

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 14943 (item #2, 5/3/17) for additional information

Appeal ID: 15077	Project Address: 4626 N Maryland Ave
Hearing Date: 5/10/17	Appellant Name: Jennifer Farmer
Case No.: B-011	Appellant Phone: 503-894-8761
Appeal Type: Building	Plans Examiner/Inspector: Steve Mortensen
Project Type: commercial	Stories: 3 Occupancy: R-2 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: Yes - NFPA 13
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-107252-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Apartments

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1027.5 ACCESS TO A PUBLIC WAY
Requires	THE EXIST DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY.
Proposed Design	AS AN ALTERNATIVE TO THE NO BUILD EASEMENT STATED IN APPEAL ITEM 1, WE WILL CONSOLIDATE THE 2 EASTERN LOTS INTO A SINGLE TAX LOT AND DESIGNATE A 50 IN. WIDE EASEMENT ACROSS THAT PARCEL TO PROVIDE A SECOND MEANS OF EGRESS TO MONTANA AVE. FOR THE BENEFIT OF THE APARTMENT BUILDING ON THE WESTERN PARCEL
Reason for alternative	WITH THE DESIGN OF THE BUILDING, THIS ACCESS EASEMENT WILL PROVIDE A SAFE PASSAGE TO MONTANA AS A SECOND MEANS OF EGRESS, AND MAINTAIN THE ABILITY TO UTILIZE THE EASTERN PARCEL OF LAND IN THE FUTURE TO MEET THE NEIGHBORHOOD NEEDS.

APPEAL DECISION

Egress path to public way with fifty inch easement on two consolidated lots to East: Granted provided a ten foot no-build / egress access easement is provided prior to plan review approval. Egress path is not an accessible route.

The easement must be reviewed and approved by BDS prior to recording. Appellant may contact Nancy Thorington (503-823-7023) for assistance.

Regarding accessibility. Appellant may contact John Butler (503-823-7339) 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 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.

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CMT SURVEYING & CONSULTING INC.

LEGAL DESCRIPTION
APRIL 4, 2017

JOB NO. 219-017

A PORTION OF LOTS 7 AND 8, BLOCK 9, "M. PATTON'S ADDITION TO ALBINA," MULTNOMAH COUNTY PLAT RECORDS, ALSO BEING A PORTION OF THE PROPERTY DESCRIBED AS PARCELS II & III IN DOCUMENT NO. 2015-101690, MULTNOMAH COUNTY DEED RECORDS, BEING LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL II, THENCE ALONG THE NORTH LINE OF SAID PARCEL II, NORTH 89°57'50" EAST, 39.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL II; THENCE ALONG THE EAST LINE OF SAID PARCEL II, SOUTH 00°00'00" WEST, 19.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL III; THENCE LEAVING SAID EAST LINE OF PARCEL II, ALONG THE NORTH LINE OF SAID PARCEL III, NORTH 89°47'04" EAST, 60.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL III; THENCE ALONG THE EAST LINE OF SAID PARCEL III, ALSO BEING ALONG THE WEST RIGHT-OF-WAY LINE OF N. MONTANA AVENUE, BEING PARALLEL WITH AND 30.00 FEET WESTERLY OF, RIGHT ANGLE MEASURE, THE CENTERLINE THEREOF, SOUTH 00°00'00" WEST, 4.17 FEET TO A POINT; THENCE LEAVING SAID EAST LINE AND WESTERLY RIGHT-OF-WAY LINE, SOUTH 89°47'04" WEST, 64.66 FEET; THENCE NORTH 00°00'00" EAST, 19.51 FEET; THENCE SOUTH 89°57'50" WEST, 35.33 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL II; THENCE ALONG SAID WEST LINE, ALSO BEING ALONG THE EAST LINE OF THE PROPERTY DESCRIBED AS PARCEL I IN DEED DOCUMENT NO. 2015-101690, NORTH 00°00'00" EAST, 4.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 498 SQUARE FEET, MORE OR LESS.



