



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Interim Director  
Phone: (503) 823-7300  
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www.portlandoregon.gov/bds

**Date:** August 28, 2017  
**To:** Interested Person  
**From:** Rodney Jennings, Land Use Services  
503-823-5088/Rodney.Jennings@portlandoregon.gov

## **NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD**

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on September 18, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-220481 AD, in your letter. It also is helpful to address your letter to me, Rodney Jennings. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 17-220481 AD**

**Applicant:** Steven Routon | Steven Routon Architect/LLC  
PO Box 1229  
Clatskanie, Oregon 97016  
971-506-7436 | Skrarchitect@Gmail.Com

**Owner:** Robert and Nancy Greiff  
939 SE Clatsop St  
Portland, OR 97202  
505-344-7151 | Negriff1@Gmail.Com

**Site Address:** 7884 SE 7TH AVE

**Legal Description:** BLOCK 19 LOT 10, CITY VIEW PK  
**Tax Account No.:** R158703060  
**State ID No.:** 1S1E23CB 03700  
**Quarter Section:** 2203

**Neighborhood:** Sellwood-Moreland, contact chair.landuse.smile@gmail.com.  
**Business District:** Sellwood-Westmoreland, contact Emily Pinkstaff at emily.pinkstaff@newseasonsmarket.com  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.

**Plan District:** None  
**Other Designations:**

**Zoning:** R5as Single Dwelling Residential 5000; 'a' Alternative Design Density Overlay Zone; 's' Scenic Resource Zone

**Case Type:** AD Adjustment  
**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee.

**Proposal:**

The applicant proposes improvements to the existing main entrance to the house that faces SE 7<sup>th</sup> Avenue. The improvements include moving the recessed entrance door from 7 feet behind the façade of the house to 18 inches behind, constructing a concrete landing and stairs, and constructing a porch cover/trellis protruding from the façade above the landing. SE 7<sup>th</sup> Avenue is designated as a Scenic Corridor in the *Scenic Resources Protection Plan*. Section 33.480.040.B.2 and Table 480-1 of the Portland City Code require a 20 foot setback from the street lot line on Scenic Corridors like SE 7<sup>th</sup>. The main wall of the existing house already extends 11-feet into the 20 foot Scenic Corridor Setback, as it is setback 9 feet from SE 7<sup>th</sup> Avenue. The porch cover/trellis will extend no more than 4 feet beyond the main wall of the existing house and will be setback 5 feet from SE 7<sup>th</sup> Avenue. The applicant requests an Adjustment to allow the proposed porch cover/trellis to extend 15 feet into the required 20 foot Scenic Corridor setback.

**Relevant Approval Criteria:**

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:

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- 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
- 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 *(not applicable)*
- D. City-designated scenic resources and historic resources are preserved; and
- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and
- F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable. *(not applicable)*

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. This application was submitted on August 10, 2017 and determined to be complete on August 22, 2017.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 extended at the request of the applicant.

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](http://www.portlandonline.com).

#### **APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Adjustment Committee. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

