

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



### APPEAL SUMMARY

**Status:** Decision Rendered

<b>Appeal ID:</b> 23392	<b>Project Address:</b> 1607 SW Stephenson St
<b>Hearing Date:</b> 1/29/20	<b>Appellant Name:</b> Erin J Leichty
<b>Case No.:</b> B-014	<b>Appellant Phone:</b> 5038073376
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b>
<b>Project Type:</b> residential	<b>Stories:</b> 2 <b>Occupancy:</b> Single Family Residence <b>Construction Type:</b> Wood Frame
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b>
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Single Family Dwelling

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** ORSC R202 Second Kitchen

**Requires** 2nd Kitchen for single family and caregiver use. Existing Addition is not an ADU.  
RB] BUILDING. Building shall mean any detached one- and two-family dwelling or portion thereof, including townhouses, that is used, or designed or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, and shall include accessory structures thereto.

**Code Modification or Alternate Requested** We want to add a second kitchen in a single family dwelling.

**Proposed Design** Range to be added to existing sink area created in the 1994 addition. Owners signed a second sink covenant in 1994. This existing wet bar area will now be a full kitchen and will include the already existing sink, dishwasher, range, microwave, and refrigerator. Gas, water, sewer and electrical connections to be tied into existing services per current building code requirement. Second kitchen is located on the first floor of the home and has multiple egress routes. Second kitchen is for the family and caregivers only, not an ADU.

**Reason for alternative** The second kitchen will allow the current homeowners to age in place, while allowing caregivers their own space to cook. The upstairs bedrooms and living areas will not be accessible by homeowners due to physical limitations and they will need all their living areas on the main floor. The sole function of the second kitchen will be to serve the homeowners and their caregivers. They have no intent to use the space for rental or leasing purposes.