RENEWAL DATE DECEMBER 31, 2017

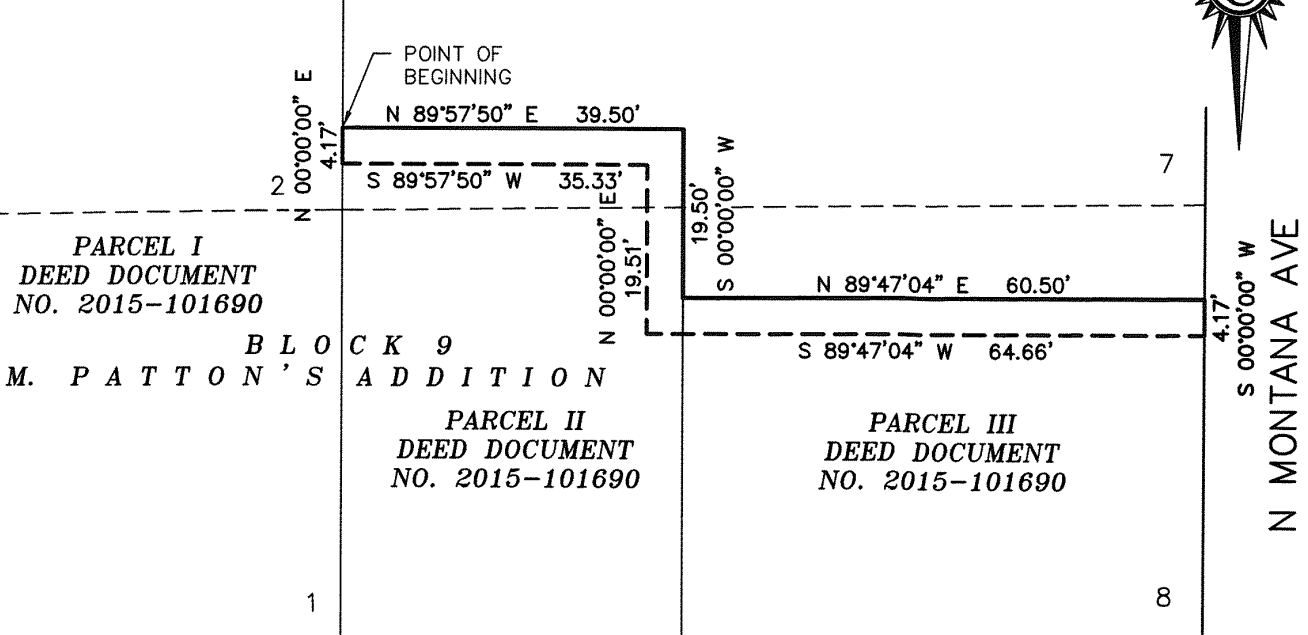
9136 SE St Helens St, Suite J • PO Box 3251 • Clackamas, OR 97015
[T] 503.850.4672 • [F] 503.850.4590

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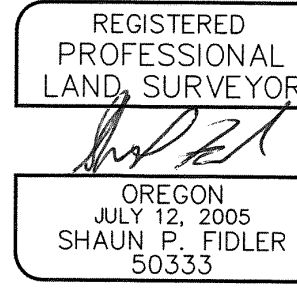


CMT SURVEYING AND CONSULTING
9136 SE ST HELENS ST SUITE J • PO BOX 3251, CLACKAMAS, OR 97015 PHONE 503-850-4672 FAX 503-850-4590