#### **APPEAL OF THE FINAL CITY DECISION**

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

**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).**

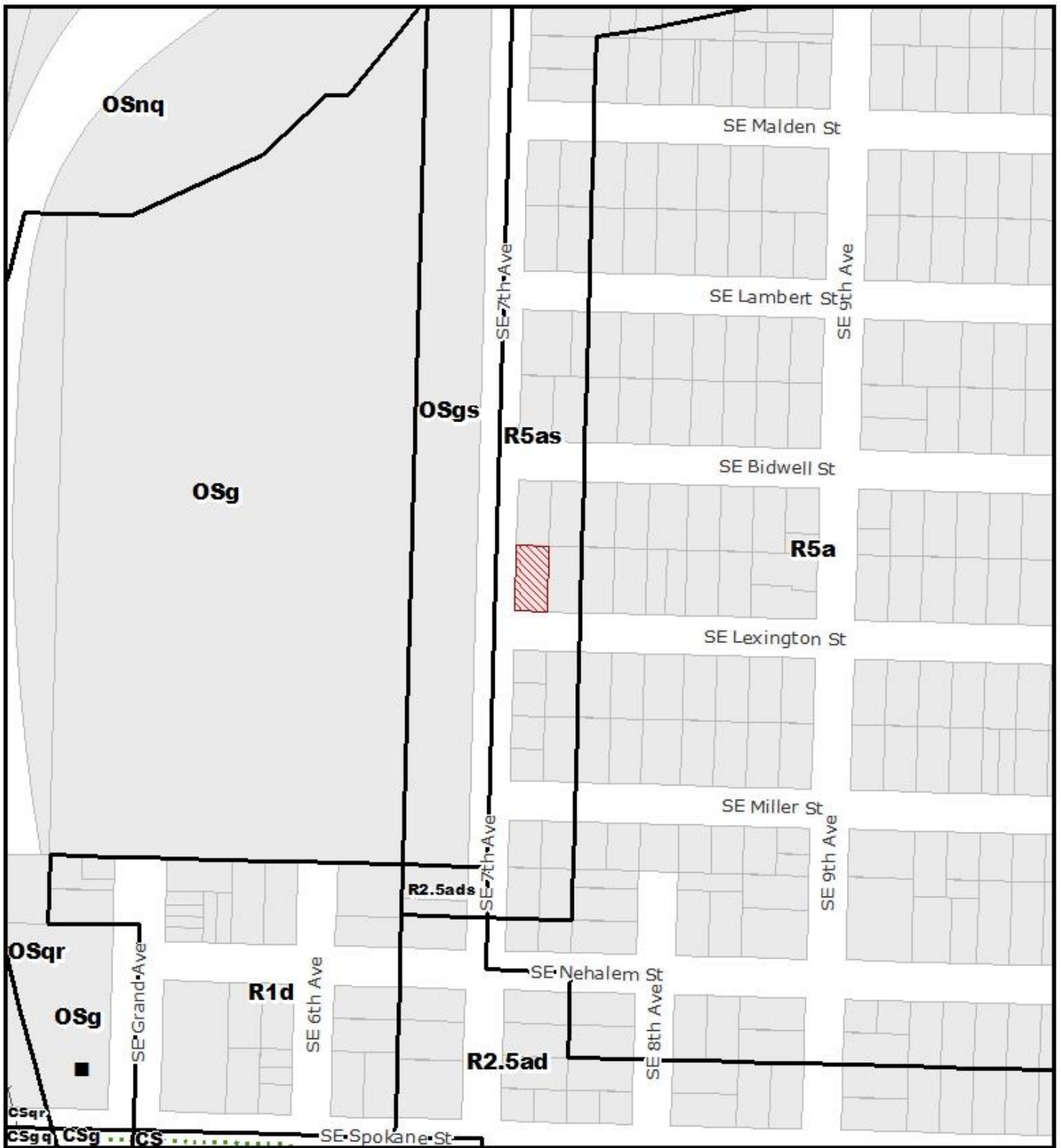
#### **Enclosures:**

Zoning Map

Site Plan

West and South Elevations

Detailed Porch Cover/Trellis Elevations and Floor Plans



# ZONING

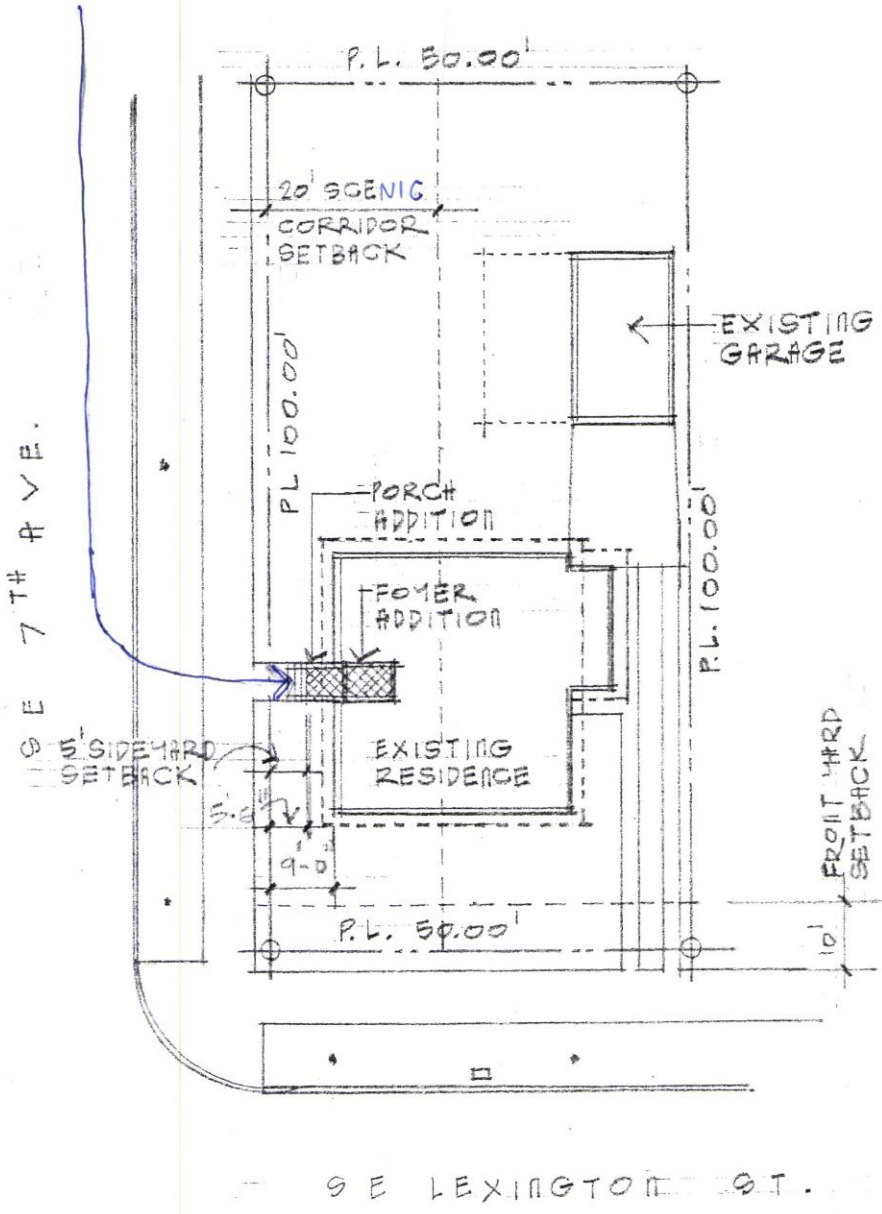


-  Site
-  Historic Landmark
-  Recreational Trails

File No.	LU 17-220481 AD
1/4 Section	3831
Scale	1 inch = 200 feet
State ID	1S1E23CB 3700
Exhibit	B Aug 11, 2017



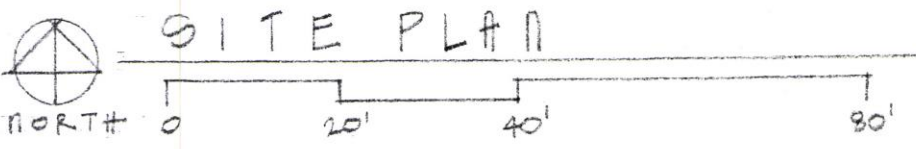
LOCATION OF TRELLIS  
 EXTENDING 15' INTO REQUIRED  
 20' SCENIC CORRIDOR SETBACK



Greiff