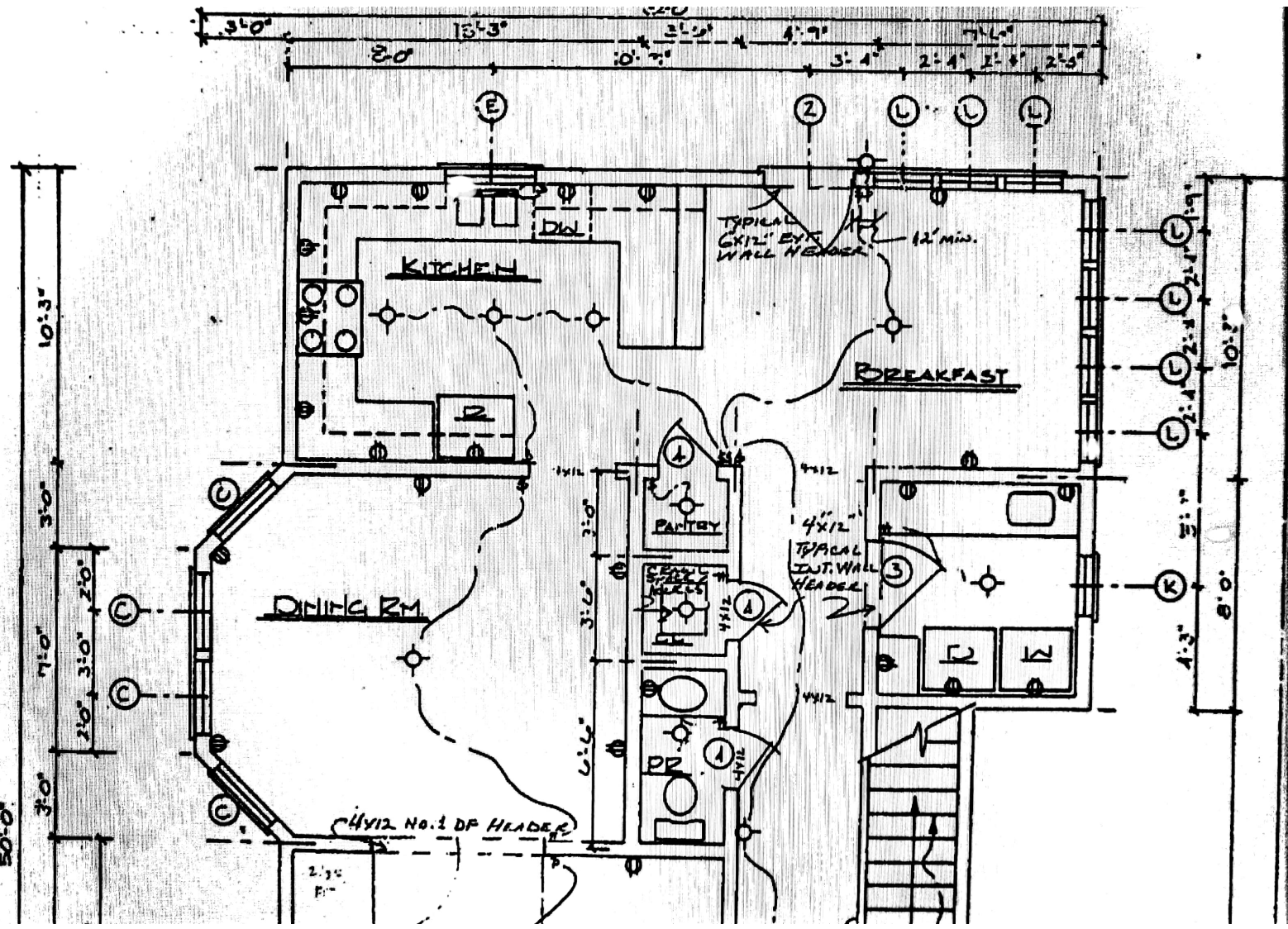
## APPEAL DECISION

**Second kitchen in single family residence: Granted provided a 2nd kitchen covenant (separate from existing sink covenant) is recorded on the property deed and provided either the range is removed or the connecting door between the dining room and family room is removed in the event the caregiver is no longer required.**

**Appellant may contact John Butler (503 823-7339) with questions.**

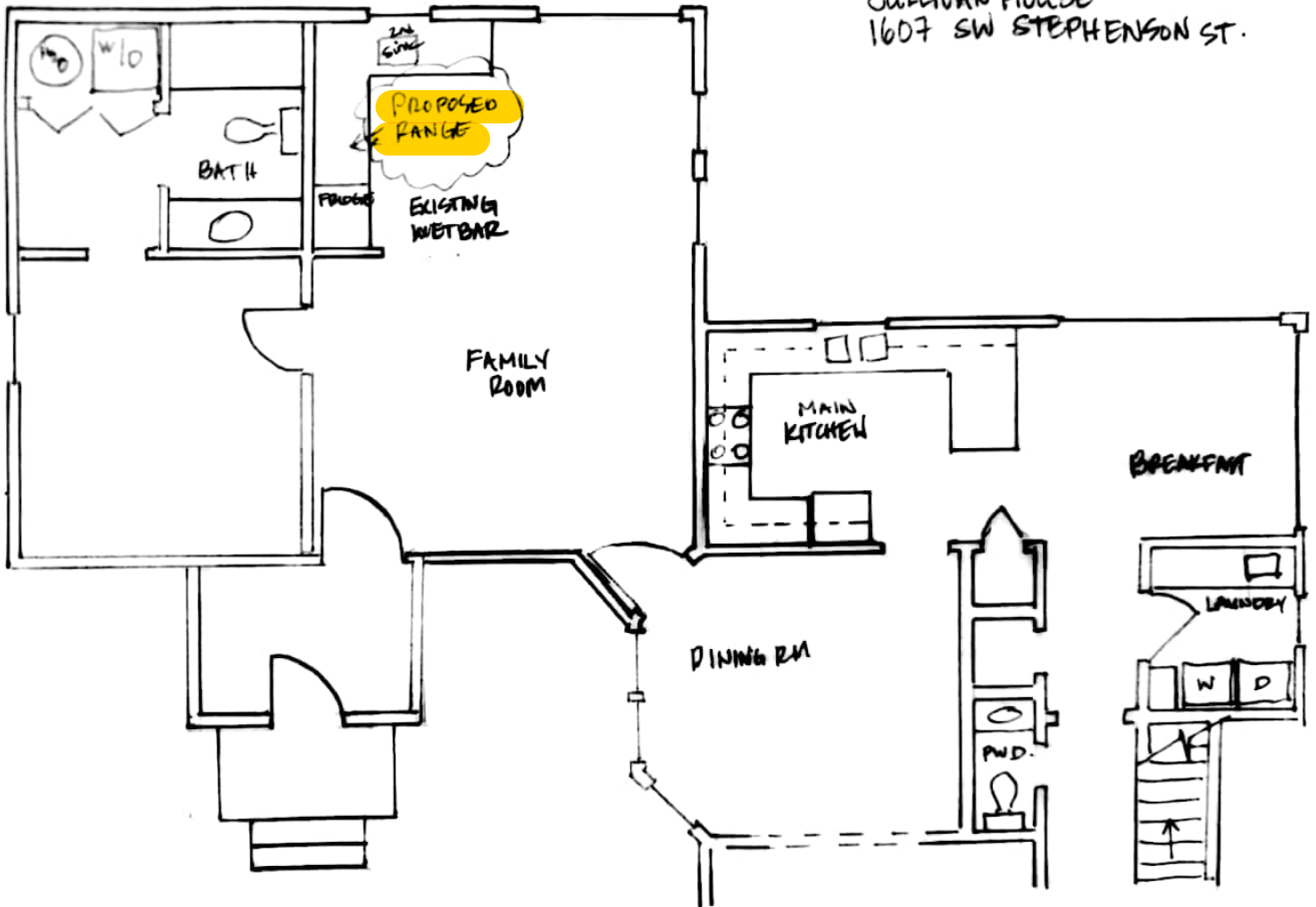
The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

