

# 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:** Decision Rendered

<b>Appeal ID:</b> 27577	<b>Project Address:</b> 1704 SE 160th Ave
<b>Hearing Date:</b> 3/16/22	<b>Appellant Name:</b> Joshua Hilton
<b>Case No.:</b> B-013	<b>Appellant Phone:</b> 541.517.3414
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> David Besley
<b>Project Type:</b> residential	<b>Stories:</b> 1 <b>Occupancy:</b> R <b>Construction Type:</b> V-B
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Addition to an existing structure	<b>LUR or Permit Application No.:</b> 21-088602-LU
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> carport

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	33.110.220
<b>Requires</b>	Minimum required setback of 5'.
<b>Code Modification or Alternate Requested</b>	We would like to reduce the setback requirement from 5' to 6" to accommodate the proposed carport.
<b>Proposed Design</b>	The proposed design includes a wood framed carport structure with concrete foundations attached to the existing residence at the roof.
<b>Reason for alternative</b>	The property owner desires functional space for additional parking to avoid parking vehicles on the street. The proposed design is minimal and maintains an open appearance on the end of the existing house to the adjacent property. It's structure is in keeping with the existing house construction and of similar materials, and hence does not adversely affect life safety of fire protection on site.

### APPEAL DECISION

**Carport with unprotected side at property line: Denied. Proposal does not provide equivalent Life Safety protection.**

**See note below regarding the process for submitting a reconsideration.**

**Appellant may contact John Butler (503 865-6427) or e-mail at [John.Butler@portlandoregon.gov](mailto:John.Butler@portlandoregon.gov) with questions.**

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to

[www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

See note below if a reconsideration will be submitted.

The first re-submittal of a denied appeal is submitted as a 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. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. Once submitted, the appeal cannot be revised.

No additional fee is required where the reconsideration is submitted within 180 days of the appeal denial.

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## PROJECT INFORMATION & CODE REVIEW

PROPERTY DESCRIPTION: MULTNOMAH COUNTY MAP 1S1E01DA 5400, NORTH HOLLYBROOK LOT 2  
PROPERTY ACCOUNT NO.: R226448

PROPERTY ADDRESS: 1704 SE 160th AVENUE, PORTLAND, OR  
PROPERTY AREA: 7,912 SQ. FT. - 0.18 ACRES

ZONING - R-7

EXISTING RESIDENCE BUILDING AREA - 1,682 SQUARE FEET (NO CHANGE)  
NEW CARPORT AREA (COVERED) - 225 SQUARE FEET

BUILDING CONSTRUCTION TYPE - VB (EXISTING), VB (NEW)

BUILDING HEIGHT -  
ALLOWABLE - 30'-0"  
ACTUAL - 20'-0"

BUILDING HEIGHT - EXISTING: 2 STORY (NO CHANGE)

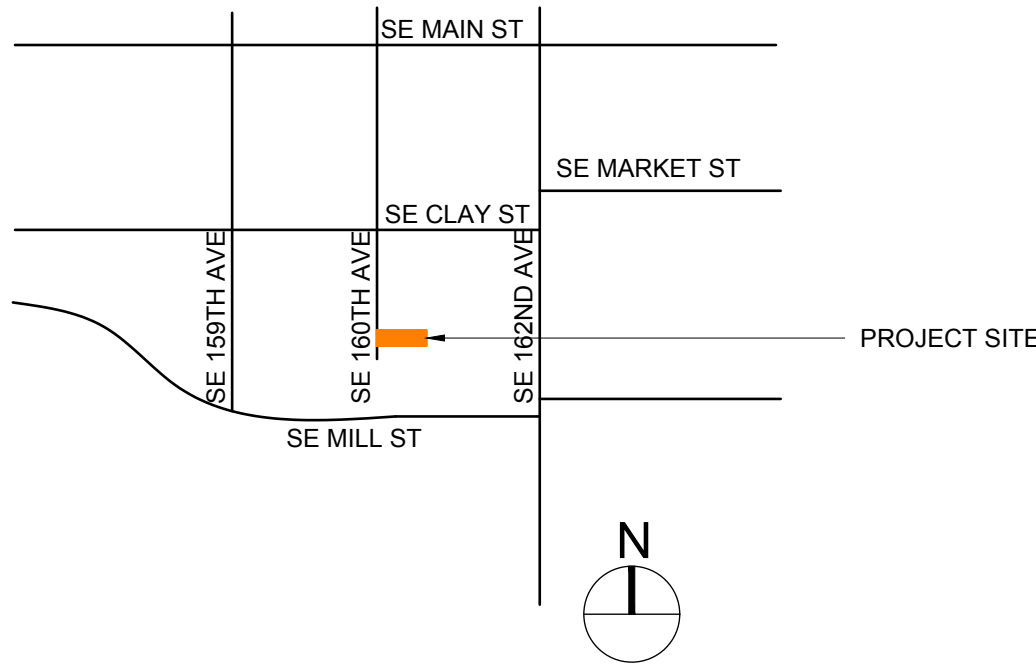
REQUIRED SETBACKS -  
FRONT - 15'  
SIDE - 5'  
REAR - 5'

