

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

Appeal ID: 15342	Project Address: 4725 NE 100th Ave
Hearing Date: 7/12/17	Appellant Name: Kevin Partain
Case No.: B-001	Appellant Phone: 5037845984
Appeal Type: Building	Plans Examiner/Inspector: Preliminary
Project Type: residential	Stories: 1 Occupancy: R-3 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: other: Lot Confirmation	LUR or Permit Application No.: 17-180224-PR
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Detached Garage

APPEAL INFORMATION SHEET

Appeal item 1

Code Section ORSC R302.1 and Table R302.1

Requires	Exterior walls less than 3 feet to a property line shall be one-hour fire-rated with no openings allowed. Roofs and eaves may project not closer than 2 feet to a property line. Eaves less than 3 feet to a property line must be protected on the underside as required for one-hour fire-rated construction.
Proposed Design	An application is currently under review to confirm Lot 20, there is a detached garage currently on Lot 19 that is 8" from the lot line to be confirmed. the detached garage has no eaves or openings on the side adjacent to the confirmed lot line. A 6' no-build easement is proposed on Lot 20 in lieu of fire rating the wall of the garage.
Reason for alternative	The detached garage is an existing condition & has no eaves or openings on the wall adjacent to the confirmed lot line. The proposed 6' no-build easement on Lot 20 will ensure that adequate separation between structures will be maintained.

APPEAL DECISION

Omission of Fire rated construction within 3' of the property line: Granted as proposed with 6 foot no-build easement.

The easement must include language that prohibits the construction of fences and eaves in this width and that establishes the centerline of the easement as the implied property line for the purpose of determining fire separation distance for future development on the adjacent lot. The easement must be reviewed and approved by BDS prior to recording.

Note that eaves and fences may not be located in the easement.

Appellant may contact Nancy Thorington (503-823-7023) for more information.

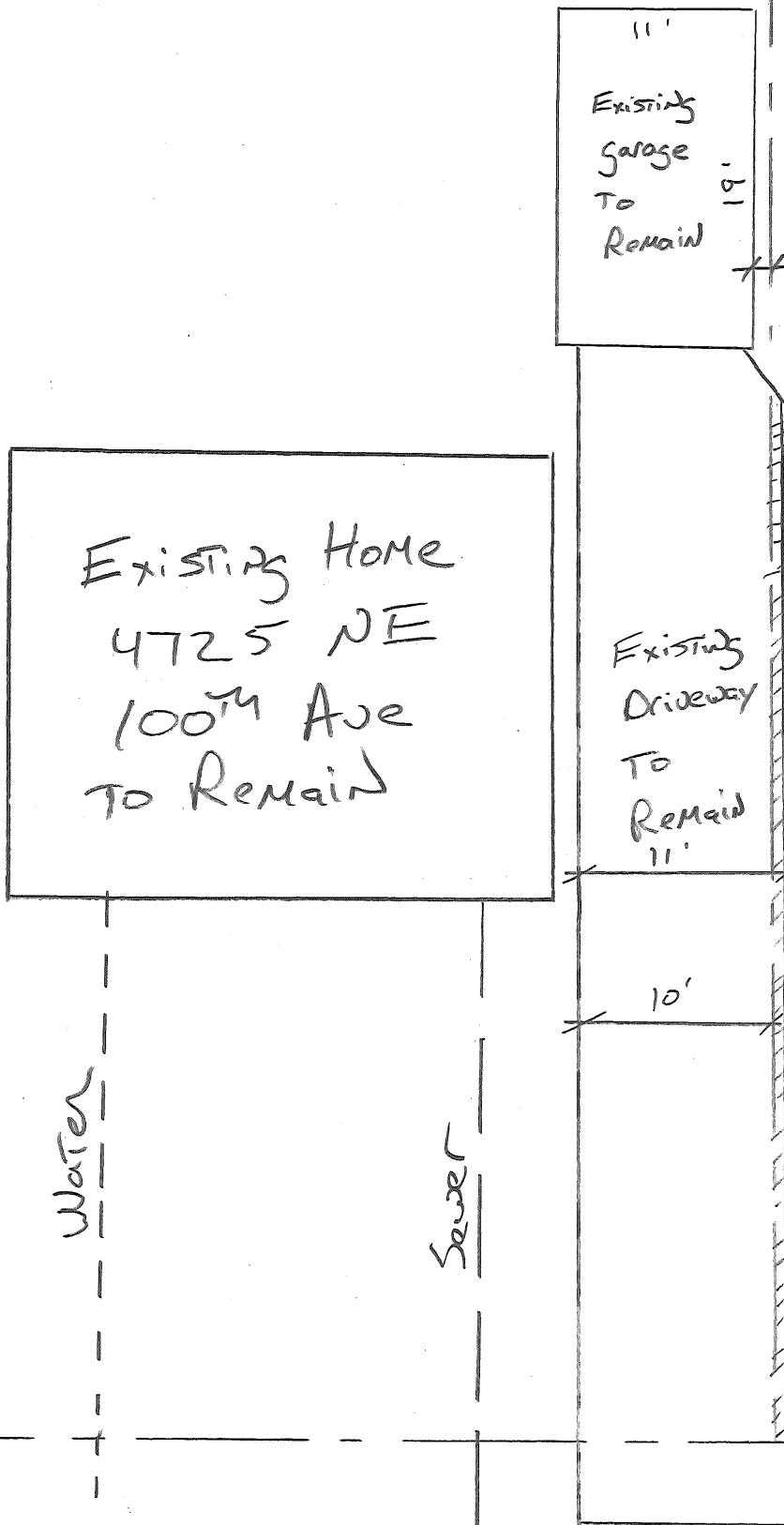
The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; 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.

