

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: 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 - Held over from ID 14839 (3/29/17) for additional information

Appeal ID: 14926

Project Address: 3205 SW Ridge Dr

Hearing Date: 4/12/17

Appellant Name: Marianne Wilson Stein

Case No.: B-016

Appellant Phone: 3605215455

Appeal Type: Building

Plans Examiner/Inspector: Wesley Bird

Project Type: residential

Stories: 1 **Occupancy:** R-3 **Construction Type:** Wood

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: Alteration of an existing structure

LUR or Permit Application No.: 17-138592-RS

Plan Submitted Option: pdf [File 1] [File 2] [File 3]
[File 4] [File 5] [File 6] [File 7]

Proposed use: Residence

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

ORSC R302.3

Requires

2nd kitchen in basement for family use, not and ADU

This is second submittal with all documents. Appeal number 14839 - Status: Hold for additional information.

Proposed Design

Existing wood framing and concrete foundation wall, furred out walls as a chase for electrical and plumbing. Kept existing drywall ceiling, will be rocking over. Proposed kitchen with modular cabinets, fridge, sink, dishwasher, disposal, range and hood. Laminate counter tops and splash, vinyl plank flooring.

The basement is existing with a family room, bedrooms, laundry and bathroom. There is an interior egress at the top of the stairs, there is an exterior slider and 2 large windows in the space.

Reason for alternative

We will have ventilation for the range, accessibility in the house has not changed, there are no added family members. Installing LED lighting, fire caulking at drywall ceiling and existing wall.

APPEAL DECISION

2nd kitchen in basement of single family dwelling: Granted for single family use only.

The Administrative Appeal Board finds 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 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