IMPERVIOUS SURFACE AREA:  
EXISTING - 2,030 SF  
NEW - 520 SF  
TOTAL - 2,550 SF

## GENERAL NOTES

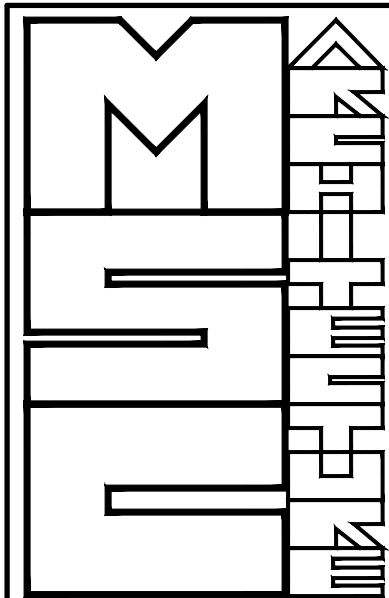
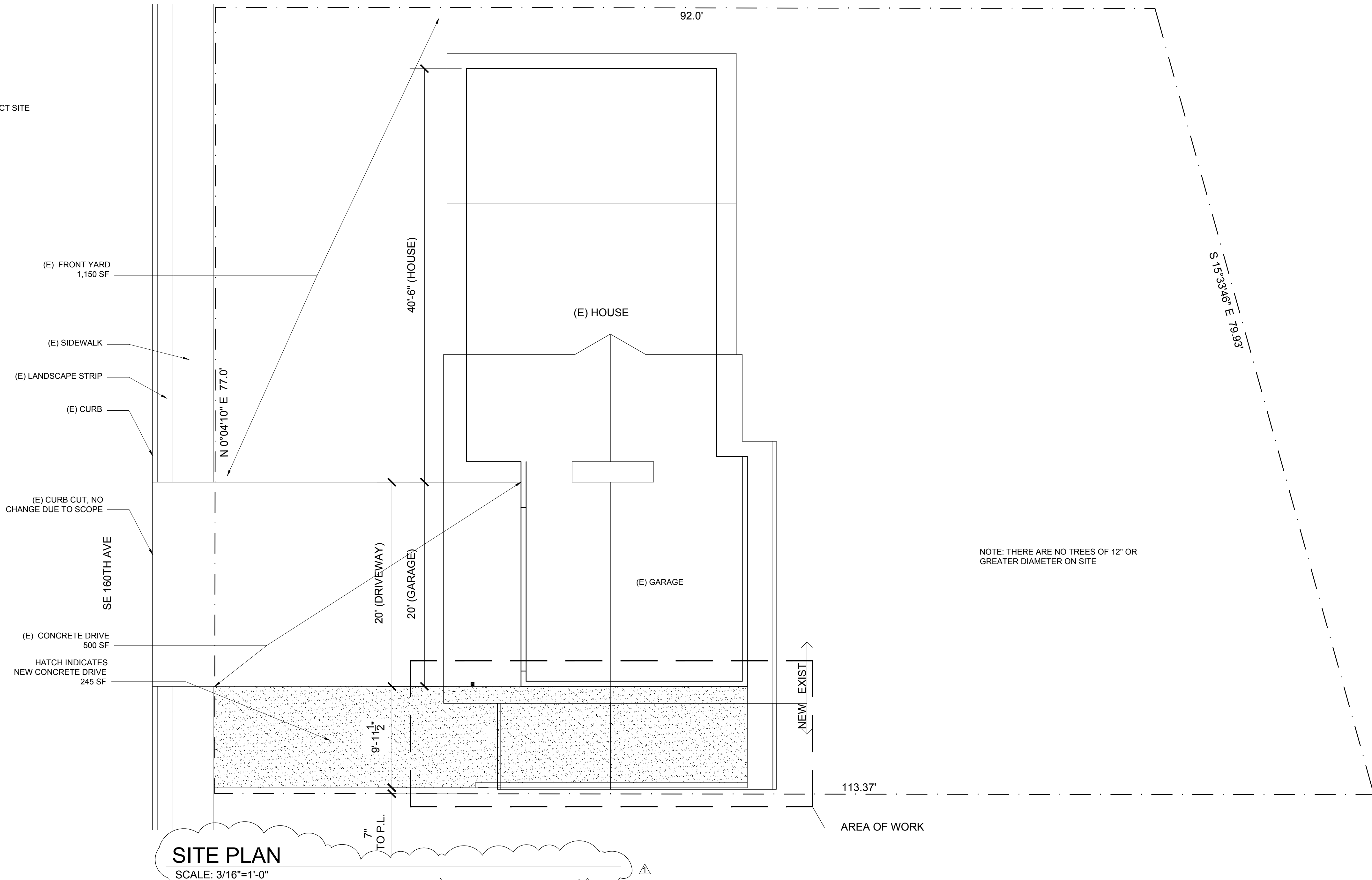
- ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND MUNICIPAL CODES, APPLICABLE ORDINANCES, AND THE 2017 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)
- NOTHING IN THESE PLANS, NOR THE ABSENCE OF INFORMATION SHALL BE CONSTRUED TO PERMIT WORK NOT IN COMPLIANCE WITH CODE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK TO MEET FULL CODE COMPLIANCE, WHETHER INDICATED HEREIN OR NOT.
- THESE DOCUMENTS ARE NOT, AND DO NOT PURPORT TO BE PERFECT, AND DO NOT NECESSARILY CONTAIN ALL THE DETAILS AND INFORMATION NECESSARY TO CONSTRUCT THE PROJECT. IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY - PRIOR TO THE START OF CONSTRUCTION - TO BRING TO THE ATTENTION OF THE ARCHITECT DISCREPANCIES, ERRORS OR INCONSISTENCIES DISCOVERED IN THE DOCUMENTS AND REQUEST ADDITIONAL INFORMATION, CLARIFICATION OR CORRECTION OF SUCH ITEMS OR ISSUES.
- THE DRAWINGS ILLUSTRATE LOCATION, ARRANGEMENT, DIMENSIONS AND DETAILS TO DETERMINE THE GENERAL CHARACTER OF THE WORK.
- PARTS NOT DETAILED SHALL BE SUBJECT TO THE ARCHITECT'S APPROVAL.
- DRAWINGS SHALL NOT BE SCALED UNLESS AUTHORIZED BY THE ARCHITECT. REQUEST CLARIFICATION FOR ANY MISSING DIMENSIONS FROM THE ARCHITECT.
- DRAWINGS OF A GREATER SCALE TAKE PRECEDENT OVER DRAWINGS OF A LESSER SCALE. WRITTEN DIMENSIONS TAKE PRECEDENT OVER DRAWING SCALE.
- DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS AND EXISTING FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING WORK.
- ANY CONFLICTS DISCOVERED IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND CONTRACT DOCUMENTS, OR ANY SUBSTANTIAL OMISSIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
- THE DRAWINGS INDICATE GENERAL ARRANGEMENT OF SUCH ITEMS AS CONDUIT, CABLES, ELECTRICAL FIXTURES, SWITCHES, RECEPTACLES, APPLIANCES AND EQUIPMENT. THE EXACT LOCATION OF THESE ITEMS WILL BE GOVERNED BY ACTUAL BUILDING CONDITIONS. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ARRANGEMENTS OR LOCATIONS SHOWN IN ORDER TO MEET STRUCTURAL OR ARCHITECTURAL CONDITIONS, OR BECAUSE OF INTERFERENCE WITH OTHER WORK, AND AT ARCHITECT'S REQUEST, WITHOUT ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL REQUEST A WALK-THROUGH WITH THE ARCHITECT TO LOCATE ALL SUCH EQUIPMENT PRECISELY, PRIOR TO CONSTRUCTION OF PORTIONS AFFECTED BY LOCATIONS OF SUCH ITEMS.
- A COUNTY APPROVED SET OF THE CONSTRUCTION DOCUMENTS MUST BE PRESENT ON THE JOB SITE AT ALL TIMES, AS WELL AS A SET OF THE MOST RECENT ISSUE OF THE CONSTRUCTION DOCUMENTS.
- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (AIA DOCUMENT 201 LATEST EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS.
- MECHANICAL, PLUMBING AND/OR ELECTRICAL PERMITS SHALL BE BY DEFERRED SUBMITTAL AND ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUB-CONTRACTORS.

