



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

Chloe Eudaly, Commissioner
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Date: September 28, 2017
To: Interested Person
From: Rodney Jennings, Land Use Services
503-823-5088 / Rodney.Jennings@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 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 17-220481 AD

GENERAL INFORMATION

Applicant: Steven Routon,
Steven Routon Architect/LLC
Po Box 1229
Clatskanie, Oregon 97016

Owner: Robert Greiff,
939 SE Clatsop St
Portland, OR 97202-7017

Site Address: 7884 SE 7th Avenue

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

Zoning: R5as Single-Dwelling Residential 5,000 zone with 'a' Alternative Design Density overlay zone and '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 7th 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 7th 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 building setback from the street lot line on Scenic Corridors like SE 7th. The main wall of the existing house already extends 11-feet into the 20 foot Scenic Corridor Setback, as it is set back 9 feet from SE 7th Avenue. The porch cover/trellis will extend no more than 4 feet beyond the main wall of the existing house and will be set back 5 feet from SE 7th 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:

In order to be approved, this proposal must comply with the Adjustment Review approval criteria of Section 33.805.040.A-F.

ANALYSIS

Site and Vicinity: The site is a lot located at the NE corner of SE Lexington Street and SE 7th Avenue. The front lot line of this lot faces SE Lexington Street. However, the site is developed with an existing house with a main entrance that faces SE 7th Avenue. The area to the east of the site is developed for the most part with single-dwelling homes on 5,000 square foot, 50' x 100' lots, as is the area north and south. Sellwood Park is located on the opposite (west) side of SE 7th Avenue. The lots on the east side of SE 7th Avenue for several blocks north and south of the site, are also opposite Sellwood Park, and are developed with single-dwelling homes, many of which also have a main entrance facing SE 7th Avenue.

Zoning: R5as. The R5 Single-Dwelling Residential 5,000 zone is intended to foster the development of single-dwelling residences on lots having a minimum area of 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Newly created lots must have a maximum density of 1 lot per 5,000 square feet of site area.

The 'a' Alternative Design Density overlay zone provides opportunities for greater residential density in some situations, provided that additional design compatibility requirements are met with the project. The 'a' overlay zone has no bearing on this proposal.

The 's' *Scenic Resource overlay zone* is intended to:

- Protect Portland's significant scenic resources as identified in the *Scenic Resources Protection Plan*;
- Enhance the appearance of Portland to make it a better place to live and work;
- Create attractive entrance ways to Portland and its districts;
- Improve Portland's economic vitality by enhancing the City's attractiveness to its citizens and to visitors; and
- Implement the scenic resource policies and objectives of Portland's Comprehensive Plan.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **August 28, 2017**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1)
- Bureau of Transportation Engineering (Exhibit E.2)
- Fire Bureau (Exhibit E.3)
- Site Development Section of BDS (Exhibit E.4)
- Life Safety Section of BDS (Exhibit E.5)

Neighborhood Review: No written responses have been received from either the Neighborhood Association or notified property owners in response to the Notice of Proposal.

ZONING CODE APPROVAL CRITERIA

In order to be approved, this proposal must comply with the Adjustment Review approval criteria of Section 33.805.040.A-F.

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

Findings:

The site is located along a Scenic Corridor, identified in the *Scenic Views, Sites and Drives Inventory* as the Sellwood Boulevard (SD 38-29) Scenic Corridor. As stated in Section 33.480.040.B.1 of the Portland Zoning Code, the purpose for the Scenic Corridor designation is as follows:

The scenic corridor designation is intended to preserve and enhance the scenic character along corridors, and where possible, scenic vistas from corridors. This is accomplished by limiting the length of buildings, preserving existing trees, providing additional landscaping, preventing development in side setbacks, screening mechanical equipment, and restricting signs.