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 Portland, OR. 97202

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A2

6.28.17  
 rev 8.18.17





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**A1**

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**SOUTH  
 ELEVATION**

**WEST ELEVATION**



5'-0" SIDEYARD  
 SETBACK

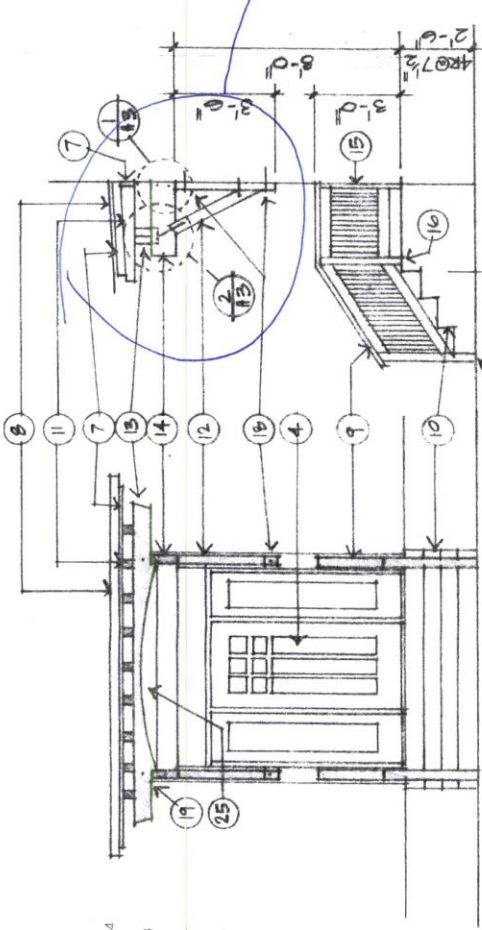
it's a cubic thing.  
 familiar, repetitive elements, steeply pitched brackets supporting short, stout beams,  
 and then a shallow curve whose only earthly function is to cast a shadow.  
 in truth though, this curved beam announced the elegant coiled ceilings within  
 at the same time it relaxed the demeanor of the exterior facade.