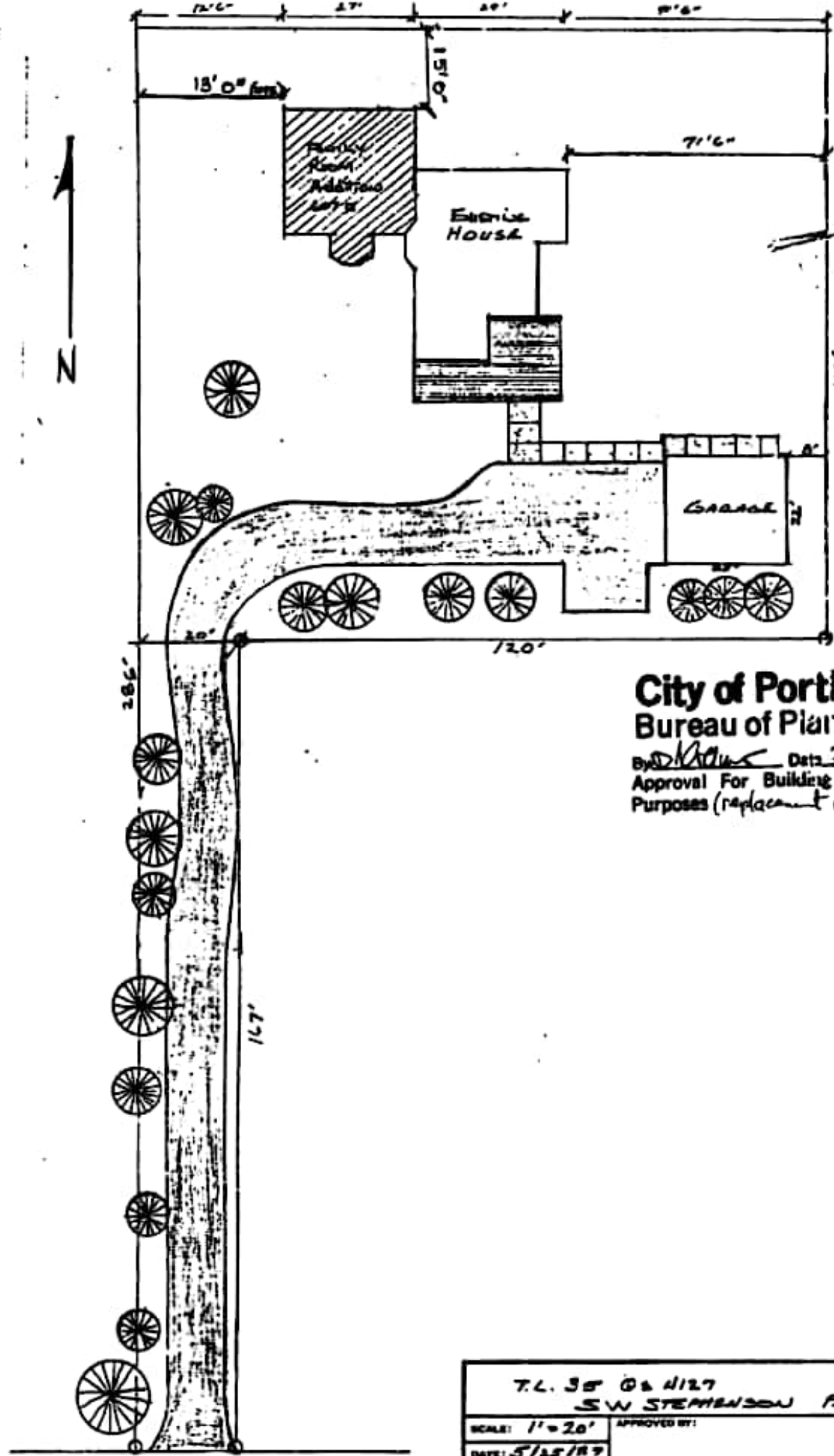
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.





