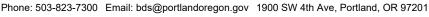
Development Services

From Concept to Construction



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





APPEAL SUMMARY

Status:	Hold for	Additional	Information -	Reconsideration	of ID 20801
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Appeal ID: 21932	Project Address: 1650 SE Spokane St		
Hearing Date: 10/2/19	Appellant Name: Brandon Yoder		
Case No.: P-001	Appellant Phone: 5032523453		
Appeal Type: Plumbing	Plans Examiner/Inspector: James Hyatt, McKenzie James, Joe Blanco		
Project Type: commercial	Stories: 4 Occupancy: R-2 Construction Type: V-A		
Building/Business Name: Spokane Commons	Fire Sprinklers: Yes - Full NFPA 13		
Appeal Involves: Erection of a new structure,Reconsideration of appeal	LUR or Permit Application No.: 18-173206-CO		
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Apartments		

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	17.38. ENB- 4.01 OPSC/11/#2
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Requires	Code requires minimum separation of drywell to be minimum 10' from building, and 5' from all

property lines.

Proposed Design

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.

RECONSIDERATION TEXT 1:

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

RECONSIDERATION TEXT 2:

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

Reason for alternative 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 & 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. RECONSIDERATION TEXT:

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.

AHHA Architect Inc

> People = Architecture

Raphael A. Goodblatt 6663 SW Beaverton Hillsdale Hwy #222 Portland Or 97225 rag@ahhapdx.com 503 734 8210

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Project Location: 1660 SE SPOKANE ST Portland, OR 97202

DRAWN BY: Author
APPROVED BY: Checker

AP1

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