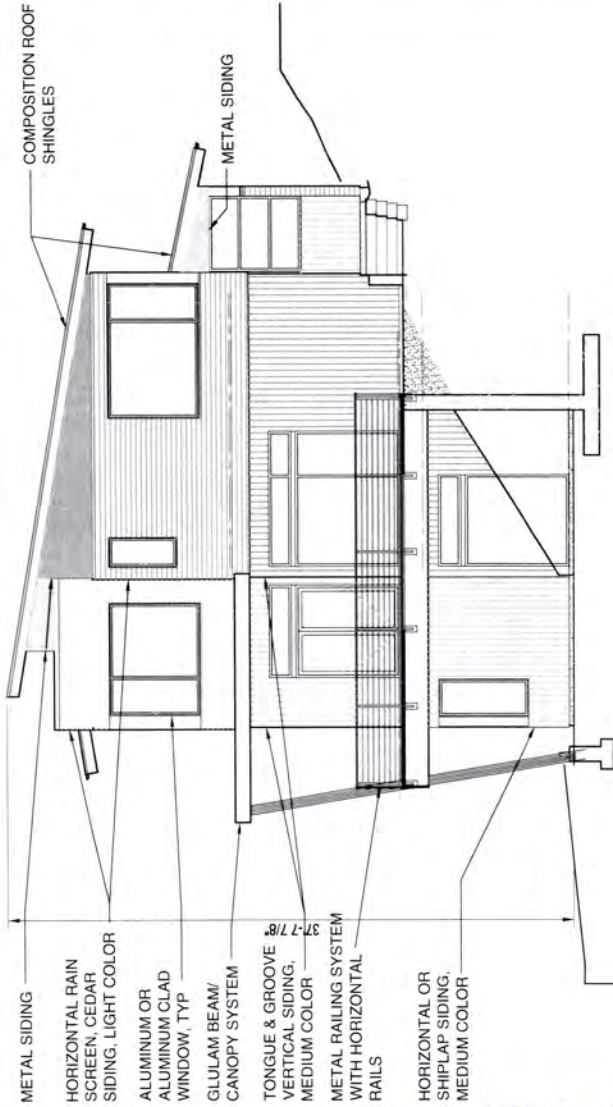
Eric Hess, NCARB
 Eric Hess, Architect
 3501 26th Pl W, #120
 Seattle, WA 98199
 ph: (503) 816-4858

Burke-Kristin
 Westover House Adjustment

NW 25th and Westover St.

APPR: egh
 DATE: 2 Jan, 2015
 PROJ: Adjustment
 FILE: Westover Adjust-05

05



Approved
 City of Portland - Bureau of Development Services
 Planner MARK VAHROO Date FEB. 19 2015
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



2 JUN, 2015

LU 14-245891 AD

EXHIBIT C.4

07

APPR: egh
DATE: 2 Jan. 2015
PROJECT: Adjustment
FILE: Adjustment-07

Burke-Kristin
Westover House Adjustment

Eric Hess, Architect
Eric Hess, NCARB
3501 26th Pl W, #120
Seattle, WA 98199
ph: (503) 816-4858



Approved
City of Portland - Bureau of Development Services
Planner MARK WAHOO Date FEB 19, 2015
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

