



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

Dan Ryan, Commissioner  
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[www.portland.gov/bds](http://www.portland.gov/bds)

**Date:** August 16, 2022  
**To:** Interested Person  
**From:** David Besley, Land Use Services  
503-865-6715 / [David.Besley@portlandoregon.gov](mailto:David.Besley@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 22-133211 AD**

#### **GENERAL INFORMATION**

**Applicant:** Don Titus  
Residential Designer LLC  
5138 SE 115th Ave  
Portland, OR 97266

**Owner:** The Michael Mendieta & Scott Bailey Liv Tr  
7318 N Olin Ave  
Portland, OR 97203

**Site Address:** 7318 N OLIN AVE

**Legal Description:** BLOCK 87 NLY 50' OF LOT 1 NLY 50' OF W 26 2/3' OF LOT 2,  
UNIVERSITY PK

**Tax Account No.:** R851311240  
**State ID No.:** 1N1E08CD 11601  
**Quarter Section:** 2225

**Neighborhood:** University Park, contact Tom Karwaki at [karwaki@yahoo.com](mailto:karwaki@yahoo.com)  
**Business District:** None  
**District Coalition:** North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-8877

**Plan District:** None

**Zoning:** R5 (Residential 5,000)

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

**Proposal:**

The applicant is proposing to add an external stairway and front porch connection along the northeast façade of the existing residence. The Portland Zoning Code requires that structures be set back a minimum of 5 feet from the side lot lines in this zone (Section 33.110.220; Table 110-4). Staircases 30 inches in height or more must meet the setback standards (Section 33.110.220.C.3.e). The stairway is proposed to be 2 feet – 5.5 inches from the northeast lot line and includes about 11 square feet below 30 inches in height and about 19 square feet above 30 inches in height. An Adjustment is therefore requested to reduce the (northeast) side setback from 5 feet to 2 feet – 5.5 inches for a 19 square foot external stairway/front porch connection.

**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.

**ANALYSIS**

**Site and Vicinity:** The 3,000 sq.ft. site is located on the south corner of the intersection of N Olin Avenue and N Oberlin Street. The site slopes slightly downward from east to west and developed with a 3,067 sq.ft. 2.5 story dwelling with a tuck-under garage at the northwest corner of the site. This area is developed primarily with 1.5-to-3-story single dwelling residences.

**Zoning:** The R5 base zone is a single-dwelling zone that is intended to preserve land for housing, and to provide housing opportunities for individual households. Development standards are intended to allow for flexibility of development while maintaining compatibility within the City’s various neighborhoods.

**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 **June 24, 2022**.

- The Life Safety Review Section of the Bureau of Development Services (BDS) responded with no concerns regarding the Adjustment review, and noted that a Building Permit has been applied for and is currently under review (Exhibit E.1).

The following Bureaus have responded with no concerns (Exhibit E.2):

- The Site Development Review Section of BDS;
- The Portland Bureau of Transportation; and
- The Fire Bureau.

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

**ZONING CODE APPROVAL CRITERIA****33.805.040 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.

- A.** Granting the Adjustment will equally or better meet the purpose of the regulation to be modified; and
- 1. Findings:** An Adjustment is requested to reduce the (northeast) side setback from 5 feet to 2 feet – 5.5 inches for a 19 square foot external stairway/front porch connection. The relevant purpose statement and associated findings are found below:

**33.110.220 Setbacks**

*The setback regulations for buildings and garage entrances 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.*

As noted in the *Proposal* section above, staircases 30 inches in height or more must meet the setback standards. The stairway/front porch connection above 30 inches in height includes only about 19 square feet, which is a relatively small area. Because this addition would be uncovered, and the guard rail would be constructed of metal bars with space between them (see Exhibit C.3) it will appear open when viewed from the N Olin Avenue and N Oberlin Street. The addition will be closer to the side lot line adjacent to a street rather than a neighbor, therefore, light and air will be maintained, as will privacy to neighboring households. The structure itself fits the topography of the site (which is relatively flat in the area proposed) and meets the minimum outdoor area requirement.

Residences built within side setbacks are common in this area, including a few structures along N Olin Avenue. This proposal will therefore be reflective of and compatible with the general building pattern of the area, as well as the building scale and placement of residences in this neighborhood.

The Fire Bureau has reviewed the request for reduced building setbacks and offered no concerns with regards to separation for fire protection, or access for fire-fighting.