The described characteristics of Sellwood Boulevard, as identified in the *Scenic Views, Site and Drives Inventory*, are as follows:

The drive begins along SE 7th Avenue adjacent to Sellwood Park, where there is a parking lot. SE 7th leads directly to the southern end of Sellwood Boulevard. The drive continues along Sellwood Boulevard and provides views of Oaks Bottom, the river, the west hills, and the downtown skyline. The open, upper elevation of the bluff provides dramatic glimpses of blue herons feeding in Oaks Bottom. The drive is relatively short, less than a mile in length. Parking is allowed only on the east side of the street. The drive can be approached from the south via the Sellwood Bridge or from the north using SE Milwaukie. The drive skirts a primarily residential area. A panoramic view from Sellwood Boulevard is inventoried as VP 38-03

The requested Adjustment to reduce the depth of the Scenic Resource overlay, and extend the porch cover/trellis to within 5 feet of the front lot line is consistent with the purpose statement and with stated intent of the Scenic Corridor designation for these reasons:

- The proposed additions to the porch extend the building closer to the street, but do not extend the length of the building within the Scenic Corridor.
- There are no existing trees within the west side yard of the site and the entirety of the proposed porch additions are located within this west side yard, therefore the purpose of preserving existing trees does not apply here. There are three existing street trees located in the right-of-way planting strip on SE Lexington, and the proposed porch improvements will also have no impact on the ability to protect these trees during construction with protective fencing or other means, if the Urban Forester so requires.
- As the site is located across from Sellwood Park, near the south end of the Sellwood Boulevard Scenic Corridor, and nearly 1000 feet away from the identified views from the bluff of Oaks Bottom, the river, the west hills, and the downtown skyline, the proposed additions to the porch will have no impact at all

on these views. This includes the inventoried VP-03 panoramic viewpoint, which is also located well north of the site. The proposed additions will also have no impact on views from the street of Sellwood Park, which is located across SE 7th Avenue from the site.

- To meet the intended purpose of providing additional landscaping, the scenic corridor standards require that landscaping meeting the L1 standard be installed at the time of development. The L1 standard requires groundcover and trees. Per code section 33.480.040.B.2.e(1), the landscaping requirements are triggered if the valuation of the alteration exceeds the threshold for nonconforming upgrades in 33.258.070.D.2.a. If the valuation does trigger the landscaping requirement, nothing in the proposed design of the porch improvements would prevent landscaping meeting the L1 standard from being planted within the scenic corridor setback.
- As the site is a corner lot, the front lot line is the narrower street lot line fronting SE Lexington Street and the rear lot line is the opposite lot line on the north edge of the site. The side lot lines on this lot are the lot line facing SE 7th Avenue and the lot line opposite it on the east edge of the lot. The proposed additions to the porch are all located outside the required 5' west side setback, so this purpose of the scenic corridor designation is met. Also, although preventing development in the side setbacks is specifically identified as a purpose of the Scenic Corridor designation, in the context of this site, the area within the front and rear setbacks is that area in which the purpose statement intends protection, as these would be the side yards if the lot were not a corner lot and fronted SE 7th. No development is proposed within the front or rear setbacks, so the proposed additions equally or better meet the intended purpose as well.
- No mechanical equipment or signs are proposed within the scenic corridor.

The improvements proposed to the porch entry, which include rebuilding the concrete stairs and landing, and providing a decorative trellis over the porch, are similar to residential development already present in this residential area. The primary views within the Scenic Corridor Setback are visible from the bluff overlooking Oaks Bottom, which is well north of this site. At this site, the minor improvements proposed to the porch will have no impact on views towards Sellwood Park, which is on the opposite side of the street, and no significant impact on views up and down SE 7th Avenue, or on the ability to plant trees and groundcover landscaping to enhance the scenic character of the corridor as required by the Scenic Corridor standards. Based on these findings, this requirement 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

Finding: The requested Adjustment will not significantly detract from the livability or appearance of the surrounding residential area. The six R5 zoned block faces on SE 7th Avenue opposite SE Sellwood Park, between SE Nehalem (which is one block south of the site) and SE Sellwood Boulevard, all share the 20' scenic corridor setback designation. The majority of these lots are developed with houses that, like the subject house, extend into the scenic corridor setback. Many also include main entrances facing SE 7th within the scenic corridor setback. The improvements proposed to the porch entry, which include rebuilding the concrete stairs and landing, and providing a decorative trellis over the porch are minimal in scale, and are similar to residential development already present in this residential area. The minor changes to the porch will have no impact on the livability of the residential area, and, if anything, will be an

enhancement to the appearance of the area. Based on these findings, 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: Only one Adjustment is requested. This criterion is not applicable.

