



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

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Portland, Oregon 97201  
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[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** March 25, 2010  
**To:** Interested Person  
**From:** Sylvia Cate, Land Use Services  
503-823-7771 / [scate@ci.portland.or.us](mailto:scate@ci.portland.or.us)

**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 reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

**CASE FILE NUMBER: LU 10-108049 AD**

**GENERAL INFORMATION**

**Applicant:** Scott G and Ashley Kaiser-MacEachern, property owners  
2919 NW Savier St  
Portland, OR 97210

**Representative:** Diane Cook  
Emerick Architects  
208 SW 1st Av, Ste 320  
Portland, OR 97204

**Site Address:** 2919 NW SAVIER ST

**Legal Description:** W 1/2 OF LOT 3&4 BLOCK 6, WILLAMETTE HTS ADD  
**Tax Account No.:** R913400760  
**State ID No.:** 1N1E29DC 10300  
**Quarter Section:** 2826

**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.  
**Business District:** None  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** None  
**Other Designations:** None

**Zoning:** R5: Single Dwelling Residential 5,000

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

**Proposal:**

The existing house on this site has a nonconforming setback along the west property line. While the R5 zone requires a 5-foot side setback, the house, built in 1909, is located 3 feet 4

inches from the west property line. The applicant proposes to remodel a portion of the second floor of the home which includes removing the existing glass structure on the north side of the house and enclosing 182 square feet of outdoor space with a second floor dormer for a larger master bedroom. Although the new wall of the proposed remodel is in the same plane as the existing wall, it will extend 7 feet 6 inches further north with the 3 foot 4 inch setback. Therefore, the applicant requests an adjustment to reduce the side setback along the west property line from 5 feet to 3 feet 4 inches.

**Relevant Approval Criteria:**

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria 33.805.040 A. through F. have been met.

**ANALYSIS**

**Site and Vicinity:** The site is a 5,000 square foot lot developed with a 2 story house built circa 1909. The lot slopes down toward the northeast corner and has 50 feet of frontage along NW Xavier Street, a designated Local Service Street in this vicinity.

**Zoning:** The R5 zone is a high density single-dwelling zone. The R5 zone allows attached and detached single-dwelling structures and duplexes.

**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 **February 22, 2010**. The following Bureaus have responded with no issues or concerns:

- Fire Bureau
- Bureau of Parks-Forestry Division
- Bureau of Transportation Engineering
- The Site Development Section of BDS

The Bureau of Environmental Services responded with the following comment: *BES has **no objections** to approval for the proposed side setback adjustment. The proposed adjustment appears to have no impact on existing BES sanitary/ stormwater facilities at this time. However, the applicant should be aware that a **nonconforming party sewer** situation exists for this property. Further development of the property would be subject to the Bureau of Environmental Services' standards and requirements during the building plan review process.*

The Water Bureau responded with the following comment: The Water Bureau has no objections to the proposed property setback adjustments and home remodeling at 2919 NW Xavier St. There is an existing 5/8" domestic metered service (Serial #20900542, Account #2996048200) which provides water to this location from the existing 4" DI main in NW Xavier St.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on February 22, 2010. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

**ZONING CODE APPROVAL CRITERIA****33.805.010 Purpose (Adjustments)**

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 providing certainty and rapid processing for land use applications.

### **33.805.040 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.

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

**Findings:** The purpose for the setback regulations is found at 33.110.220 A which states:

The building setback regulations serve several purposes:

- They maintain light, air, separation for fire protection, and access for fire fighting;
- They reflect the general building scale and placement of houses in the City's neighborhoods;
- They promote a reasonable physical relationship between residences;
- They promote options for privacy for neighboring properties;
- They require larger front setbacks than side and rear setbacks to promote open, visually pleasing front yards;
- They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and
- They provide room for a car to park in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.

The removal of the existing glass structure and small expansion of the home with a new roofline that matches the existing roof line will have no adverse impact on light or air. The Fire Bureau notes no concerns. The proposal will modify the home to appear as a more typical roofline that has a more reasonable physical relationship to itself as well as adjacent residences. The proposal has no impact on privacy nor on the front yard setback. Because the proposal involves the upper floor of the home, the general footprint of the existing home remains the same. For these reasons, 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 site is in a residential zone. The proposal will remove a large and somewhat awkward appearing glass structure, and enlarge the master bedroom on the second floor with a new roofline that matches the style of the existing house. The proposal will result in additional livability for the homeowners and will improve the appearance of the existing house. There are no apparent impacts on either livability or appearance to the immediately adjacent residential area. For these reasons, 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:** City designated resources are shown on the zoning map by the 's' overlay; historic resources are designated by a large dot, and by historic and conservation districts. There are no such resources present on the site. Therefore, this criterion is not applicable.

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

**Findings:** There are no discernible impacts that would result from granting the requested adjustment. 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:** The site is not 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.