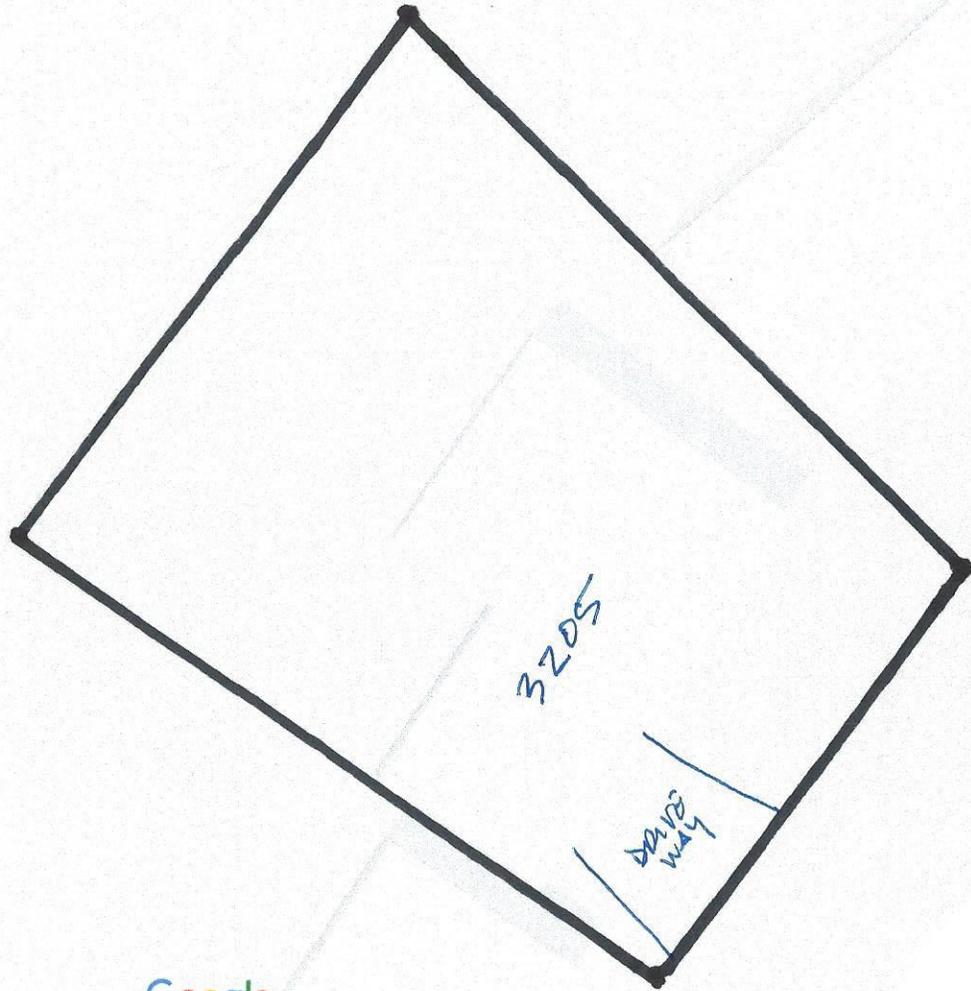


Imagery ©2017 Google, Map data ©2017 Google 10 ft



3205 SW Ridge Dr
Portland, OR 97219





Google

3205 SW RIDGE DRIVE

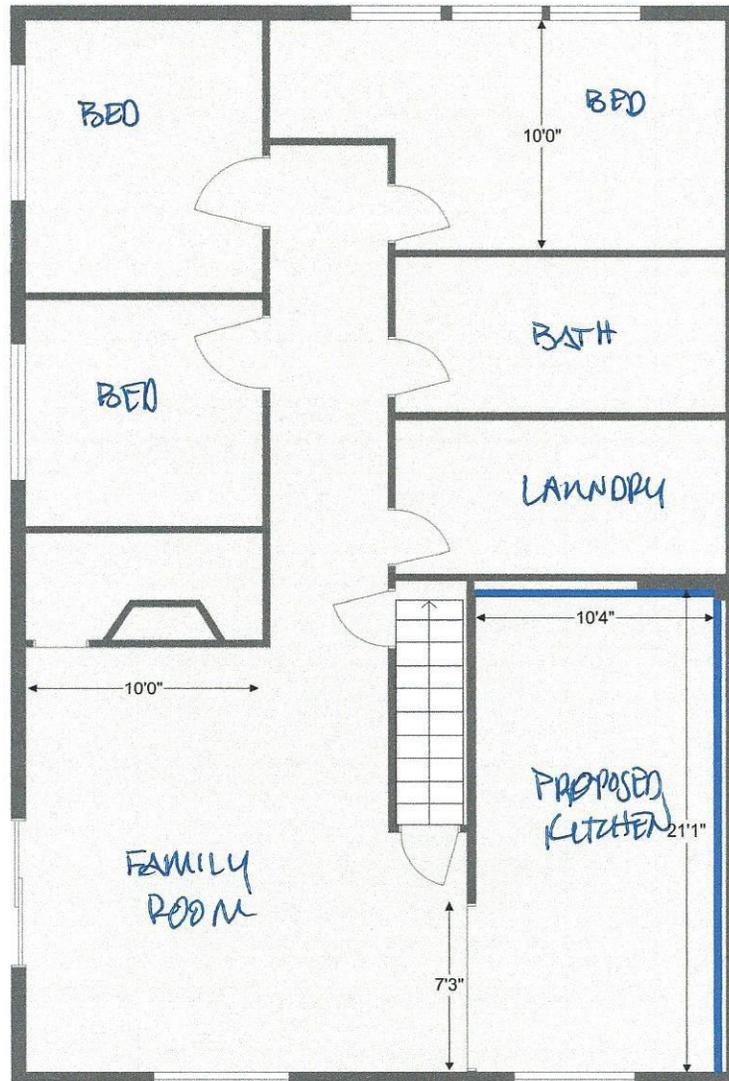
Map data ©2017 Google

10 ft

LS Panas and Associates Strand Basement Layout (1:100)

N.T.S.

1. Floor



Design plans are not approved construction drawings.

It is the responsibility of the respected trades to verify all information. Designs may not be re-used without permission.