LOT CONFIRMATION $1'' = 10'$ (TO SCALE)

50'
LOT 19

30'
LOT 20



8" off property line
(no eaves)
* See Survey

1' Driveway
over property
line TO Remain
Via Easement

10' Driveway
Contained on
LOT 19

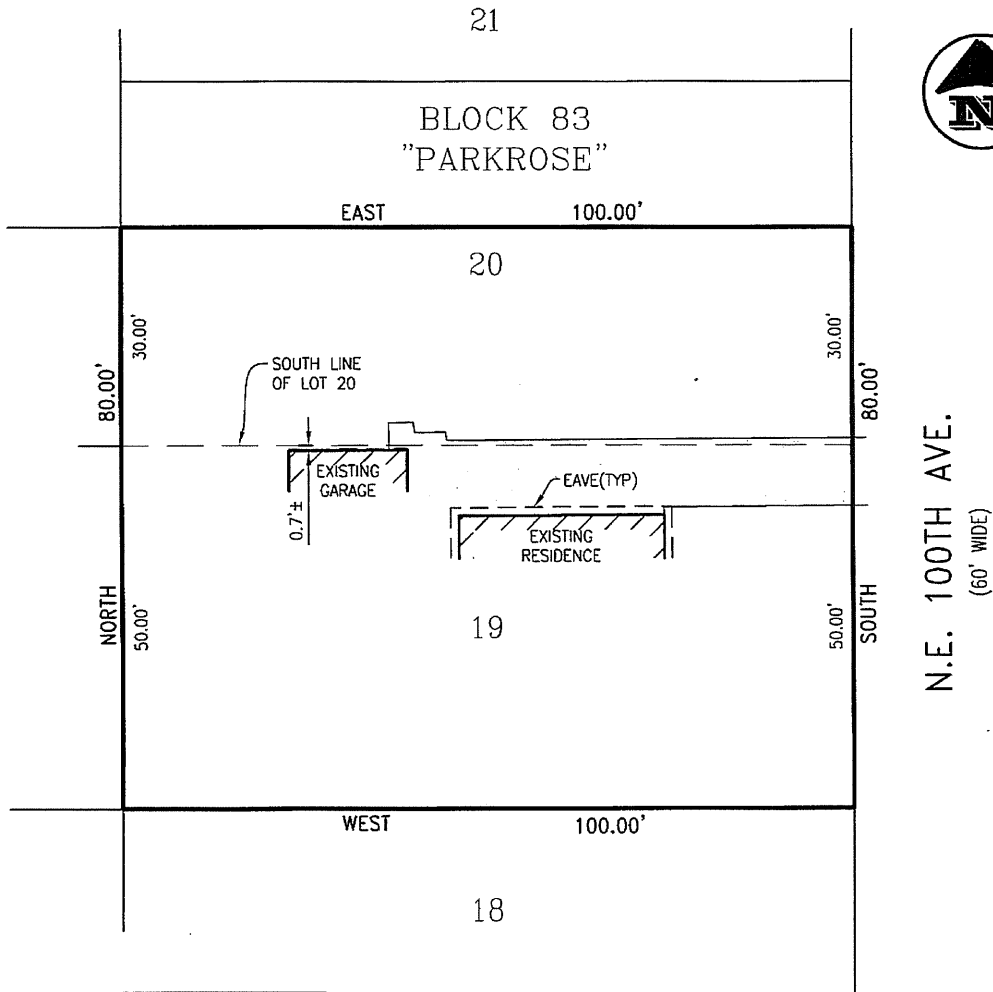
NE 100th Ave.

Mortgage Loan Inspection

COUNTY OF MULTNOMAH STATE OF OREGON
LEGAL DESCRIPTION: LOT 19 & PORTION 20 BLK. 83
SUBDIVISION: PARKROSE
CLIENT: FISH CONSTRUCTION
LN./JOB NO. _____ ATTN.: _____
DATE: MAY 15, 2017 SCALE: 1" = 20'



I HEREBY DECLARE THE STRUCTURAL IMPROVEMENTS TO THE ABOVE DESCRIBED PROPERTY TO BE SITUATED THEREON AS SHOWN. THERE ARE NO APPARENT ENCROACHMENTS BY OR AGAINST THE PROPERTY IN QUESTION, EXCEPT AS SHOWN. THIS LOCATION IS BASED UPON MONUMENTS FOUND. NO WARRANTY IS MADE AS TO THE CORRECTNESS OF SAID MONUMENTS AND NO LIABILITY IS ASSUMED IF SAID MONUMENTS ARE IN ERROR. THIS DECLARATION IS MADE AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF THE TRANSACTION AND CLIENT NAMED ABOVE, AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, FUTURE TRANSACTIONS, LAND DIVISIONS OR BOUNDARY LOCATION.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
DEKKION T. MACKAI
73427