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

Findings: As previously mentioned, the site is located within a designated scenic corridor designated along Sellwood Boulevard. The description of the corridor in the *Scenic Views, Sites and Drives Inventory* is:

“The drive begins along SE 7th Avenue adjacent to Sellwood Park, where there is a parking lot. SE 7th leads directly to the southern end of Sellwood Boulevard. The drive continues along Sellwood Boulevard and provides views of Oaks Bottom, the river, the west hills, and the downtown skyline. The open, upper elevation of the bluff provides dramatic glimpses of blue herons feeding in Oaks Bottom. The drive is relatively short, less than a mile in length. Parking is allowed only on the east side of the street. The drive can be approached from the south via the Sellwood Bridge or from the north using SE Milwaukie. The drive skirts a primarily residential area. A panoramic view from Sellwood Boulevard is inventoried as VP 38-03”.

The proposal will not adversely impact any identified resources along this Scenic Corridor. The principal resource along this portion of the corridor is largely the views up and down SE 7th Avenue, with an emphasis on views towards Sellwood Park. The improvements proposed to the porch entry, which include rebuilding the concrete stairs and landing, and providing a decorative trellis over the porch, are similar to residential development already present in this residential area. The primary views within the Scenic Corridor Setback are visible from the bluff overlooking Oaks Bottom, which is well north of this site. At this site, the minor improvements proposed to the porch will have no impact on views towards Sellwood Park, which is on the opposite side of the street, and no significant impact on views up and down SE 7th Avenue, or on the ability to plant trees and groundcover landscaping to enhance the scenic character of the corridor as required by the Scenic Corridor standards. No existing trees are impacted by the proposal. Based on these findings, this requirement is met.

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

Findings: No impacts resulting from the adjustment have been identified. This criterion is not applicable.

- 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: No parts of the site are located within an environmental zone. This criterion is not applicable.

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, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

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 October 12, 2017** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **October 13, 2017** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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:

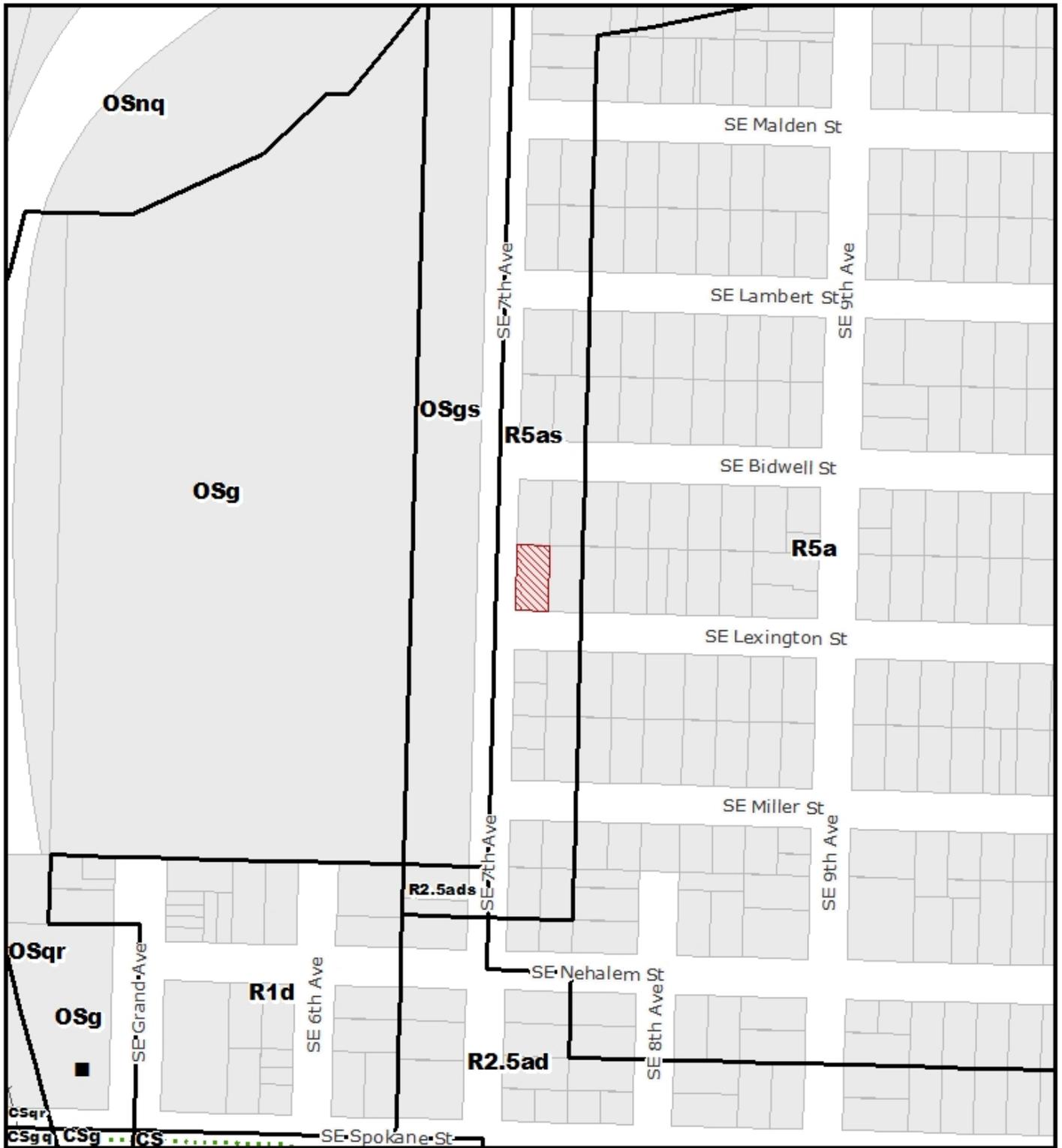
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
 1. Original Narrative and plans, received 8/11/17
 2. Revised Narrative, received 8/22/17
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. West and South Elevation Plans (attached)
 3. Detailed Porch Cover/Trellis Elevations and Floor Plans (attached)
 4. Large Scale Site, Elevation, Detail and Floor Plans
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Bureau of Transportation Engineering and Development Review
 3. Fire Bureau
 4. Site Development Review Section of BDS
 5. Life Safety Section of BDS
- F. Correspondence: None received
- G. Other:
 1. Application Form and Receipt
 2. Incomplete Letter