OVERALL NORTH ELEVATION OF PROPERTY

SCALE: 1"=20'-0" (AT 8 1/2x11 SIZE) 2 JAN, 2015



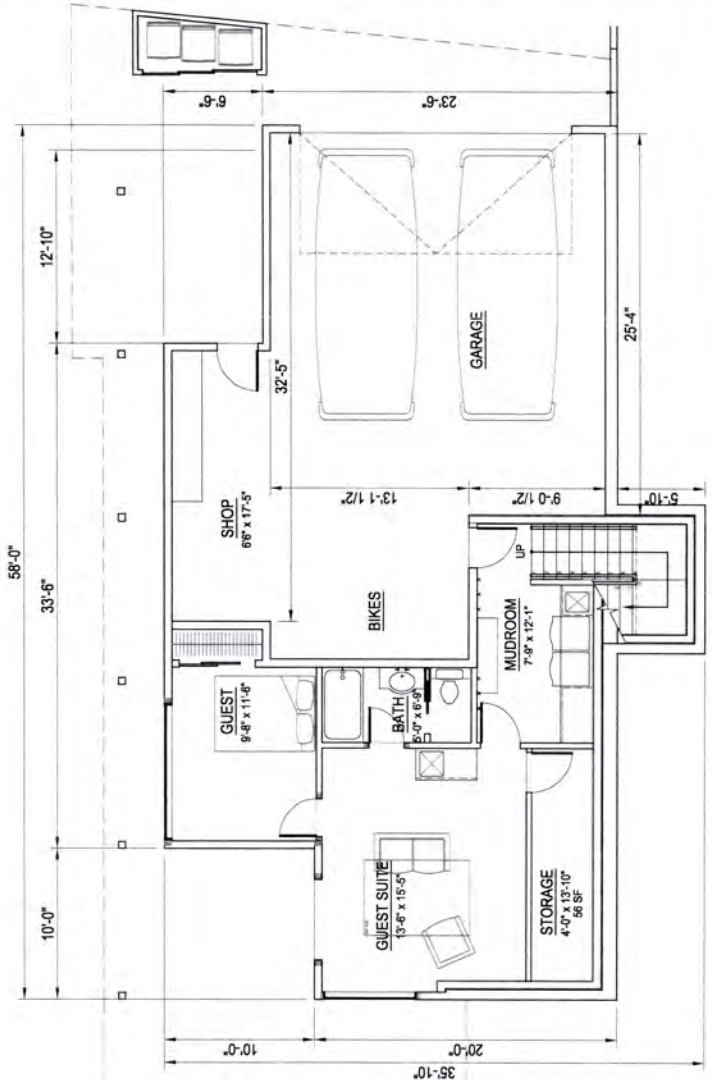
LU 14-245891 AD Exhibit C-5

Eric Hess, Architect
 3501 26th Pl W #120
 Seattle, WA 98199
 ph: (203) 816-4858

Burke-Kristin
 Westover Adjustment (Garage)
 NW 25th and Westover St

APPR. egh
DATE: 2 Jan, 2015
PROJECT: Westover House
FILE: Westover Adjust-A-00

08



Approved
 City of Portland - Bureau of Development Services
 Planner MARIE WATKINS Date FEB. 19, 2015
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



GROUND FLOOR PLAN

SCALE: 1/8"=1'-0" (AT 8 1/2"x11" SIZE)
 2 JAN, 2015



CASE NO. W 14-245891 AD

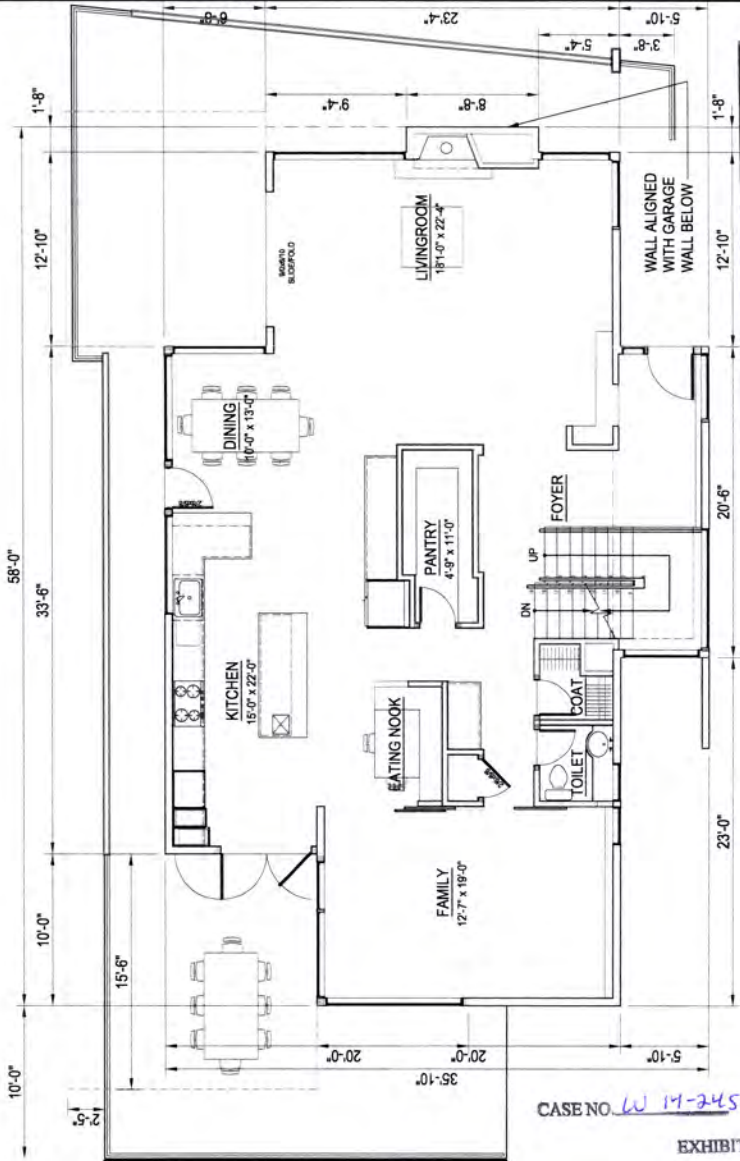
EXHIBIT C-6

09

APPR. egh
DATE: 2 Jan, 2015
PROJ. Adjustment
FILE: Adjustment-09

Burke-Kristin Westover House Adjustment

Eric Hess, Architect
Eric Hess, NCARB
3501 26th Pl W, #120
Seattle, WA 98199
ph: (603) 816-4858



