

Development Services

From Concept to Construction

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



APPEAL SUMMARY

Status: Decision Rendered

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| Appeal ID: 27599 | Project Address: 801 NE 21st Ave |
| Hearing Date: 3/23/22 | Appellant Name: Lale Ceylan |
| Case No.: B-005 | Appellant Phone: 8066545088 |
| Appeal Type: Building | Plans Examiner/Inspector: David Bartley, Michael Liefeld, Jason Butler-Brown, Ericka Koss, Jeremy Russell, Nancy Thorington |
| Project Type: commercial | Stories: 7 Occupancy: R-2, S-1, S-2, A-2, A-3, B Construction Type: Type I-A and III-A |
| Building/Business Name: Sunshine Dairy Apts | Fire Sprinklers: Yes - Entire Building |
| Appeal Involves: Erection of a new structure, other: Demolition of an existing structure | LUR or Permit Application No.: 19-204560-LU |
| Plan Submitted Option: pdf [File 1] | Proposed use: Multifamily Residential |

APPEAL INFORMATION SHEET

Appeal item 1

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| Code Section | PCC 24.55.100 |
| Requires | All structures to be demolished shall be taken down in a safe manner. The streets or sidewalks shall not be littered with rubbish and shall be wet down, if necessary. During any demolition work, all receptacles, drop boxes, shafts, or piping used in such demolition work shall be covered in an appropriate manner. After removal of any structure all foundations that are not to be used for new construction shall be removed and all excavations filled in compliance with Chapter 24.70 of this Title, to a level of the adjoining grade. |
| Code Modification or Alternate Requested | Eliminate the need to fill in basement cavity after existing building demolition as new construction will include the entire portion of the excavated building cavity as a part of the new sub-grade parking. |
| Proposed Design | The proposed design is 7-story multi-family residential building with sub-grade parking. The existing industrial building with basement needs to be demolished entirely before the new construction can start. The extend of the new sub-grade parking per subsequent permit will include the location of the existing basement at the south half of the site. Extends of the existing basement slab is shown in sheet AD101 for reference. Temporary cut slope is shown at maximum 1V:1H layback at all four sides of temporary basement cavity. When necessary, abatement work will be done under demolition permit by owner. |
| Reason for alternative | The subsequent commercial building permit will include the entire area of basement cavity. The excavation performed for the demolition permit will be the minimum necessary to safely remove |

the existing industrial structure and all associated building components including foundations. Issuance of building permit for new construction with basement cavity to remain unfilled will allow for conservation of resources such as time and cost. Therefore, we are requesting that the IVR 210 Permanent Erosion Control Measures inspection for the demo permit to be approved and finalized based on the IVR 200 Pre-Construction Erosion Control for the subsequent commercial building permit.

APPEAL DECISION

Building demolition with basement cavity to remain unfilled:

Granted provided a fence no less than 6 feet high is installed around the site for no more than 1 year or until the new construction has progressed sufficiently to remove any hazards to the public.

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

The Administrative Appeal Board finds with the conditions noted, 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 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