CLIENT: CTY CRAFT
ADDRESS: N MONTANA AVE
LEGAL: PT L 7-8 Bk 9
DRAWN: RLMG M PATTON'S ADDN
JOB NO: 219-017 TO ALBINA



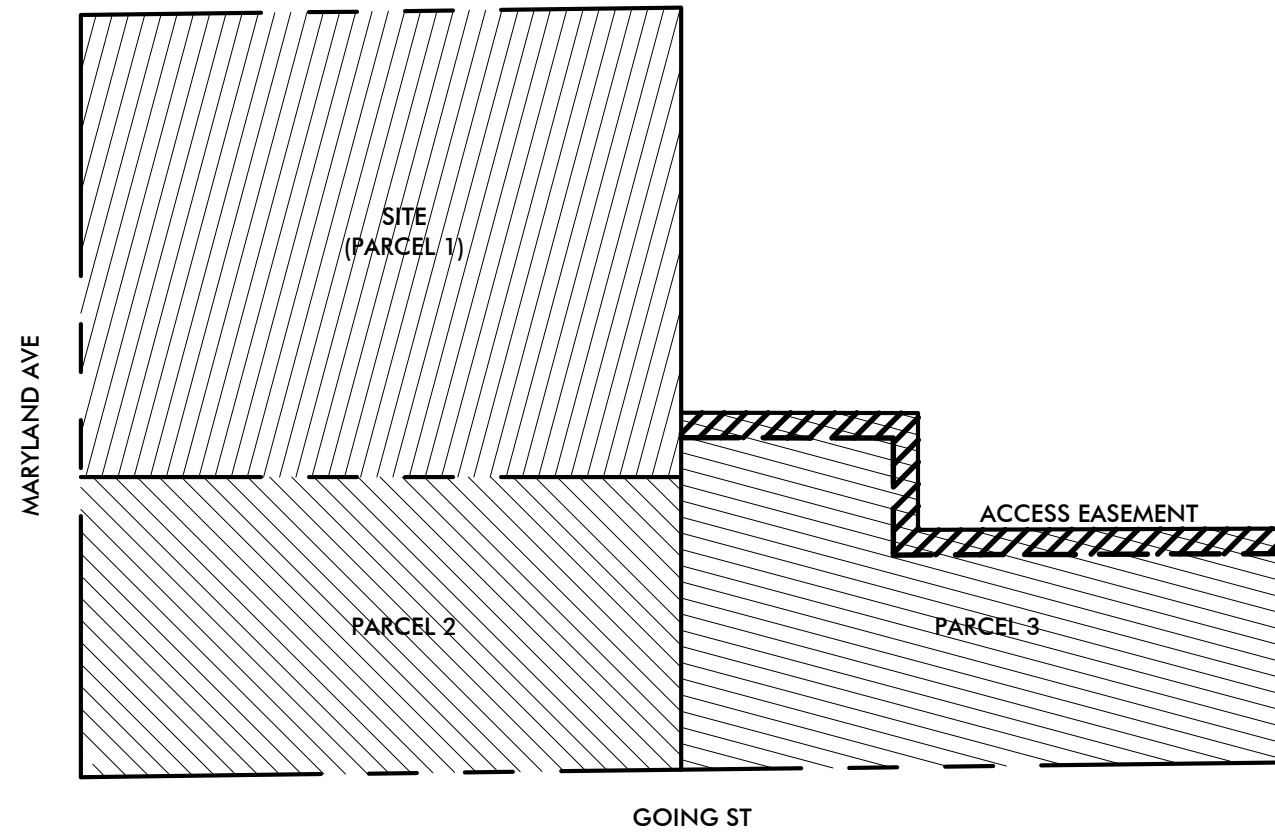
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RENEWAL DATE DECEMBER 31, 2017

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PART OF LOTS 7 & 8 BLOCK 9, "M. PATTERSON'S ADDITION TO ALBINA"
LOCATED IN THE NW 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M.,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON



*REFER TO SURVEYOR'S DRAWING FOR
EXACT LEGAL DESCRIPTION

ACCESS EASEMENT

A6

1/32" = 1'-0"