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

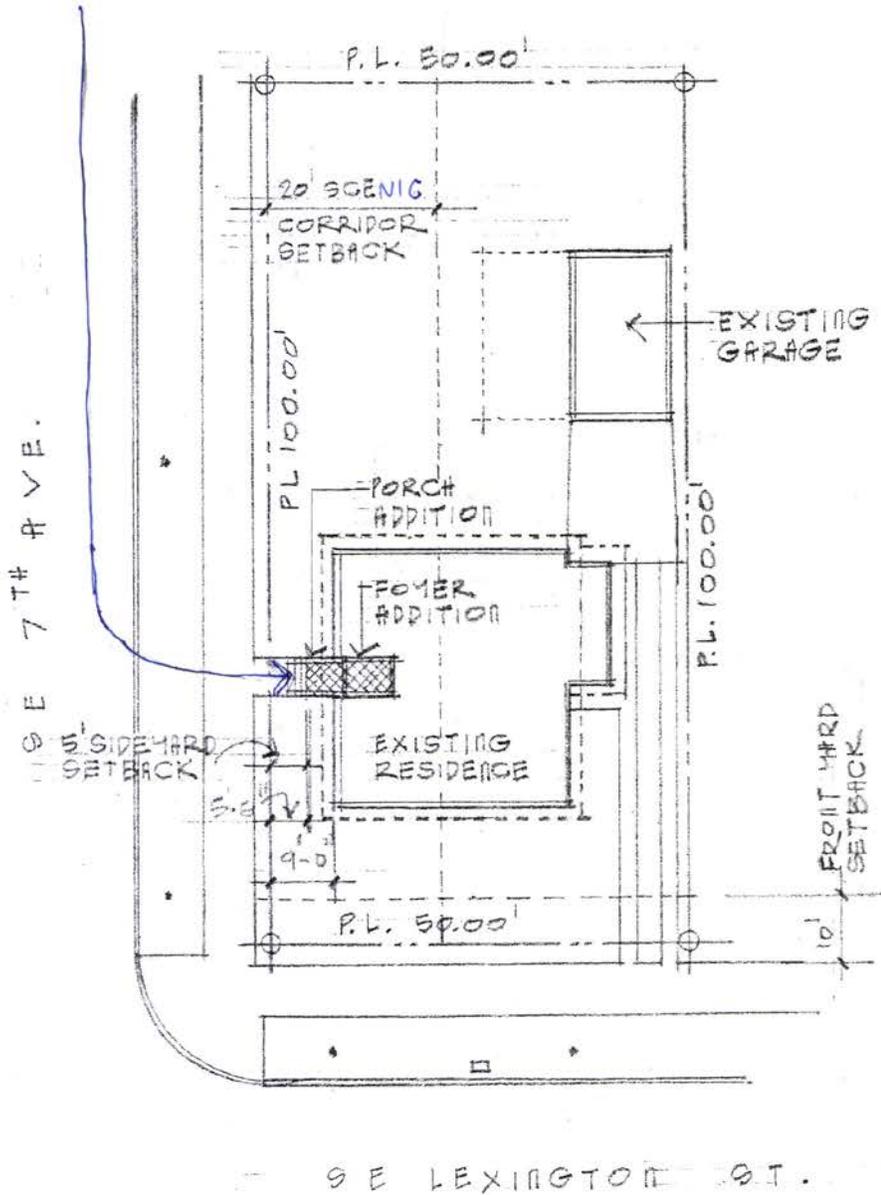


-  Site
-  Historic Landmark
-  Recreational Trails

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



Approved
City of Portland
Bureau of Development Services
Planner *Rachael Jennings*
Date *9/25/17*
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

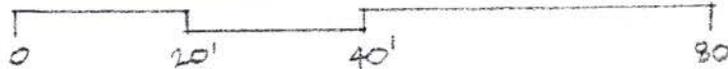
Greiff

Entrance Renovations
7884 SE 7th Street
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SITE PLAN



CASE NO. *LU 220481 AD*
EXHIBIT *C.1*
6.28.17
rev *8.13.17*

A2



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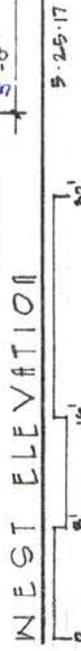
AI

6.28.17



SOUTH
ELEVATION

5'-0" SIDEWALK SETBACK



WEST ELEVATION

It's a subtle thing, familiar repetitive elements, sturdy perforated 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 announces the elegant coiled ceilings within at the same time it relaxes the abutment of the exterior facade.

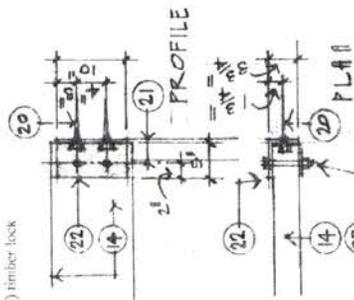
Approved
City of Portland
 Bureau of Development Services
 Planner Rodney Jennings
 Date 9/25/17

* This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.

CASE NO. LU 220481 AD
 EXHIBIT C.2

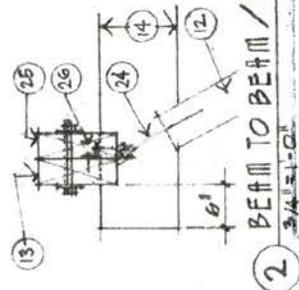
Architectural Notes - Floor Plan / Elevations / Details

- 1. Remove existing door / threshold / frame in opening to match existing.