## LOCATION MAP



## SHEET INDEX

CS COVER SHEET, PROJECT INFORMATION, GENERAL NOTES, SITE PLAN  
A-1 FLOOR/SITE PLAN, ROOF PLAN, FRAMING PLAN, ELEVATION, SECTION



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THE ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT. IN THE EVENT OF AN UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD THE ARCHITECT HARMLESS.



PROJECT TITLE

WILLIAMSON RESIDENCE

1704 SE 160TH AVE  
PORTLAND, OREGON

REVISIONS		
SYM	DATE	REFERENCE
A	9/21/21	CITY COMMENT

DRAWING BY: J. HILTON

REVIEWED BY: J. HILTON

PROJECT NO. 21-003

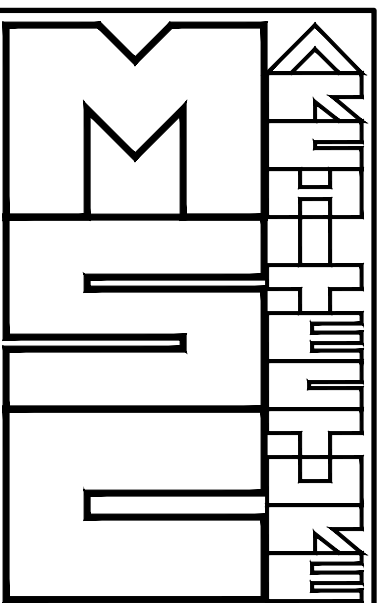
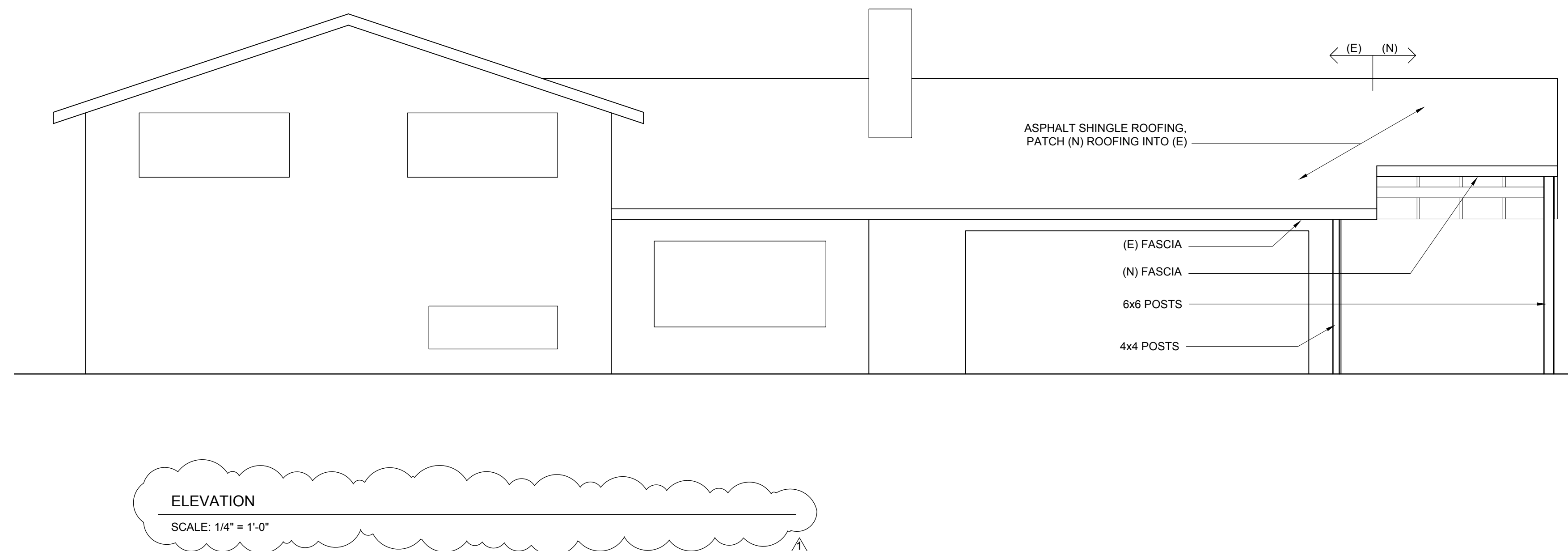
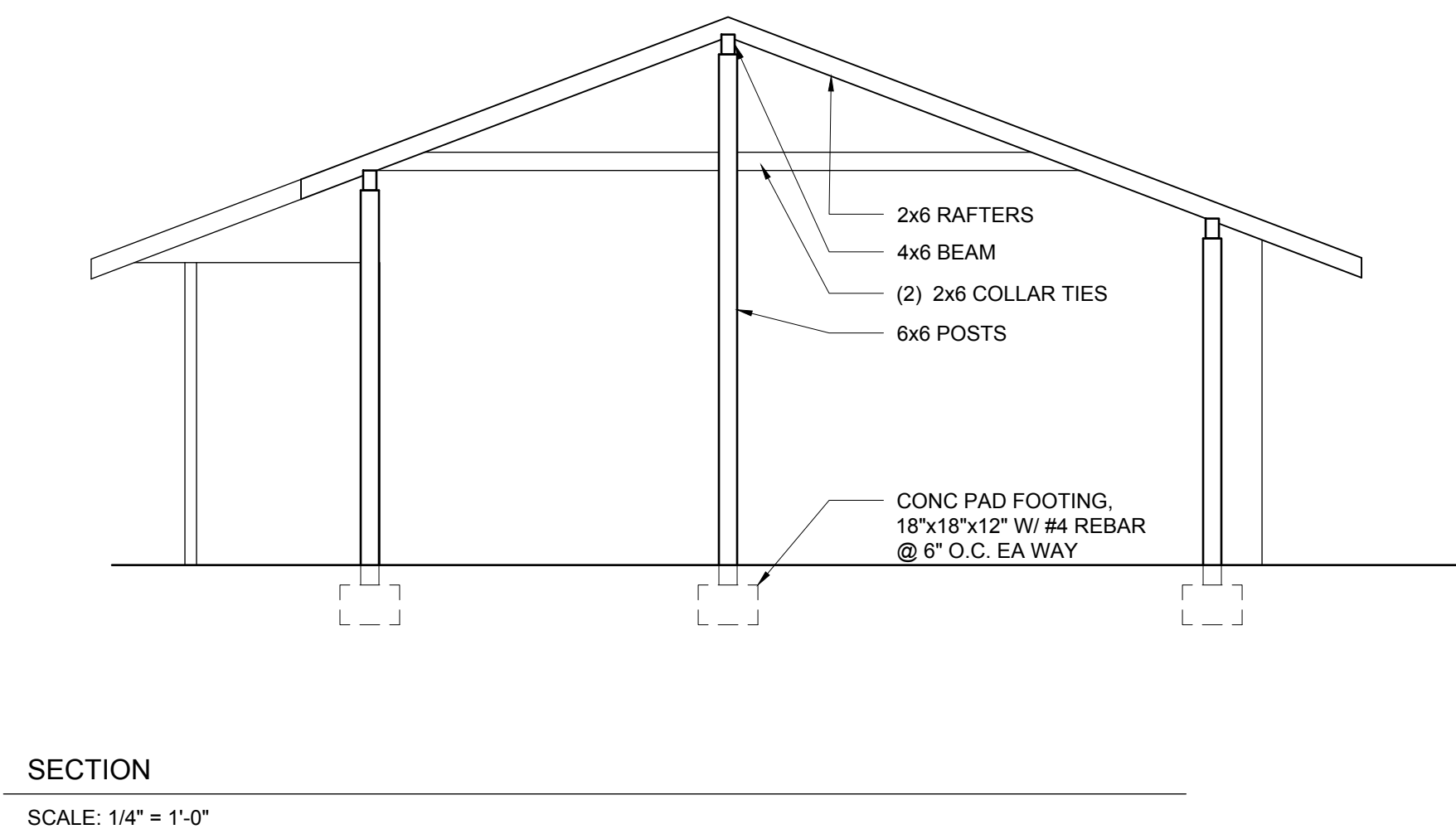
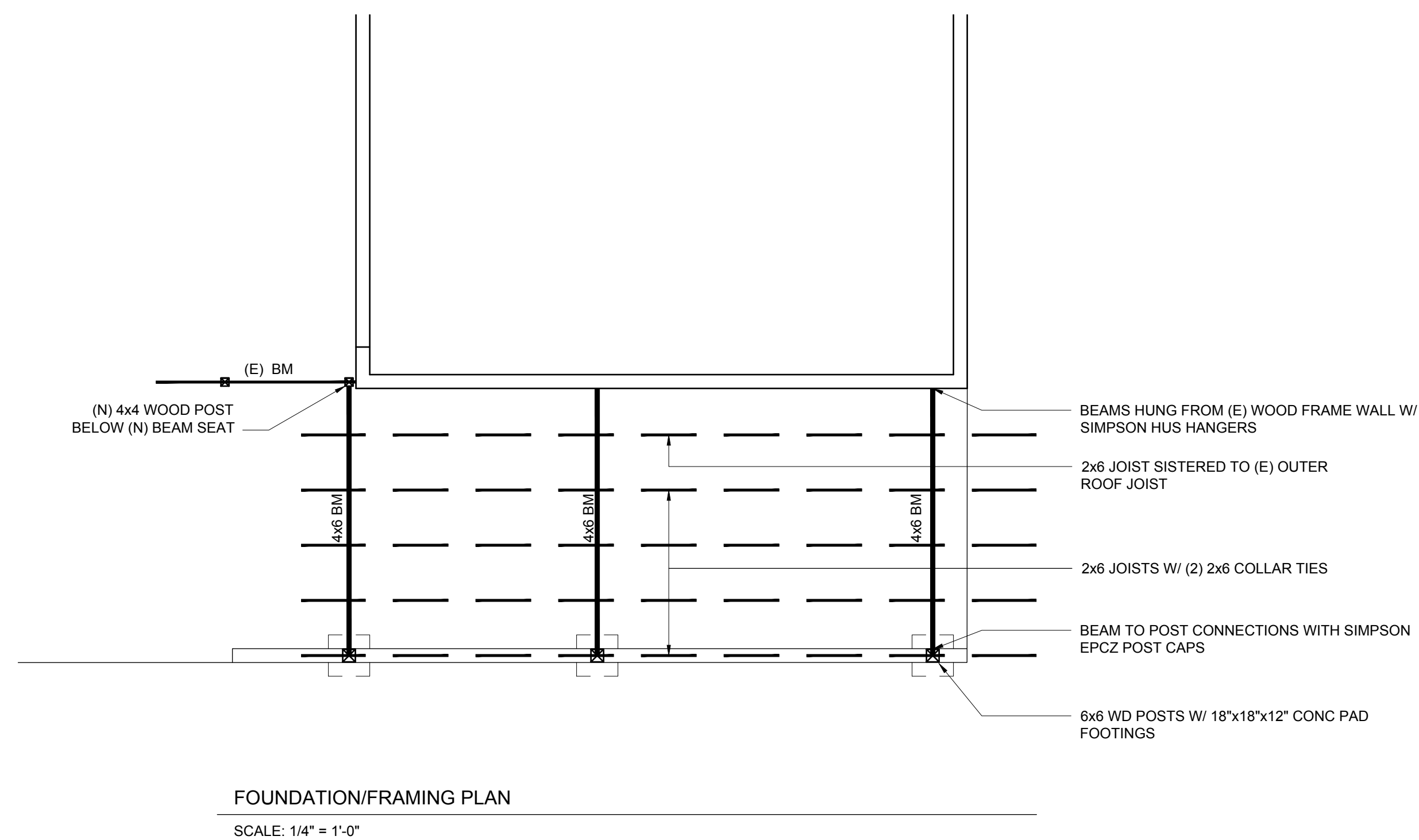
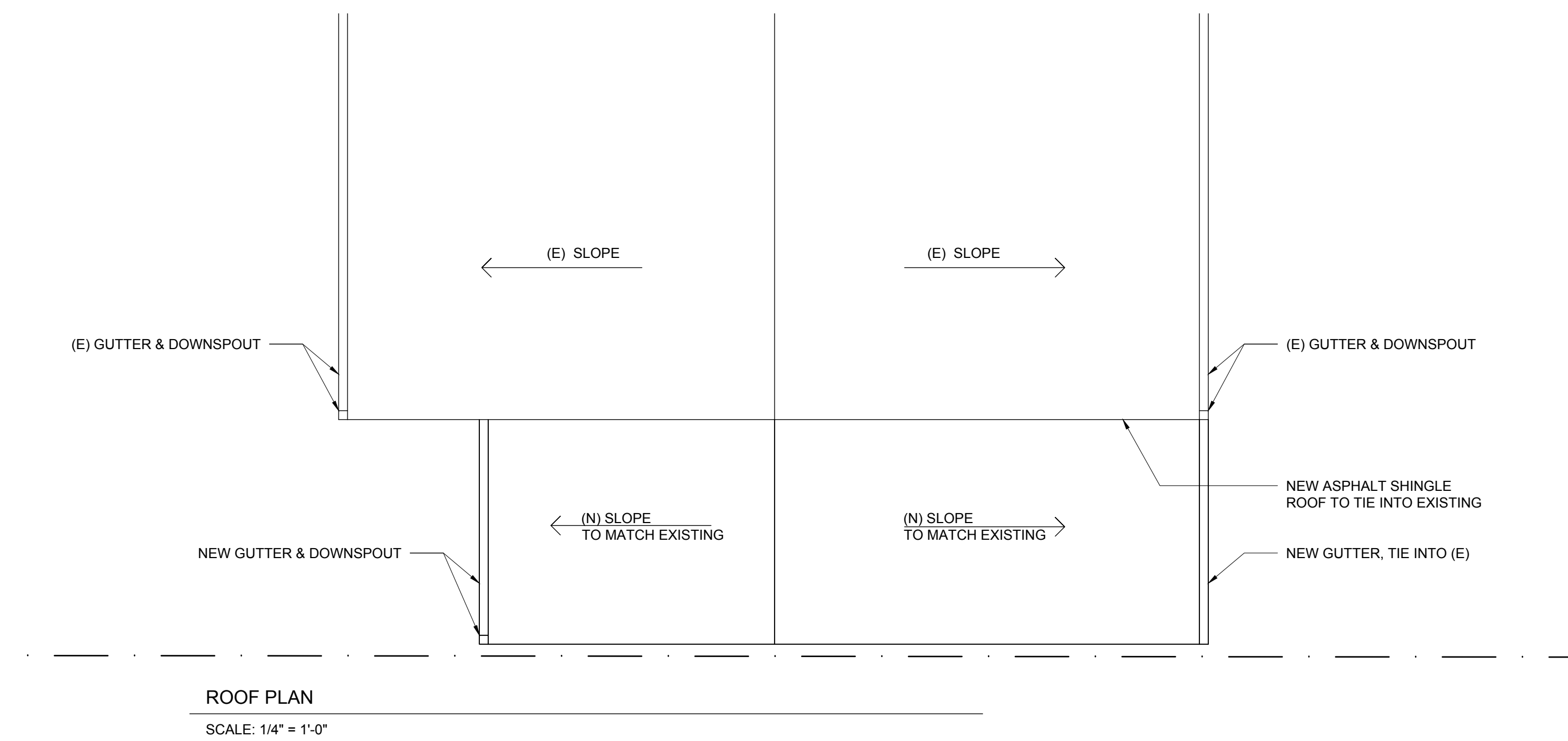
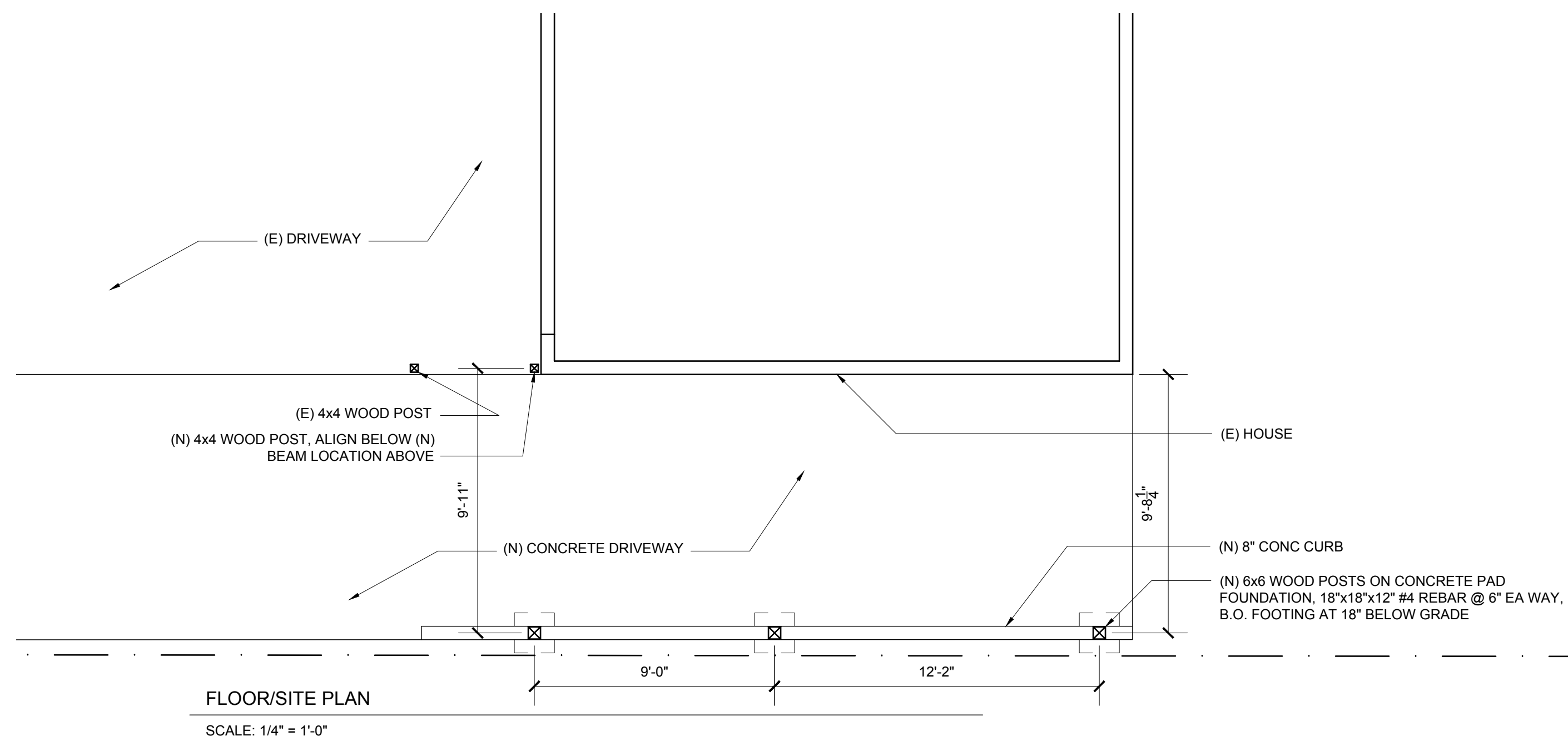