**Keyed Notes - Floor Plan / Elevations / Details**

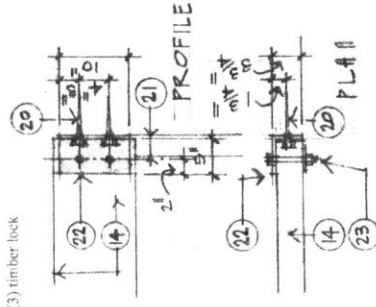
- Remove existing door / threshold / frame opening to match existing.
- Install 2x sleepers @ 16" o.c. on existing arch joists to allow new tile to match existing fish floor. Install new stone floor tiles over cement backer board over vapor barrier over 4" T&G plywood subfloor.
- Remove existing siding. Install new drywall on all walls, typ. Match existing drywall texture.
- New concrete door and stueighns.
- New concrete landing, 4" thick concrete slab. Existing walls to remain.
- Powder coated aluminum frame.
- TK cedar guardrail. 4x4 posts, 2x4 top caps, 2" verticals @ 3" o.c., typ.
- Concrete steps w/ #4 rebar corr. @ nosings. 1" up nos. of steps @ 24" o.c.
- Canopy low slope rafters from 4x6 TK cedar.
- Brackets from 4x4 TK cedar.
- Beam from TK cedar 4x12. Shape as shown.
- Beam from TK cedar 4x12.
- 2x4 TK cedar. Anchor to wall w/ (3) timber lock screws.



Detail of  
Porch Cover/Trellis  
from side

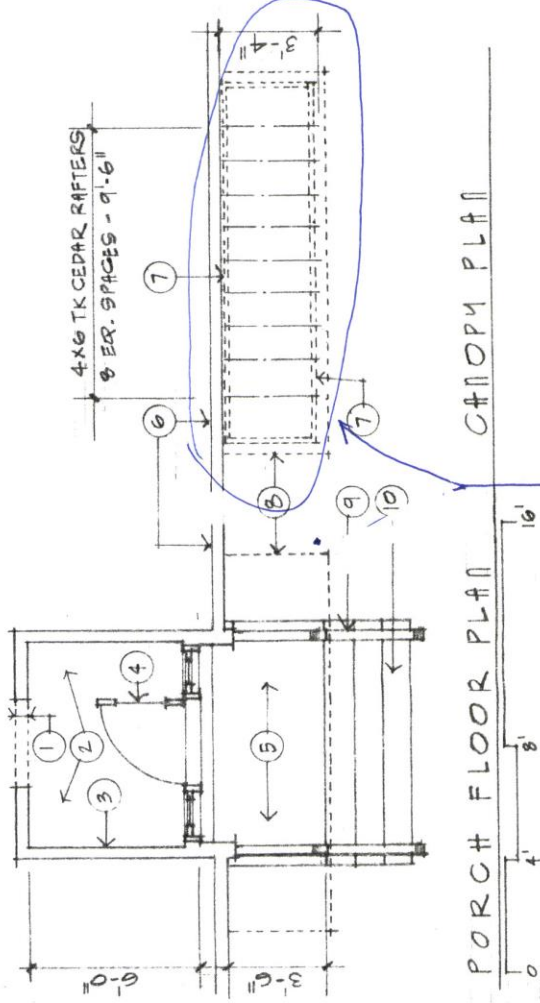


FRONTAL ELEVATION PROFILE ELEVATION



1 BEAM/WALL CONNECTION

2 BEAM TO BEAM/STRUT



PORCH FLOOR PLAN

CANOPY PLAN

Detail of Porch Cover/Trellis  
from above

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**A3**

6/28/17  
REV. 7.11.17