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Sold: \$475,000 (5 beds, 3 baths, 2,672 sqft)

Save home

Save image

Close

© 2016

16 of 27



After recording return a copy to:
City of Portland
Bureau of Development Services,
Land Use Services Division
Permit file: _____



\$47.00

03/28/2017 03:18:50 PM

1R-COVNT
\$10.00 \$11.00 \$20.00 \$6.00

Pgs=2 Stn=10 HOWELLA

plu Marianne Wilson Stein

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**COVENANT FOR
A SINK OUTSIDE OF THE PRIMARY KITCHEN, BATHROOM OR LAUNDRY
ROOM INSIDE A SINGLE-FAMILY DWELLING**

ADDRESS: 3205 SW RIDGE DRIVE 97218

PROJECT: IMPROVE A SINGLE-FAMILY DWELLING TO INCLUDE A SINK OUTSIDE OF
THE PRIMARY KITCHEN, BATHROOM OR LAUNDRY ROOM

BUILDING PERMIT APPLICATION NUMBER: 17-138592RS

ROOM IN THE STRUCTURE WITH THE ADDITIONAL SINK: KITCHEN

LEGAL DESCRIPTION: 1S1E29AC 5300 * PREVIOUS RECORDED instrument

TAX ACCOUNT NUMBER: R414600520

Whereas SUSAN M. STRAND (Owner(s)) has applied
to the City of Portland (City) for authorization to add a sink outside of the primary kitchen, bathroom or
laundry room to an existing single-family dwelling.

Whereas Title 33 of the Portland City Code prohibits any use of a single-family dwelling as a two-family
dwelling without the appropriate permit and review process, and only where allowed by the Zoning.

Whereas Title 33 of the Portland City Code allows a single household to reside in a single-family
dwelling, and defines household as: "One or more persons related by blood, marriage, domestic
partnership, legal adoption or guardianship, plus not more than 5 additional persons, who live together in
one dwelling unit; or one or more handicapped persons as defined in the Fair Housing Amendments Act
of 1988, plus not more than 5 additional persons, who live together in one dwelling unit."

NOW, THEREFORE, IT IS AGREED, AS FOLLOWS:

This Covenant for an additional sink outside of the primary kitchen, bathroom or laundry room
(Covenant) executed by the City and the Owner(s) in order to ensure that the structure, at the above
referenced address, remains a single-family dwelling unless permits are issued, improvements made, and
inspections passed that would permit the use of the structure as other than a single-family dwelling, if
allowed by the zoning.

This covenant for an additional sink does not provide any right or representation to approval as an
Accessory Dwelling Unit (ADU). Nothing in this Covenant prevents Owner(s) from seeking permit
approval for an ADU at a later time.

This Covenant is to run with the land, shall be binding on Owners(s) and all parties claiming through or
under them, and may at any time be specifically enforced by the City unless an instrument executed in
writing by the City and Owner(s) has been recorded agreeing to change this Covenant in whole or in part.

** Doc # 2016-113936 AS referenced in this document
(sub. Indian Hills, lot 28, Block 2)*

2

Dated this 25 day of March, 2017
Signed Susan Strand

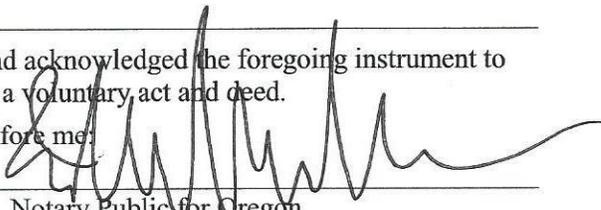
(Owner)

Dated this _____ day of _____, 20____
Signed _____

(Owner)

State of Oregon

County of Multnomah
On March 25th, 2017 personally
appeared the above named Susan
Strand

And acknowledged the foregoing instrument to
be a voluntary act and deed.
Before me:


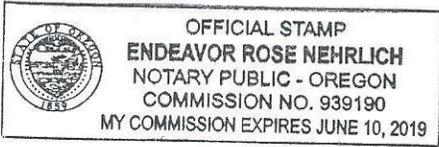
Notary Public for Oregon
My Commission expires: June-10-2019