LEGEND

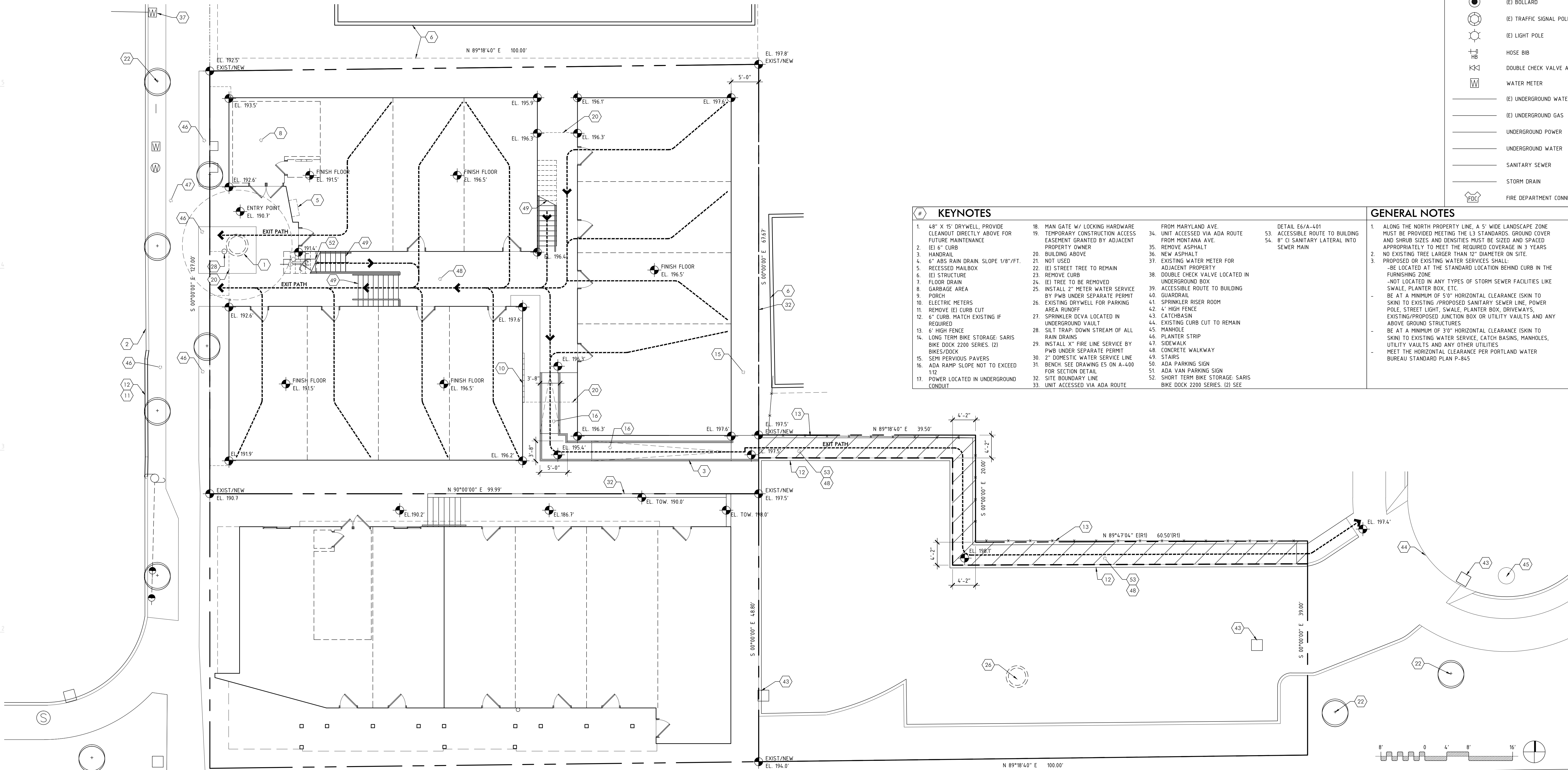
- FIRE HYDRANT
- (E) POWER POLE
- SIGN (E) EXISTING (N) NEW
- (E) BOLLARD
- (E) TRAFFIC SIGNAL POLE
- (E) LIGHT POLE
- HOSE BIB
- DOUBLE CHECK VALVE ASSEMBLY
- WATER METER
- (E) UNDERGROUND WATER
- (E) UNDERGROUND GAS
- UNDERGROUND POWER
- UNDERGROUND WATER
- SANITARY SEWER
- STORM DRAIN
- FIRE DEPARTMENT CONNECTION