*This criterion is met.*

- B.** If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

**Findings:** The subject lot is in the R5 zone, a residential zone, and is in a neighborhood with primarily 1.5-to-3-story single dwelling residences. As noted above, residences built within side setbacks are present in this area. The proposed external stairway/front porch connection located 2 feet – 5.5 inches from the side lot line (facing N Oberlin Street), will not detract from the livability or appearance of the residential area.

*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 being requested; therefore, this criterion is not applicable.

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

**Findings:** City designated scenic resources are identified on the Official Zoning Map with a lower case “s” and historic resources are designated by a large dot or as being within the boundaries of a Historic or Conservation district. 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:** No adverse impacts have been identified for which mitigation would be required.

*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 overlay zones are designated on the Official Zoning Map with either a lowercase “p” (Environmental Protection overlay zone) or a “c” (Environmental Conservation overlay zone). No environmental zoning is applied to the site; therefore, 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 is requesting an Adjustment to reduce the (northeast) side setback from 5 feet to 2 feet – 5.5 inches for an external stairway/front porch connection. The stairway/front porch above 30 inches in height (subject to setback standards) includes only about 19 square feet, which is a relatively small area. Because this addition would be uncovered, and the guard rail would be constructed of metal bars with space between them, the stairway connection will appear open when viewed from the N Olin Avenue and N Oberlin Street. Because stairway connection will be closer to the side lot line adjacent to a street (N Oberlin Street) rather than a neighbor, light and air will be maintained, as will privacy to neighboring households. The structure itself fits the topography of the site (which is relatively flat in the area proposed) and meets the minimum outdoor area requirement.

Residences built within side setbacks are common in this area, including a few structures along N Olin Avenue. This proposal will therefore be compatible with the general building pattern of the area. The proposed stairway connection will therefore not detract from the livability or appearance of the residential area.

The proposal meets the applicable approval criteria and should be approved.

## ADMINISTRATIVE DECISION

Approval of an Adjustment to reduce the (northeast) side setback from 5 feet to 2 feet – 5.5 inches (Section 33.110.220; Table 110-4) for a 19 square foot external stairway/front porch connection, per the approved site plans, Exhibits C.1 through C.2, signed and dated August 2, 2022, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 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.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 22-133211 AD. No field changes allowed."

**Staff Planner: David Besley**



**Decision rendered by:** \_\_\_\_\_ **on August 2, 2022.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: August 16, 2022**

**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 April 18, 2022, and was determined to be complete on June 22, 2022.

*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 April 18, 2022.

*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: October 20, 2022.**

**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, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received **by 4:30 PM on August 30, 2022. The completed appeal application form must be emailed to [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov) and to the planner listed on the first page of this**

**decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized organizations for the appeal of Type II and IIX decisions on property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

**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 **August 30, 2022** 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