- 2. Install 2x4 sleepers @ 16" o.c. on existing fish floor. Install new stone floor tiles over cement board over vapor barrier over 4" T&G plywood subfloor.
- 3. Remove existing siding. Install new drywall all walls, typ. Match existing drywall texture.
- 4. New 3068 door and sidelights.
- 5. New concrete landing, 4" thick concrete slab.
- 6. Existing walls to remain.
- 7. Powder coated aluminum frame.
- 8. 600 powder coated aluminum metal roof.
- 9. TK cedar guardrail. 4x4 posts, 2x4 top caps, 2x4 verticals @ 24" o.c. typ.
- 10. Concrete steps w/ #4 rebar corr. @ risings.
- 11. Top rim of steps @ 24" o.c.
- 12. Canopy low slope rafters from 4x6 TK cedar.
- 13. Brackets from 4x4 TK cedar.
- 14. Beam from TK cedar 4x12. Shape as shown.
- 15. Beam from TK cedar 4x12.
- 16. 2x4 TK cedar. Anchor to wall w/ (3) timber lock screws.
- 17. Simpson LCB44 post base.
- 18. Simpson UP44HDG @ existing concrete.
- 19. Timber lock screws @ top and bottom of 2x4 TK cedar vertical bracket element.
- 20. 5/8" dia. Galv. M.B. w/ flat washers and nuts through both beams.
- 21. 1/2" x 6" galv. lag screws into existing studs.
- 22. 2x4 vertical bracket element.
- 23. 4"x5"x1/4" angle drilled to receive 1/2" M.B.
- 24. (2) 1/2" dia. x 4" M.B.
- 25. 8" long timber lock screws. Countersink.
- 26. Simpson A35 nailed into front beam and top of supporting beam.