State of Oregon

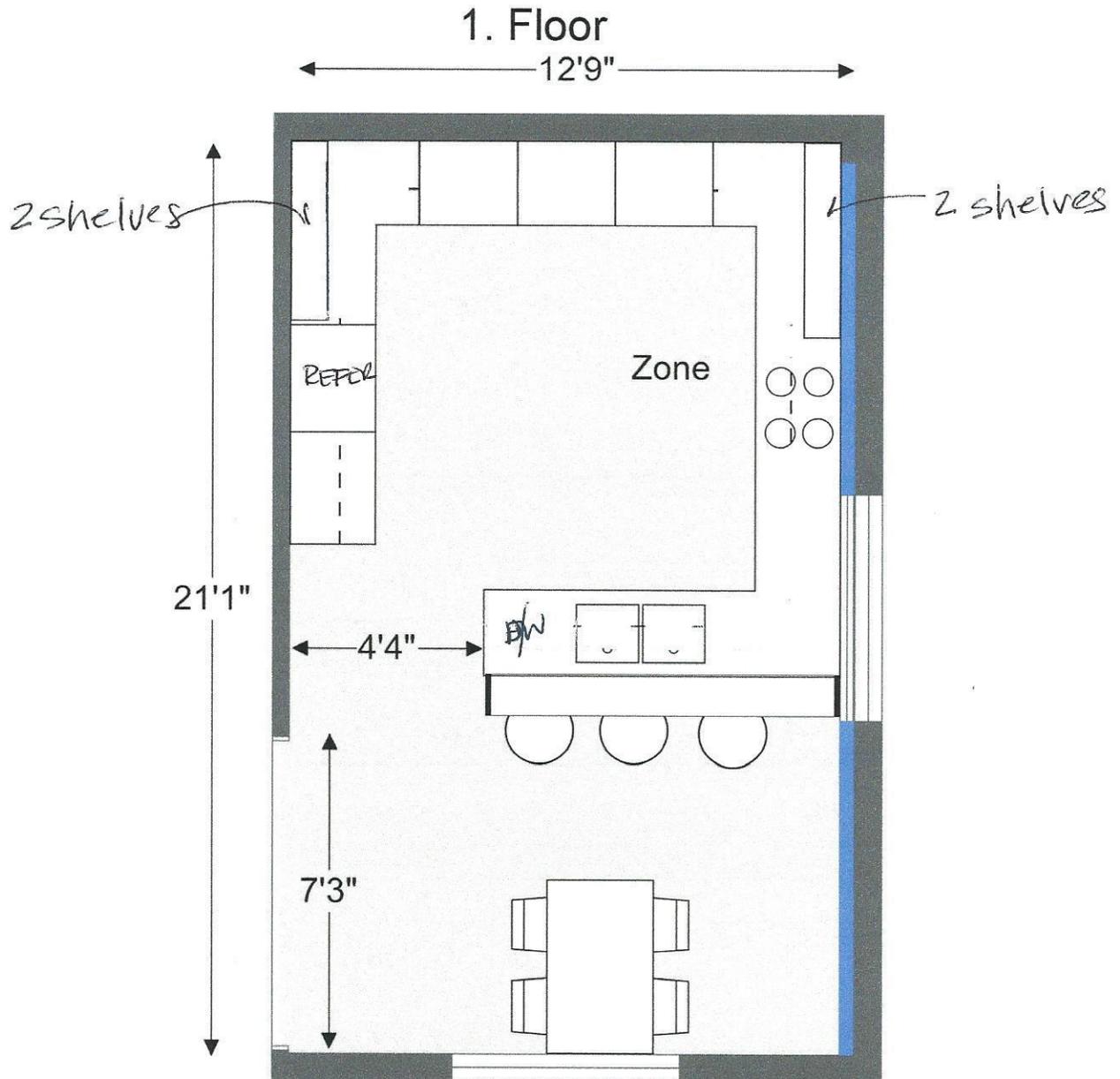
County of Multnomah
On _____, 20__ personally
appeared the above named _____

And acknowledged the foregoing instrument to
be a voluntary act and deed.
Before me:

Notary Public for Oregon
My Commission expires:



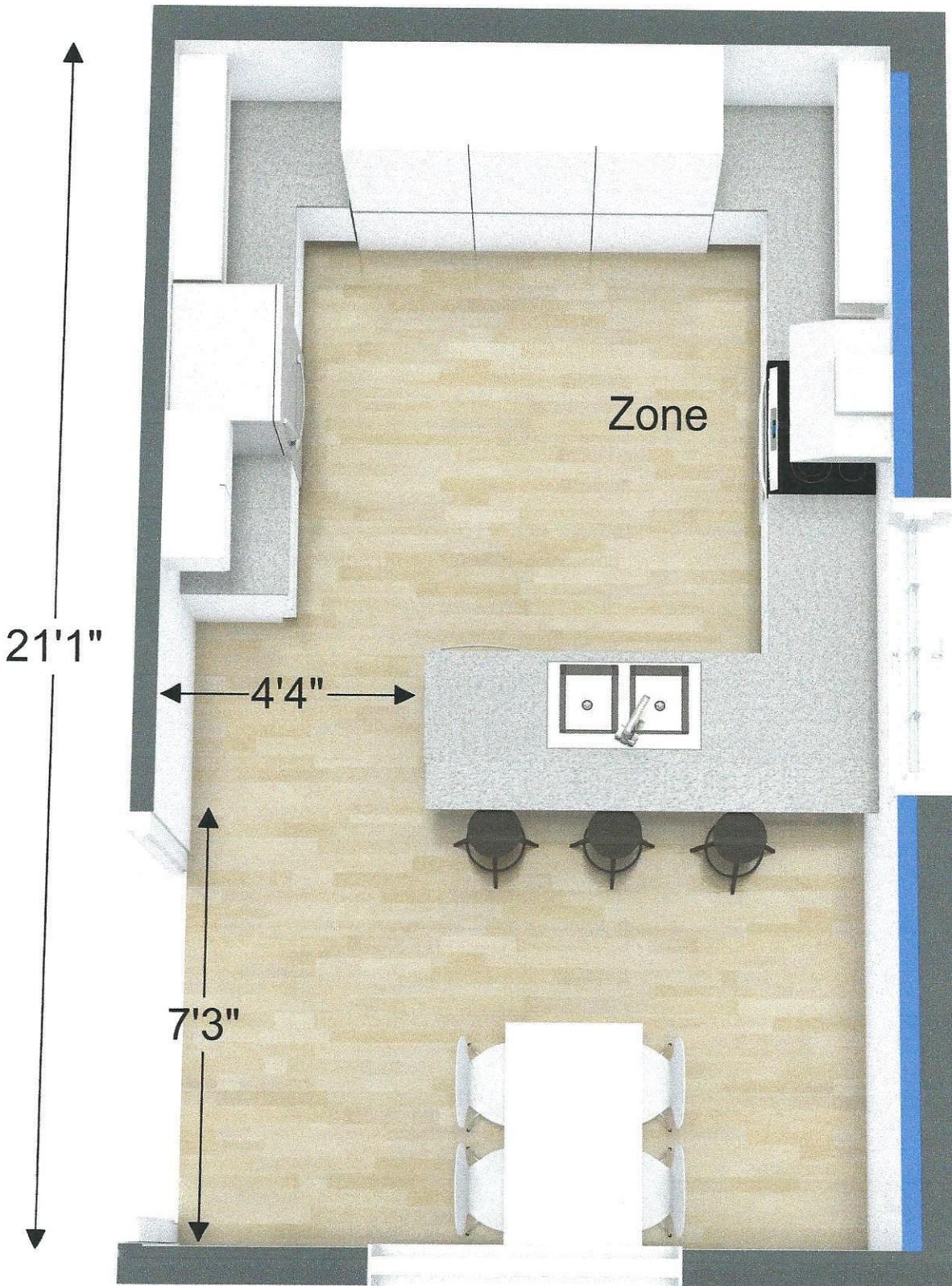
LS Panas and Associates Strand Kitchen (1/4" = 1'-0")



