

# 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:** Hold for Additional Information - Reconsideration of ID 20801

<b>Appeal ID:</b> 21932	<b>Project Address:</b> 1650 SE Spokane St
<b>Hearing Date:</b> 10/2/19	<b>Appellant Name:</b> Brandon Yoder
<b>Case No.:</b> P-001	<b>Appellant Phone:</b> 5032523453
<b>Appeal Type:</b> Plumbing	<b>Plans Examiner/Inspector:</b> James Hyatt, McKenzie James, Joe Blanco
<b>Project Type:</b> commercial	<b>Stories:</b> 4 <b>Occupancy:</b> R-2 <b>Construction Type:</b> V-A
<b>Building/Business Name:</b> Spokane Commons	<b>Fire Sprinklers:</b> Yes - Full NFPA 13
<b>Appeal Involves:</b> Erection of a new structure, Reconsideration of appeal	<b>LUR or Permit Application No.:</b> 18-173206-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2]	<b>Proposed use:</b> Apartments

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	17.38, ENB- 4.01 OPSC/11/#2
<b>Requires</b>	Code requires minimum separation of drywell to be minimum 10' from building, and 5' from all property lines.
<b>Proposed Design</b>	<p>Proposed drywell location is located on the NW corner of 1650 SE Spokane, and the proposed drywell separations are 8'-3" to the center of the drywell from the building and 3'-0" from the side and front property lines. See combined site plan for details and location.</p> <p>RECONSIDERATION TEXT 1:</p> <p>Per phone call with John Butler, drywell moved to 5' away from property lines, see updated combined site plan. Also attached letters from structural engineer and geotechnical engineer indicating location of drywell is acceptable</p> <p>RECONSIDERATION TEXT 2:</p> <p>Per civil engineer, constructing 2 separate drywells will be more cost effective than a single drywell, given the allowable space and the drywell design requirements. Applicant is changing from 1 drywell to 2 drywells, see updated site plan. Drywells will still both be located on 1650 SE Spokane property</p>
<b>Reason for alternative</b>	<p>Please see the 2 drawings submitted with this appeal. 1 drawing is for the site 1650 SE Spokane, the other drawing is a combined site plan of 1650 &amp; 1660 SE Spokane. Due to site constraints, it is impractical to provide a drywell on 1660, therefore the goal is to combine both buildings into 1 drywell, located in the NW corner of 1650 SE Spokane. The site is well draining and the geo-tech and the structural engineer of record have provided letters indicating acceptance of this design.</p> <p>RECONSIDERATION TEXT:</p>

Please see updated site plan showing the 2 separate drywell locations. Previous letters from structural engineer and geo-tech are still applicable.

## APPEAL DECISION

**Location of drywell within 10 feet of building foundation: Hold for additional information.**

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

Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number.

Include the original attachments and appeal language, with the new text in a separate paragraph clearly identified as "Reconsideration Text" with any new attachments also referenced. No additional fee is required.



1660 SE SPOKANE ST.

Project Location:  
1660 SE SPOKANE ST.  
Portland, OR 97202

DRAWN BY: Author  
APPROVED BY: Checker

SHEET:

AP1

JOB NO.: 10983  
SCALE: 3/16" = 1'-0"

TOTAL MANAGED IMPERVIOUS ROOF AREA - BOTH BUILDING COMBINED = 9,726 S.F.

5' EASEMENT TO BE PROVIDED BY OWNER TO ALLOW CONNECTION TO DRYWELL  
STORMWATER DRAINLINE - CONNECT TO DOWNSPOUTS AND DRYWELL

4" Ø x 10" DRYWELL  
W/ CONCRETE LID  
ALL DOWNSPOUTS TO  
CONNECT TO DRYWELL  
- SEE DRYWELL DETAIL BY  
HUMBER DESIGN GROUP, INC.

4" Ø x 20' DEEP DRYWELL LOCATION

4" Ø x 10" DRYWELL  
W/ CONCRETE LID  
ALL DOWNSPOUTS TO CONNECT TO DRYWELL  
- SEE DRYWELL DETAIL BY  
HUMBER DESIGN GROUP, INC.

EXISTING ADJACENT  
V-B CONSTRUCTION  
RESIDENCE

1650 SE SPOKANE

1660 SE SPOKANE

DUE TO PROXIMITY TO ADJACENT  
BUILDING ON ADJACENT LOT, ALL  
WINDOWS ALONG THE SOUTH  
ELEVATION SHALL BE PROVIDED  
WITH WINDOW WASHER  
SPRINKLER HEADS - PER SECTION  
705.8.6.2 - VERTICAL EXPOSURE  
FOR BUILDINGS ON SEPARATE LOTS

DUE TO PROXIMITY TO ADJACENT  
BUILDING ON ADJACENT LOT,  
WINDOWS ALONG THE SOUTH  
ELEVATION SHALL BE PROVIDED  
WITH WINDOW WASHER  
SPRINKLER HEADS - PER SECTION  
705.8.6.2 - VERTICAL EXPOSURE  
FOR BUILDINGS ON SEPARATE LOTS

LINE OF ADJACENT BUILDING

1' - 0"

DUE TO PROXIMITY TO ADJACENT  
BUILDING ON ADJACENT LOT,  
WINDOWS ALONG THE EAST  
ELEVATION SHALL BE PROVIDED  
WITH WINDOW WASHER  
SPRINKLER HEADS - PER SECTION  
705.8.6.2 - VERTICAL EXPOSURE  
FOR BUILDINGS ON SEPARATE LOTS

17' - 0" OF ADJACENT BUILDING

5' - 0"

5' - 0"

10' - 0"

1 COMBINED SITE PLAN  
AP1 3/16" = 1'-0"

ADJACENT BUILDING

III-B CONCRETE BUILDING W/ PARAPET

LINE OF ADJACENT BUILDING