Approved
 City of Portland - Bureau of Development Services
 Planner MARIE WATKINS Date FEB. 19, 2015
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0" (AT 8 1/2x11 SIZE)

2 JAN, 2015



CASE NO. OK185242-11 W7

EXHIBIT C-7

Eric Hess, Architect
 Eric Hess, NCARB
 3501 26th Pl W, #120
 Seattle, WA 98199
 ph: (206) 816-4858

Burke-Kristin
 Westover Adjustment (Garage)

NW 25th and Westover St.

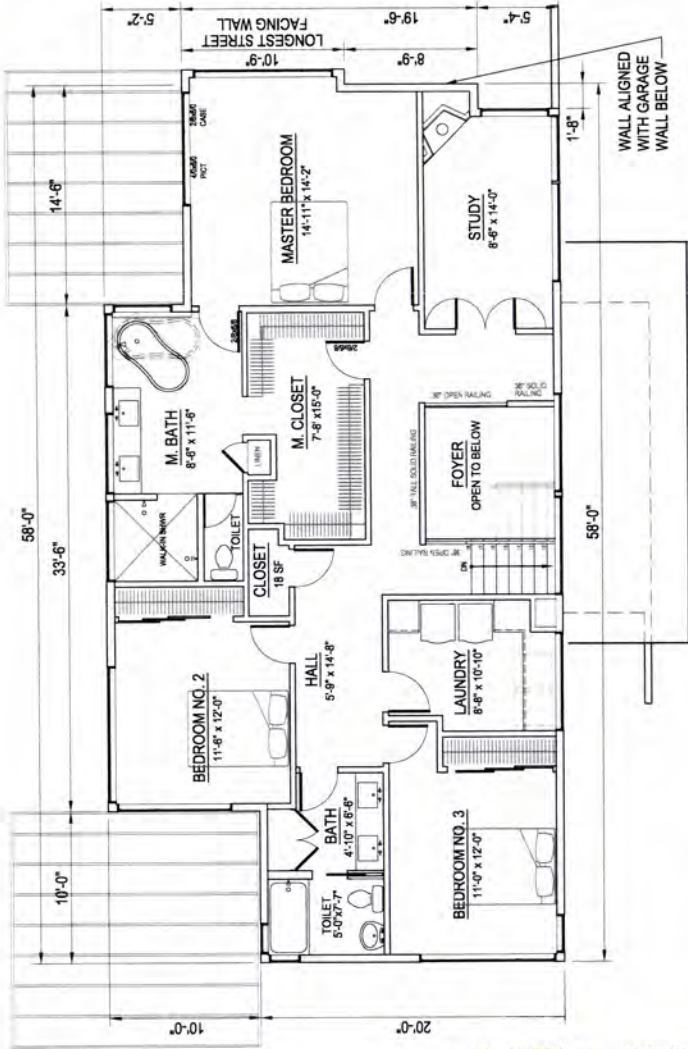
APP'R: egh

DATE: 2 Jan. 2015

PROJECT: Westover House

FILE#: Westover Adjust-A-10

10



WALL ALIGNED WITH GARAGE WALL BELOW

Approved
 City of Portland - Bureau of Development Services
 Planner MARK WATKINS Date FEB. 19, 2015
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0" (AT 8 1/2x11 SIZE)
 2 JAN. 2015



EXHIBIT C-8 W14-24581A0

1001076
 17x6 = 114
 61x54 = 3304
 25x10 = 250
 10x2 = 20
 144 - 3,312 = 57.5
 3538.3
 (slight corner side)
 - 20' + 10' + 10' (line)
 1001076 site
 Contour = 2250 + 200113
 2550 + 76216
 25012.6