EXPIRES 12-31-18

LEGEND

SN SURVEY NUMBER, MULTNOMAH
COUNTY SURVEY RECORDS

CONCRETE

NOTES

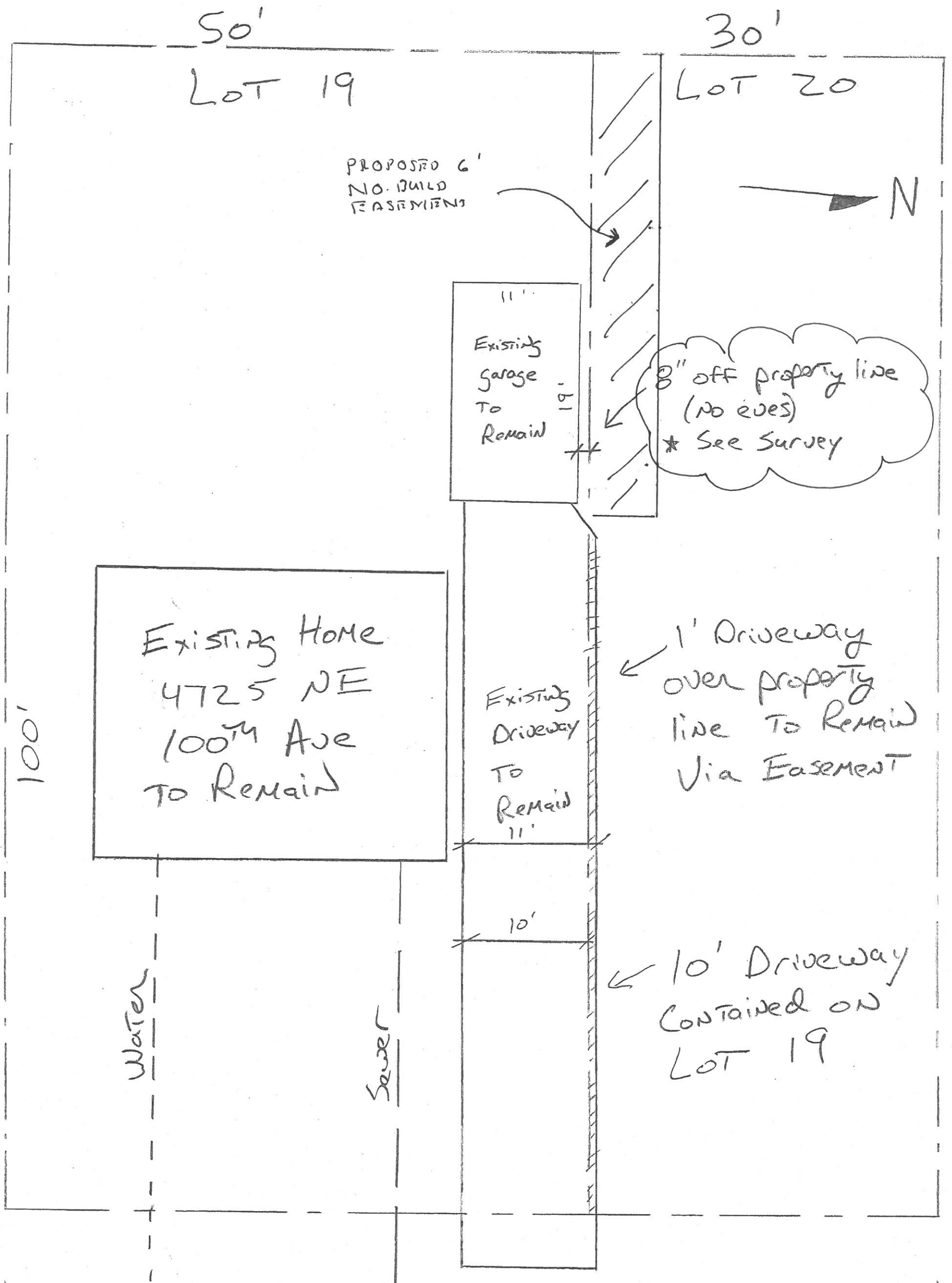
1. PROPERTY LINES SHOWN HEREON ARE BASED ON SN 57522.
2. THIS SURVEY DOES NOT SHOW ALL IMPROVEMENTS LOCATED ON SUBJECT PROPERTY AND IS LIMITED TO THE NORTH LINE OF THE EXISTING GARAGE AND RESIDENCE. NO OTHER IMPROVEMENTS WERE LOCATED.

LOT 19 & A PORTION OF LOT 20
FISH CONSTRUCTION
4725 NE 100TH AVENUE
PORTLAND

6130 N.E. 78TH CT., STE. C-11, PORTLAND OREGON 97218 (503) 284-5896 JOB NO. 17-040

PROPOSED EASEMENT

1" = 10'
(To Scale)



NE 100th Ave.