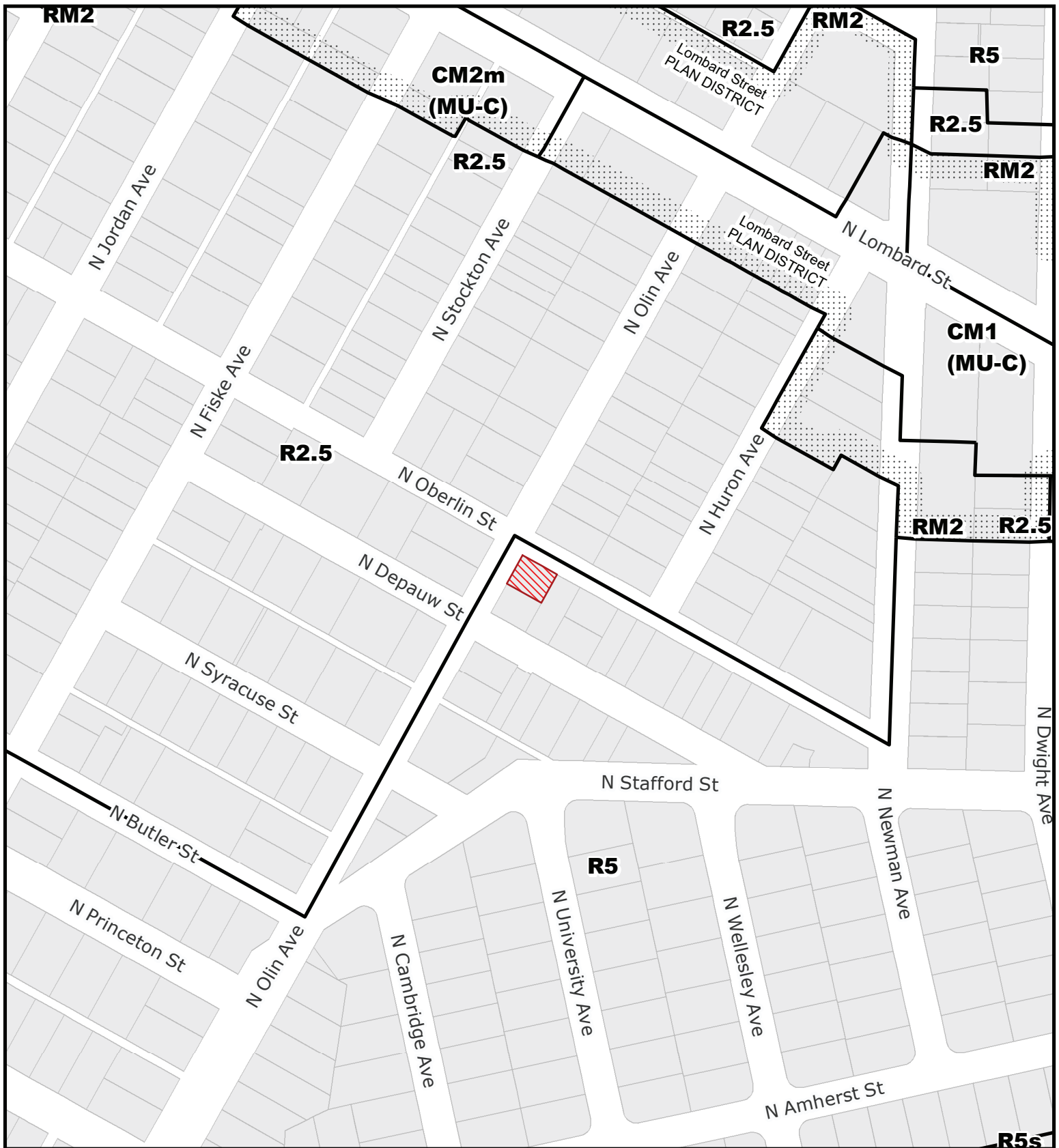
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Details/Elevation Drawings (attached)
  - 3. Guardrail Design
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety Section of BDS
  - 2. Bureaus responding with no concerns (Site Development, PBOT, and Fire Bureau)
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application and Receipt
  - 2. Incompleteness determination letter, dated May 16, 2022

**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



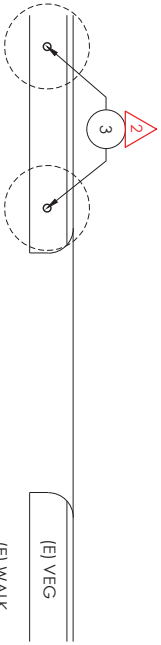
Site

For Zoning Code in effect Post August 1, 2021

File No.	LU 22 - 133211 AD
1/4 Section	2225
Scale	1 inch = 200 feet
State ID	1N1E08CD 11601
Exhibit	B Apr 18, 2022



N O L I N A V E N U E



## SITE PLAN NOTES

- FIELD-VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY DESIGNER IN WRITING IMMEDIATELY.
- ALL DIMENSIONS ARE TO FACE OF FRAMING, FACE/EDGE OF CONCRETE, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- SITE DIMENSIONS ARE APPROXIMATE, BASED ON FIELD MEASUREMENTS.

## SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- ..... (E) FLOOR OVERHANG
- ..... (E) ROOF OVERHANG
- BLDG COVERAGE BOUNDARY
- X'-X" GRADE ELEVATION

## SITE INFORMATION

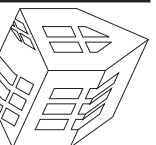
ADDRESS: 7318 N O L I N A V E  
 PORTLAND OR 97203  
 PROPERTY ID: R658485  
 STATE ID: INTER8DC -11601  
 LOT SIZE: 0.07 ACRE (3,000 SF)  
 ZONING: R-5

## TREE LEGEND

1. FAGUS 'RED OBELISK'
2. BETULA 'WHITESPITE'
3. LIQUIDAMBAR 'WORLDSPON'

## BAILEY DECK

7318 N O L I N A V E PORTLAND OR 97203



**DON R TITUS**  
 RESIDENTIAL DESIGNER  
 NINE HOLLOW DRIVE  
 503 671 1085 don@donrtitus.com  
 www.donrtitus.com

THIS PLAN IS THE PROPERTY OF DON R TITUS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DON R TITUS.