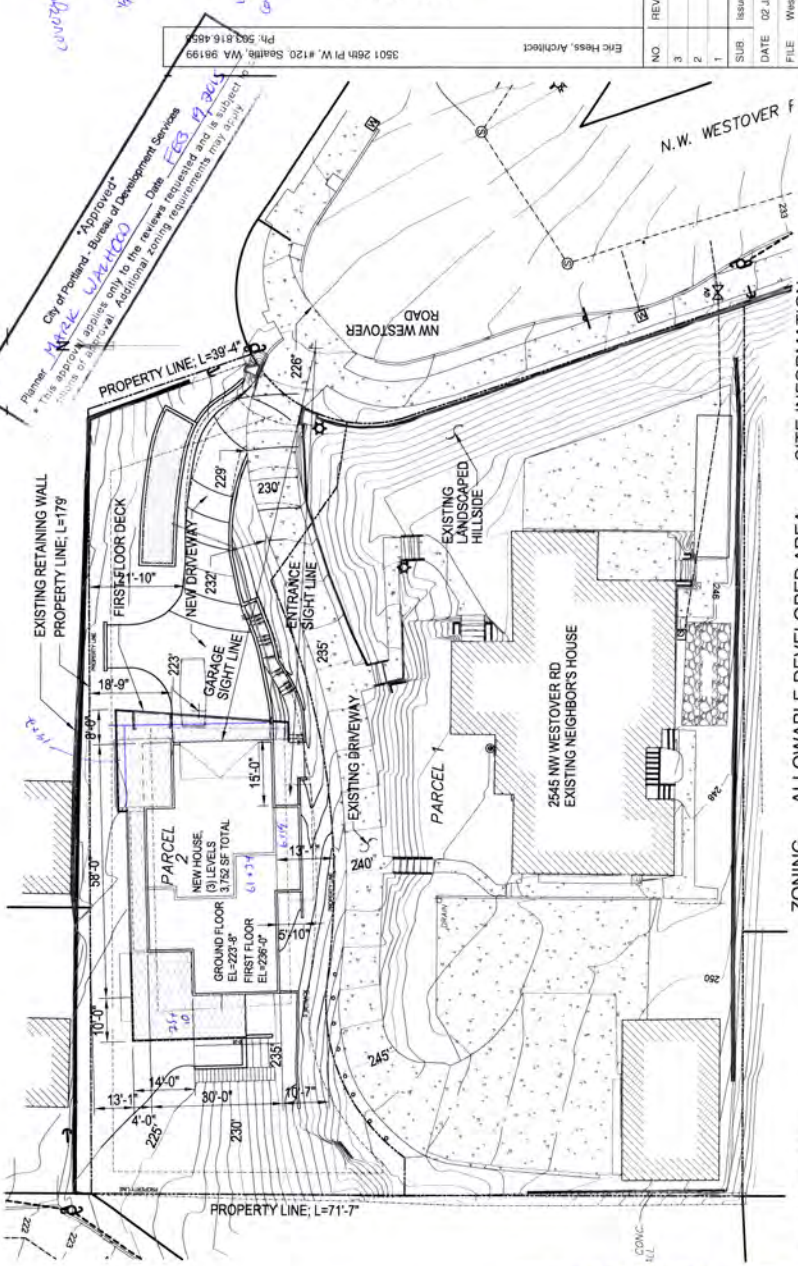
NW 25TH and Westover St.
Burke-Krstin
SITE PLAN

3501 26th Pl W, #120, Seattle, WA 98199
 Ph: 509.816.4859
 Eric Hess, Architect

NO	REVISIONS
3	
2	
1	

SUB Issue For Consent
 DATE 02 JAN 2015
 FILE Westover Adapt-A-0

01



Planner: **MARK WATKINS**
 City of Portland - Bureau of Development Services
 *The approval applies only to the review requested and a subsequent change of plan requires Additional zoning requirements may apply.
 Date: **FEB 12 2015**

SITE INFORMATION
 ADDRESS: NW WESTOVER RD.
 PORTLAND OREGON 97210
 LEGAL DESCRIPTION: PARTITION PLAT 2013-28, LOT 2
 PROPERTY ID: R657394
 TAX ID NUMBER: 1N1E32AD 4102
 LOT AREA: 10,080 SQ FT, .28 ACRES

ALLOWABLE DEVELOPED AREA:
 HOUSE FOOTPRINT: 1,665 SQ FT
 DECK (if ABY GRADE): 945 SQ FT
 CANOPY OVERHANG PAST DECK: 43 SQ FT
 TOTAL BUILDING AREA: 2,653 SQ FT
 MAX ALLOWABLE: 2,250 sq ft + 15% of lot over 5,000 sq ft
 2,250 sq ft + 15% (10,080-5,000) = 3,012 SQ FT > 2,653 SQ FT, OKAY