## CONCLUSIONS


The applicant proposes to remodel a portion of the second floor of the home which includes removing the existing glass structure on the north side of the house and enclosing 182 square feet of outdoor space with a second floor dormer for a larger master bedroom. Although the new wall of the proposed remodel is in the same plane as the existing wall, it will extend 7 feet 6 inches further north with the 3 foot 4 inch setback. Therefore, the applicant requests an adjustment to reduce the side setback along the west property line from 5 feet to 3 feet 4 inches. The proposal meets all of the applicable approval criteria and therefore should be approved.

## ADMINISTRATIVE DECISION

Approval of:

- An Adjustment to 33.110.220 to reduce the side setback along the west property line from 5 feet to 3 feet 4 inches for a larger master bedroom with dormer, per the approved site plans, Exhibits C-1 through C-3, signed and dated March 22, 2010, subject to the following conditions:
  - A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 10-108049 AD."

**Staff Planner: Sylvia Cate**

**Decision rendered by:**  **on March 22, 2010**

By authority of the Director of the Bureau of Development Services

**Decision mailed: March 25, 2010**

**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 February 2, 2010, and was determined to be complete on February 17, 2010.

*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 February 2, 2010.

*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: June 18, 2010.**

**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 April 8, 2010** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth 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. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. 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](http://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 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, 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 **April 9, 2010 – (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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

**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;

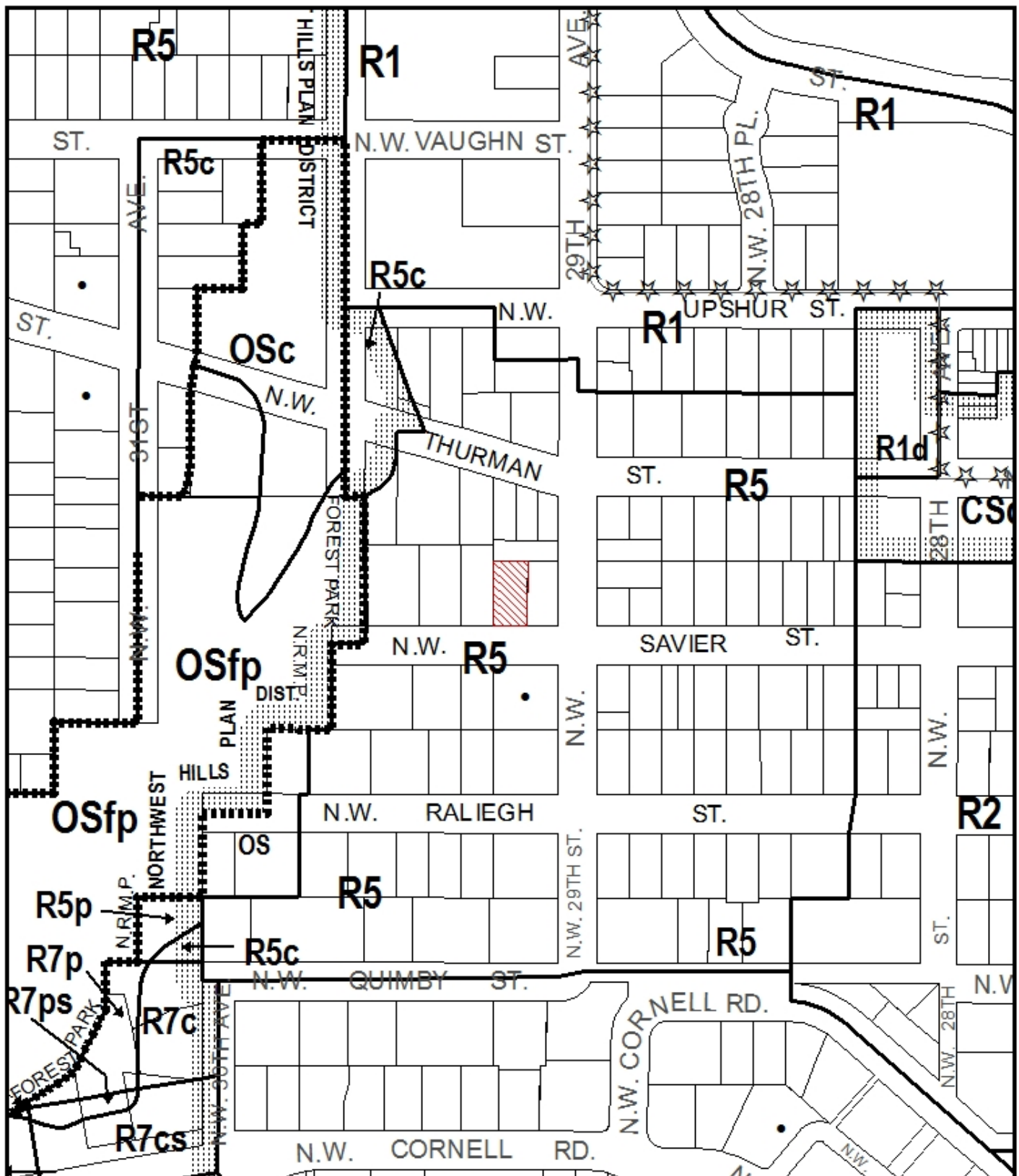
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. North Elevation
  - 3. West Elevation
- 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. Water Bureau
  - 4. Fire Bureau
  - 5. Site Development Review Section of BDS
  - 6. Bureau of Parks, Forestry Division
- F. Correspondence: None Received
- G. Other:
  - 1. Original LU Application
  - 2. Site History Research