## PERMIT SET

## REVISIONS

NO.	DESCRIPTION/ DATE
1	18 APRIL 2022
2	18 APRIL 2022
3	18 APRIL 2022

DATE	PROJECTING	2103
14 JAN 2022		

## 0.2

SITE PLAN - PROPOSED

## SITE PLAN - PROPOSED

0.2

SCALE: 1"=10'-0"



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

Planner David Besley

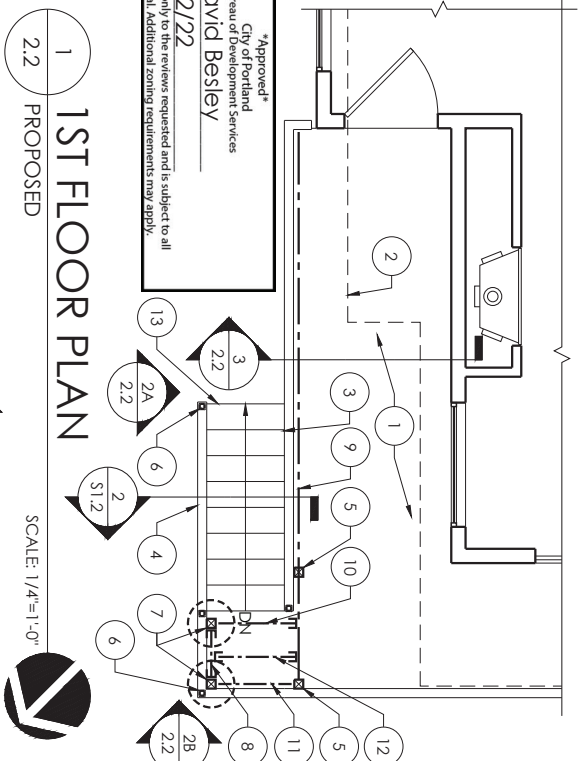
Date 8/2/22

\*Approved\*  
 City of Portland  
 Bureau of Development Services

Exh. C.1  
 22-133211 AD

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner: David Besley  
 Date: 8/21/22

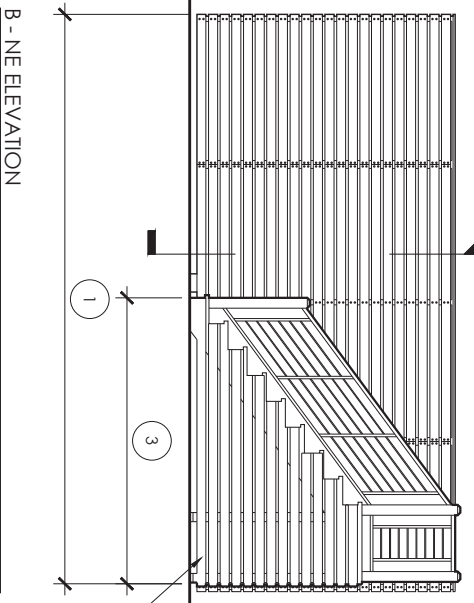
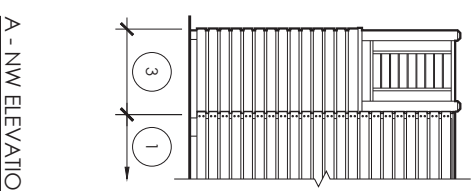
\*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.\*



1 1ST FLOOR PLAN  
 2.2 PROPOSED  
 SCALE: 1/4"=1'-0"