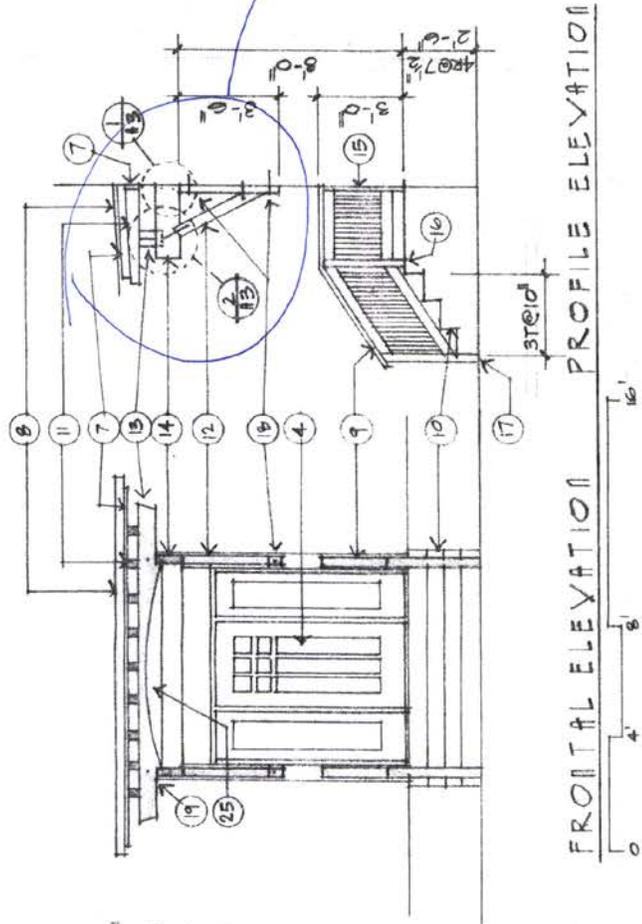
1 BEAM/WALL CONNECTION

3/4" x 1'-0"



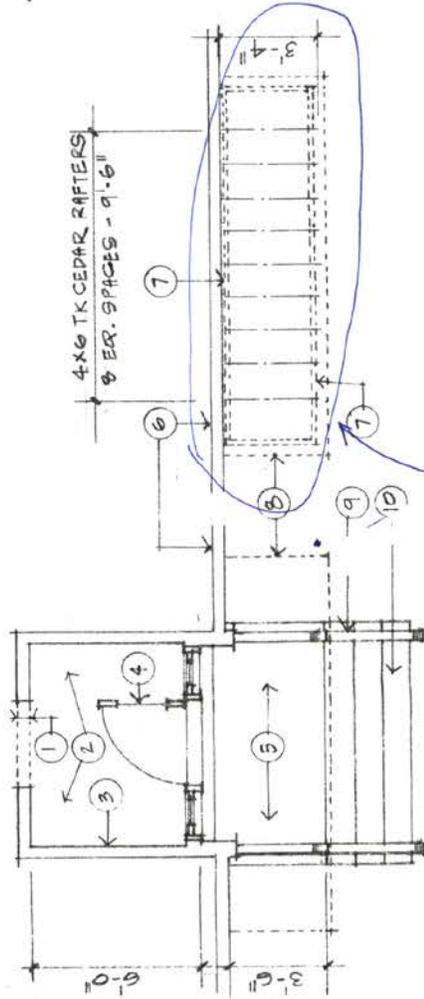
2 BEAM TO BEAM/STRUT

3/4" x 1'-0"



FRONTAL ELEVATION PROFILE ELEVATION

6' 16'



CANOPY PLAN

6' 16'

PORCH FLOOR PLAN

6' 16'

Approved

City of Portland - Bureau of Development Services

Planner *Rodney Jennings* Date *9/25/17*

* This approval is only valid if all reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

CASE NO. *LU 220481AD*
EXHIBIT *C.3*



*Detail of
Porch Cover/Trellis
from side*

Greiff

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A3

rev. 6-28-17
7-11-17

*Detail of Porch Cover/Trellis
from above*