KEYNOTES

- 48" X 15' DRYWELL, PROVIDE CLEANOUT DIRECTLY ABOVE FOR FUTURE MAINTENANCE
- (E) 6" CURB
- HANDBRAIL
- 6" ABS RAIN DRAIN, SLOPE 1/8"/FT.
- RECESSED MAILBOX
- (E) STRUCTURE
- FLOOR DRAIN
- GARBAGE AREA
- PORCH
- ELECTRIC METERS
- REMOVE (E) CURB CUT
- 6" CURB MATCH EXISTING IF REQUIRED
- 6" HIGH FENCE
- LONG TERM BIKE STORAGE: SARIS BIKE DOCK 2200 SERIES (2)
- SEMI PERVIOUS PAVERS
- ADA RAMP SLOPE NOT TO EXCEED 1:12
- POWER LOCATED IN UNDERGROUND CONDUIT
- MAN GATE W/ LOCKING HARDWARE
- TEMPORARY CONSTRUCTION ACCESS EASEMENT GRANTED BY ADJACENT PROPERTY OWNER
- BUILDING ABOVE
- NOT USED
- (E) STREET TREE TO REMAIN
- REMOVE CURB
- (E) TREE TO BE REMOVED
- INSTALL 2" METER WATER SERVICE BY PWB UNDER SEPARATE PERMIT
- EXISTING DRYWELL FOR PARKING AREA RUNOFF
- SPRINKLER DEVA LOCATED IN UNDERGROUND VAULT
- SILT TRAP: DOWN STREAM OF ALL RAIN DRAINS
- INSTALL X" FIRE LINE SERVICE BY PWB UNDER SEPARATE PERMIT
- DOMESTIC WATER SERVICE LINE
- BENCH, SEE DRAWING ES ON A-400 FOR SECTION DETAIL
- SITE BOUNDARY LINE
- UNIT ACCESSED VIA ADA ROUTE
- FROM MARYLAND AVE.
- UNIT ACCESSED VIA ADA ROUTE FROM MONTANA AVE.
- REMOVE ASPHALT
- NEW ASPHALT
- EXISTING WATER METER FOR ADJACENT PROPERTY
- DOUBLE CHECK VALVE LOCATED IN UNDERGROUND BOX
- ACCESSIBLE ROUTE TO BUILDING
- GUARDBAR
- SPRINKLER RISER ROOM
- 4" HIGH FENCE
- CATCHBASIN
- EXISTING CURB CUT TO REMAIN
- MANHOLE
- PLANTER STRIP
- SIDEWALK
- CONCRETE WALKWAY
- STAIRS
- ADA PARKING SIGN
- ADA VAN PARKING SIGN
- SHORT TERM BIKE STORAGE: SARIS BIKE DOCK 2200 SERIES (2) SEE
- DETAIL E6/A-401
- ACCESSIBLE ROUTE TO BUILDING
- 8" CI SANITARY LATERAL INTO SEWER MAIN

GENERAL NOTES

- ALONG THE NORTH PROPERTY LINE, A 5' WIDE LANDSCAPE ZONE MUST BE PROVIDED MEETING THE L3 STANDARDS. GROUND COVER AND SHRUB SIZES AND DENSITIES MUST BE SIZED AND SPACED APPROPRIATELY TO MEET THE REQUIRED COVERAGE IN 3 YEARS
- NO EXISTING TREE LARGER THAN 12" DIAMETER ON SITE
- PROPOSED OR EXISTING WATER SERVICES SHALL:
 - BE LOCATED AT THE STANDARD LOCATION BEHIND CURB IN THE FURNISHING ZONE
 - NOT LOCATED IN ANY TYPES OF STORM SEWER FACILITIES LIKE SWALE, PLANTER BOX, ETC.
 - BE AT A MINIMUM OF 5'-0" HORIZONTAL CLEARANCE (SKIN TO SKIN) TO EXISTING /PROPOSED SANITARY SEWER LINE, POWER POLE, STREET LIGHT, SWALE, PLANTER BOX, DRIVEWAYS, EXISTING/PROPOSED JUNCTION BOX OR UTILITY VAULTS AND ANY ABOVE GROUND STRUCTURES
 - BE AT A MINIMUM OF 3'-0" HORIZONTAL CLEARANCE (SKIN TO SKIN) TO EXISTING WATER SERVICE, CATCH BASINS, MANHOLES, UTILITY VAULTS AND ANY OTHER UTILITIES
 - MEET THE HORIZONTAL CLEARANCE PER PORTLAND WATER BUREAU STANDARD PLAN P-845



SITE PLAN

A1

1/8" = 1'-0"

SEAL

04/27/2017 (2:45:35 PM)

ARCHITECT
McGUIRLEDESIGNS & ARCHITECTURE
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CONSULTANT

CLIENT
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PORTLAND, OR 97221
PROJECT ADDRESS
4620 N. MARYLAND AVE.
PORTLAND OREGON 97221

PROJECT
MARYLAND-APARTMENTS

1504.011

REVISIONS		
DESCRIPTION	NO	DATE

DATE
04.27.2017

SCALE
AS NOTED

SHEET TITLE
SITE PLAN
BUILDING CODE APPEAL 16/43
APPEAL ITEM 2

SHEET NO.
A-050
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