**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

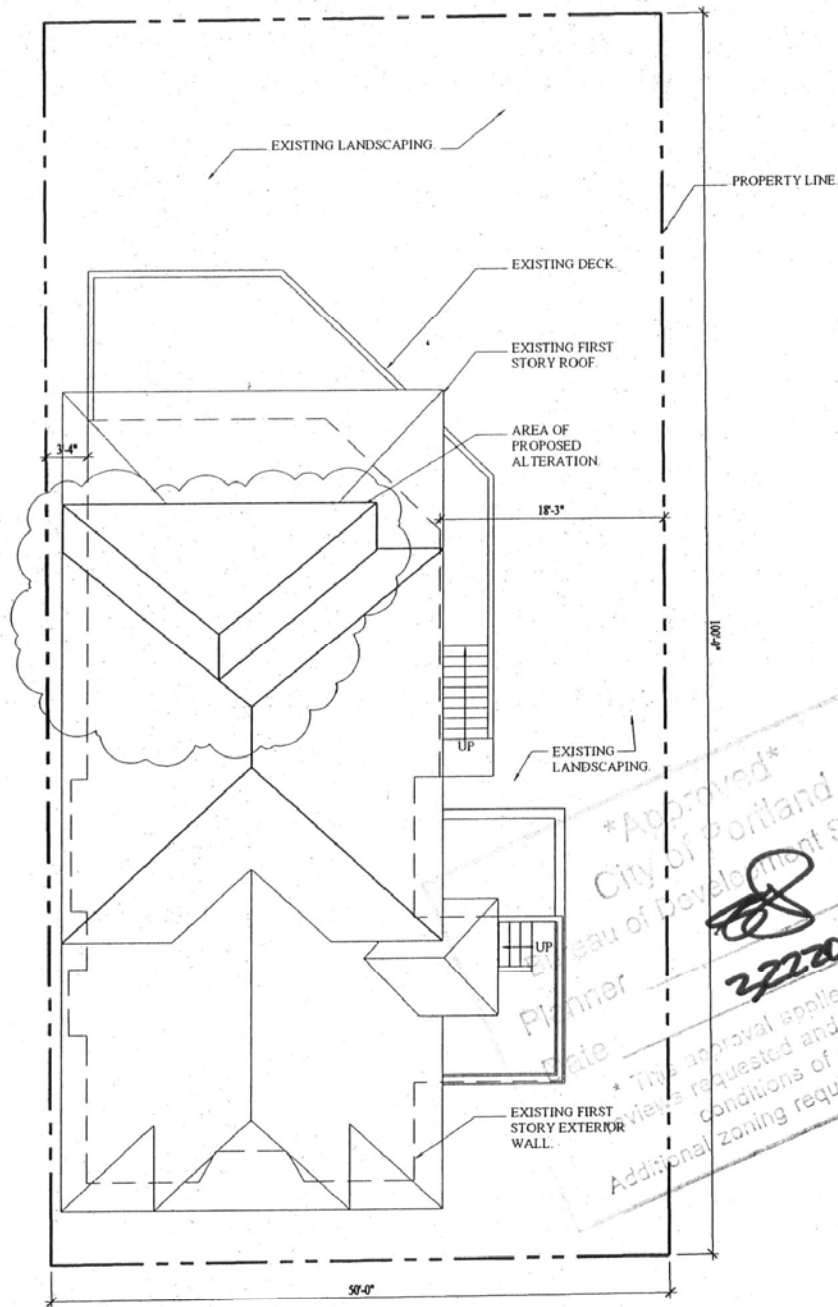


Historic Landmark



NORTH

File No.	LU 10-108049 AD
1/4 Section	2826
Scale	1 inch = 200 feet
State_Id	1N1E29DC 10300
Exhibit	B (Feb 02,2010)