SULLIVAN HOUSE  
1607 SW STEPHENSON ST.





**City of Portland  
Bureau of Planning**

By [Signature] Date 3/29/19  
Approval For Building Permit  
Purposes (replacement plans)

SW. STEPHENSON ROAD

7.L. 35 @ N127 SW STEPHENSON PORTLAND, OR		
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY:
DATE: 5/15/19		REVIEW:
CONTRACTOR: WESTRIDGE CONSTRUCTION CO. P.O. Box 1393 (505-6777) LAKE OSWEGO, OR 97034		
OWNER: STEIN, R. CHRISTIANSEN		DRAWING NUMBER:



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PAGE 1 of 3RECORDING SECTION  
MULTNOMAH COUNTYState of Oregon  
County of Multnomah

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Multnomah County  
records:

Cindy Swick, Deputy

	RECORD	<u>10</u>
FEES =	SURVEY	<u>3</u>
	D.O.R.	<u>          </u>





RECORD AND TRUE DOCUMENT RETURNED TO: BUR OF BLDGS - BLDG 106, ROOM 930, PERMIT SECTION

COVENANT—FUTURE COMPLIANCE WITH ZONING

Steinar R. Christiansen  
as owners of 1607 SW Stephenson Street (address of property)

T.L. 35 OS 4127  
(Legal Description of property)

have applied to the City of Portland (City) for authorization to (construct)(improve)  
an addition on the property. Owners have included in the plan a sewer  
stack which could accommodate the use of the structure as a garage  
garage. This use is not permitted by Title 33 of the Code of the  
City of Portland.

In consideration of the mutual covenants contained herein and the granting by City  
of permits to the owners or any of them, owners covenant:

maintain structure as a single family residence

The covenants herein are to run with the land, shall be binding on Owners and all  
parties and persons claiming through or under them, and may at any time be specifically  
enforced by the City unless an instrument executed by City and owners has been recorded  
agreeing to change these covenants in whole or in part.

Done this 2 day of March, 19 94.

Signed: [Signature] Signed: \_\_\_\_\_

State of Oregon )  
County of Multnomah ) ss.

County of Multnomah )

On Mar 2, 19 94, personally,  
appeared the above named \_\_\_\_\_

Steinar R. Christiansen

and acknowledged the foregoing instrument  
to be his voluntary act and deed.

Before me:

Lenora Boggio  
Notary Public for Oregon  
My Commission expires: 10-8-97

State of Oregon )  
County of Multnomah ) ss.

County of Multnomah )

On \_\_\_\_\_, 19 \_\_\_\_\_, personally  
appeared \_\_\_\_\_

who being duly sworn did say that  
is the \_\_\_\_\_ of \_\_\_\_\_

and that said instrument was signed in  
behalf of said corporation by authority  
of its Board of Directors; and he ac-  
knowledged said instrument to be its  
voluntary act and deed.

Before me:

\_\_\_\_\_  
Notary Public for Oregon  
My Commission expires: \_\_\_\_\_

(PLEASE SEE REVERSE FOR INSTRUCTIONS)