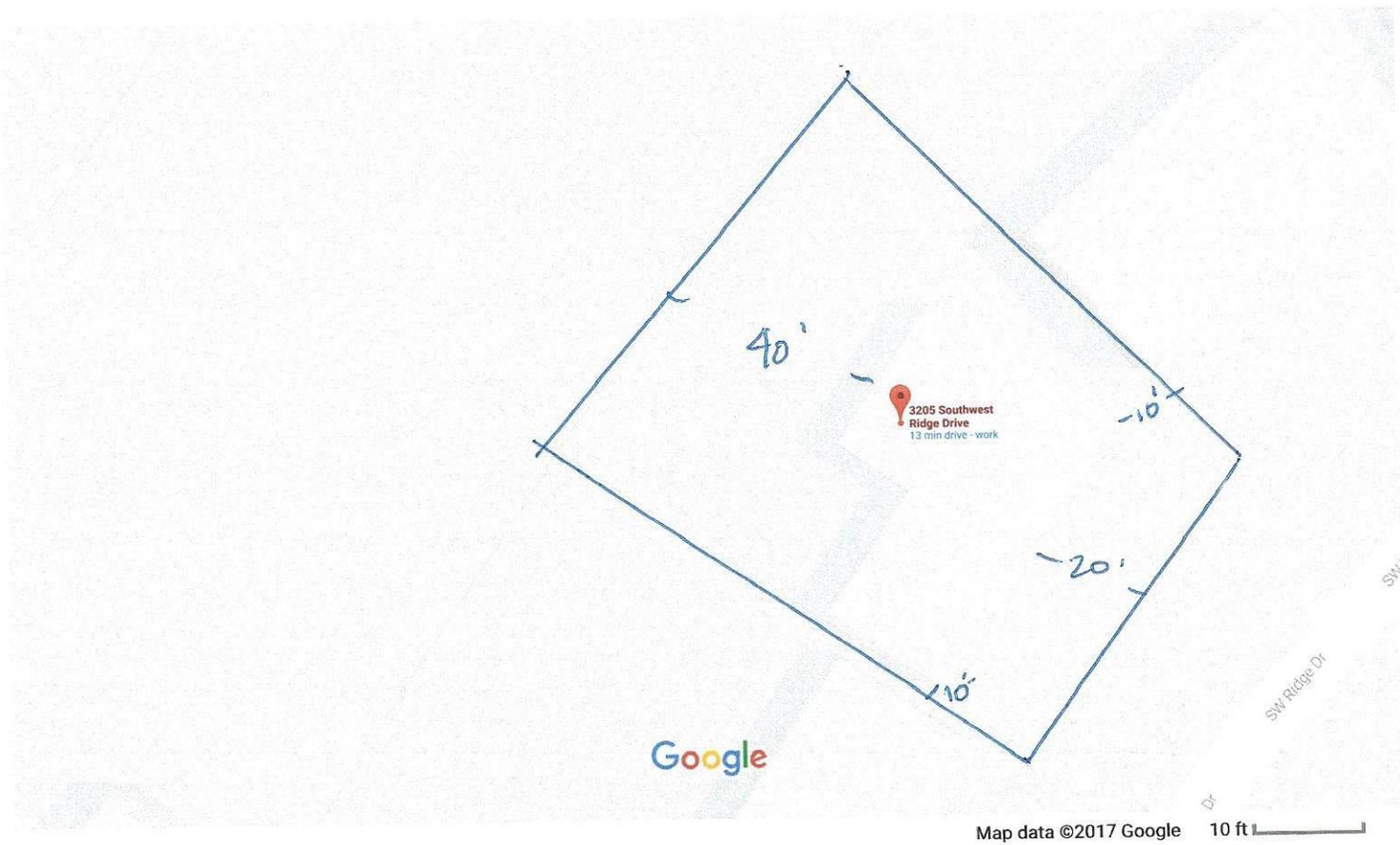
LS Panas and Associates Strand Kitchen

1. Floor

← 12'9" →



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