DATE: AUGUST 20, 2021

DRAWING TITLE  
PROJECT INFO  
GENERAL NOTES

SITE PLAN

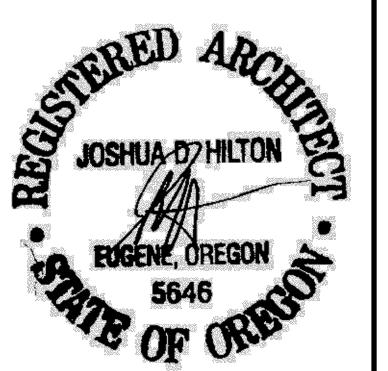
DRAWING NUMBER

CS



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PROJECT TITLE

**WILLIAMSON RESIDENCE**

1704 SE 160TH AVE  
PORTLAND, OREGON

PORTLAND, OREGON

REVISIONS		
SYM	DATE	REFERENCE
1	9/21/21	CITY COMMENT
DRAWING BY:		J. HILTON
CHECKED BY:		J. HILTON
PROJECT NO.		21-003
DATE: AUGUST 20, 2021		
DRAWING TITLE		
FLOOR, ROOF PLAN		
FRAMING PLAN		
SECTION		
ELEVATION		
DRAWING NUMBER		

DRAWING NUMBER

**A-1**