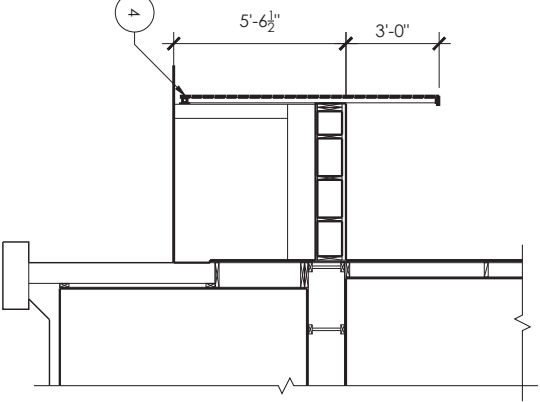
### 1ST FLOOR PLAN KEYNOTES

1. EXISTING DECK TO REMAIN
2. OUTLINE OF EXISTING SECOND FLOOR ABOVE TO REMAIN, SHOWN DASHED
3. NEW 2'-6" WIDE STAIR & LANDING w/HANDRAIL ONE SIDE - 6 1/2" RISERS, 10" TREADS, TO GRADE, ADJUST AS REQ'D
4. NEW GUARD TO MATCH EXISTING
5. (E) POST
6. (N) 2"x2"x1/8" HSS STL POST, REFER TO DTL (1/S1.2) TYP
7. (N) 4x4 POST w/ BC4 POST CAP ON 18" DIA FTG PER DTL 4/S1.1, TYP
8. (N) P.I. 4x8 BM SUPPORTED w/ SIMPSON HUC48 HANGER TYP
9. (E) 6x12 BM
10. (N) P.I. 4x8 LANDING BM w/ SIMPSON HUC48 HANGER TYP, PER DTL 4/S1.2
11. (N) P.I. 4x8 BM
12. (N) 2x8 MIN P.I. JOISTS @ 16" O.C. w/ SIMPSON LUS28 HANGERS, TYP
13. BOTTOM OF STAIR FRAMING PER DTL 3/S1.2

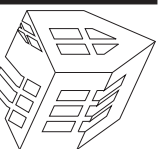
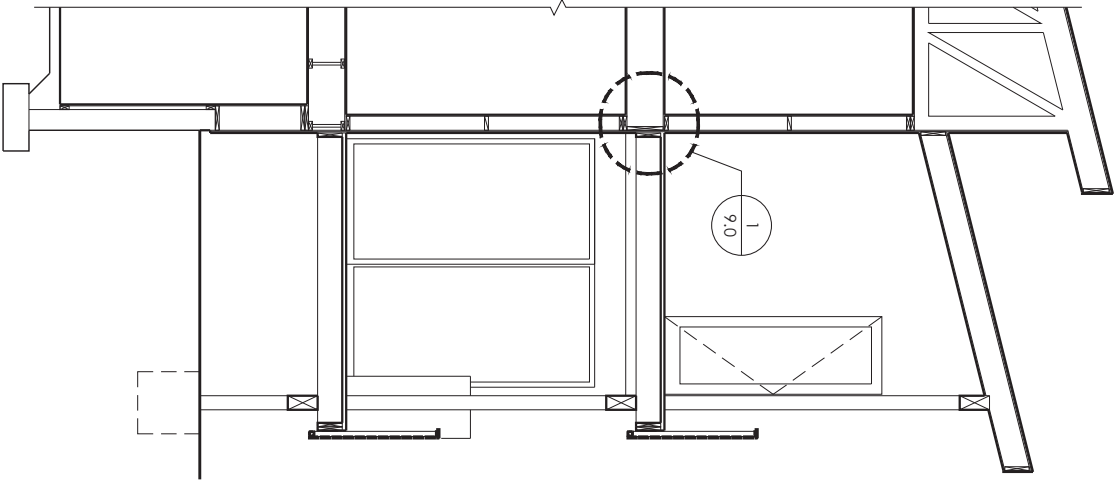


A - NW ELEVATION  
 2 STAIR ELEVATIONS  
 2.2 PROPOSED  
 SCALE: 1/4"=1'-0"

3 SECTION  
 2.2 PROPOSED  
 SCALE: 1/4"=1'-0"



4 SECTION  
 2.2 PROPOSED  
 SCALE: 1/4"=1'-0"



**DON R TITUS**  
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 www.donrtitus.com

PERMIT SET

**BAILEY DECK**  
 7318 N OLIN AVE PORTLAND OR 97203

NO.	DESCRIPTION / DATE
1	ISSUED FOR PERMIT 08/21/2022
2	ISSUED FOR PERMIT 08/21/2022

DATE:	23 MAY 2022
PROJECTING:	2103
DRAWN BY:	DMT
CHECKED BY:	

**2.2**  
 NEW STAIR PLAN & ELEVATION - PROPOSED