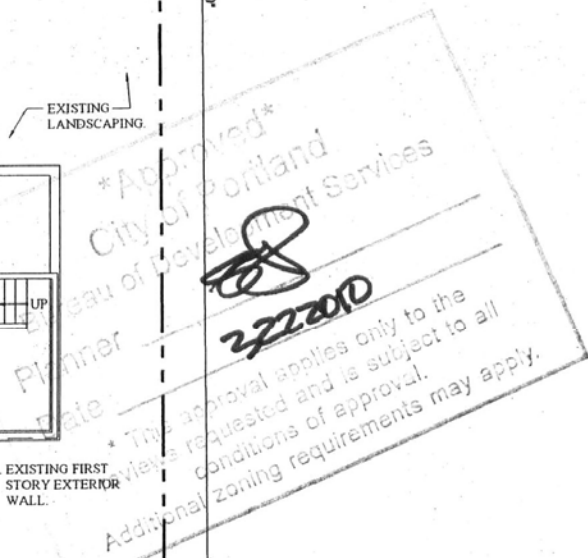


1

# ROOF / SITE PLAN

SCALE: 1/16" = 1'-0"

EXHIBIT C-1



LU10-108049 AD

#0831  
1.29.10

**emerick architects p.c.**

MacEachern Residence  
2919 NW Savier  
Portland, OR 97210

PROPOSED  
ALTERATION.



Approved\*  
City of Portland  
Bureau of Development Services

3222010  
1  
\* This approval is only valid if the  
reviews request and is subject to a  
condition of approval  
Additional zoning requirements may apply

# PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

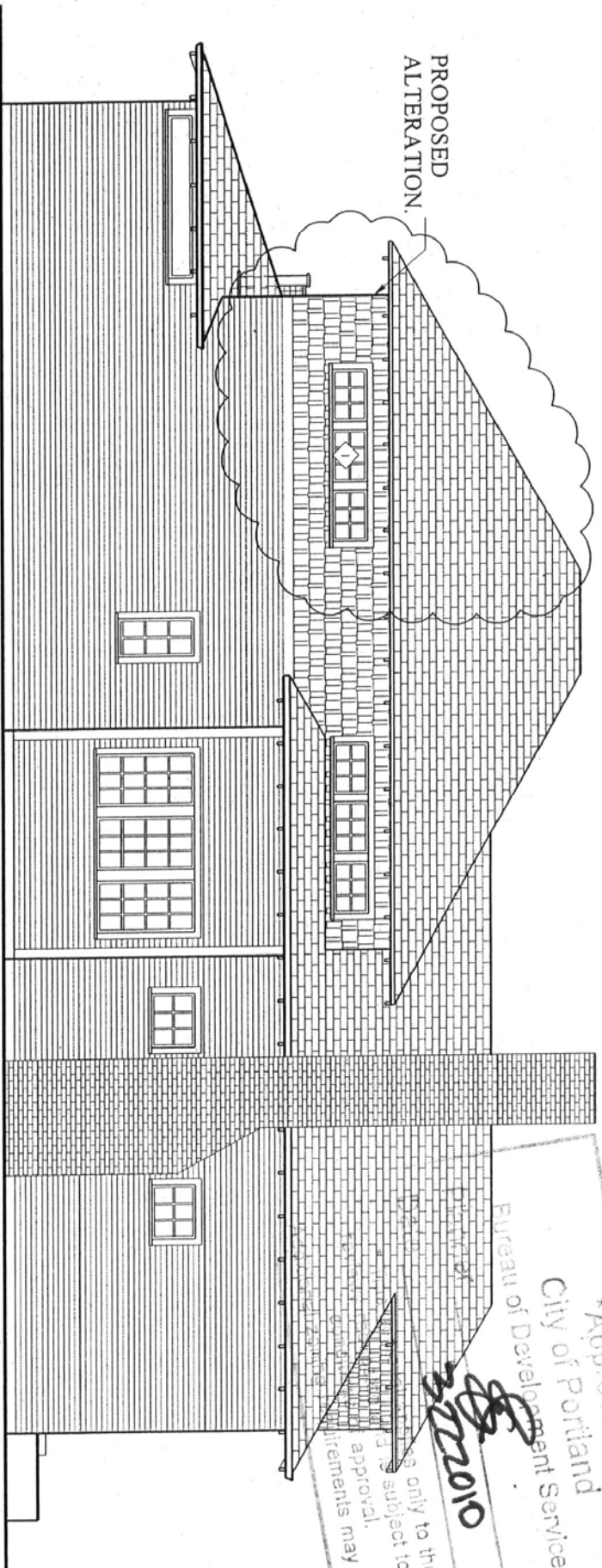
EXHIBIT C-2

#0831  
1.29.10

**emerick architects p.c.**

LU10-108049A0

MacEachern Residence  
2919 NW Savier  
Portland, OR 97210



1

# PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

EXHIBIT C-3

WA-10-108049 AD

#0831  
1.29.10

emerick architects p.c.

MacEachern Residence  
2919 NW Savier  
Portland, OR 97210