ZONING
 R-7



WESTOVER HOUSE PLAN
OVERALL SITE PLAN
 SCALE: 1"=20'-0" (AT 1/4" SIZE)
 2 JUN 2015

City of Portland - Bureau of Development Services
 Planner: **MAKE WATHEAD**
 Date: **FEB 19, 2015**
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

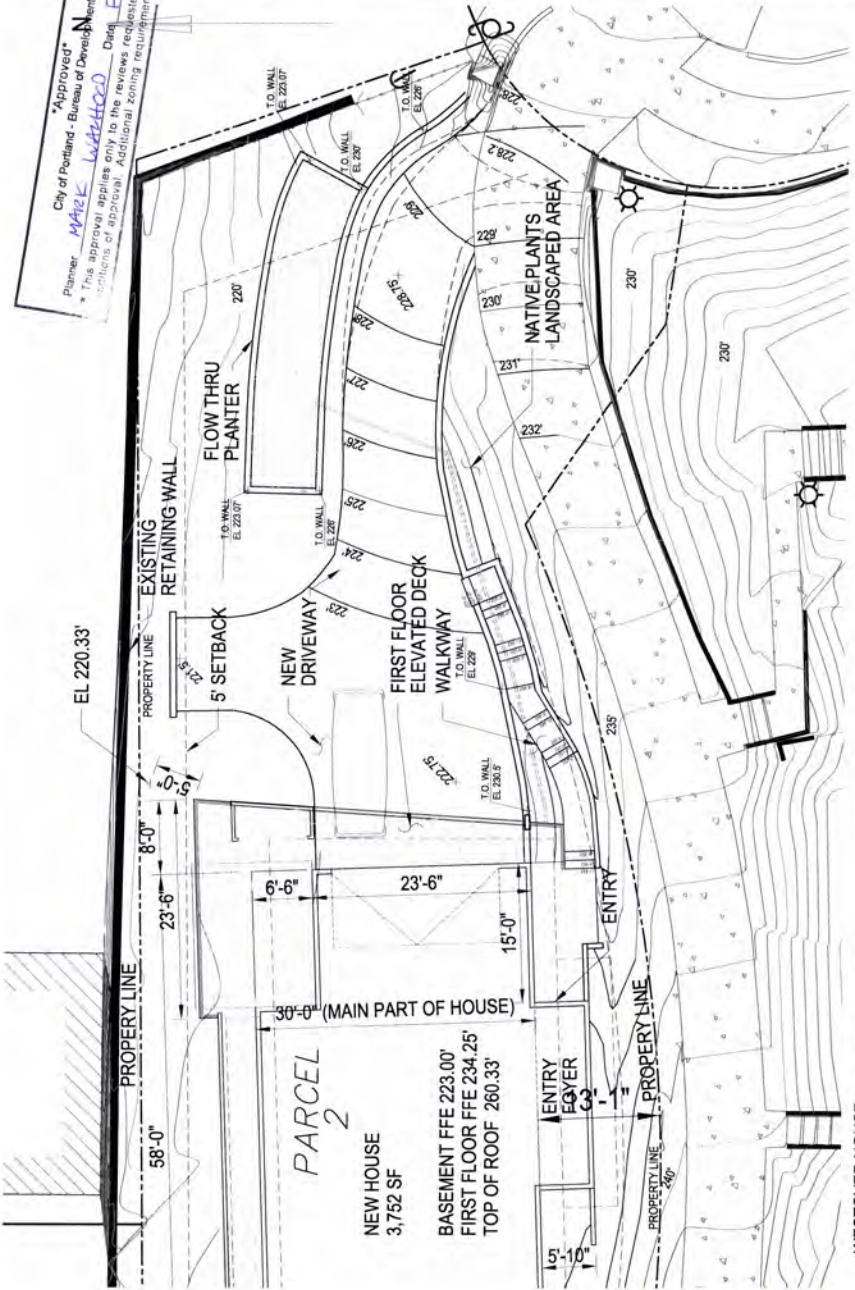
3501 26th Pl W, #120, Seattle, WA 98199
 Ph: 503.816.4858
 Eric Hess, Architect

ENLARGED SITE PLAN
 Burke-Kristin
 NW 25TH and Westover St

NO.	REVISIONS
3	
2	
1	

SUB: Issue For Const.
 DATE: 02 JAN 2015
 FILE: Westover Adjust-A-02

02



NEW HOUSE
 3,752 SF
 BASEMENT FFE 223.00'
 FIRST FLOOR FFE 234.25'
 TOP OF ROOF 260.33'

WESTOVER HOUSE
 PARTIAL ENLARGED SITE PLAN
 SCALE: 1/4" = 1'-0" (AT 1/4" SIZE)
 2 JAN 2015

