

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: 15353	Project Address: 222 SE 47th Ave
Hearing Date: 7/12/17	Appellant Name: Cory Poole
Case No.: B-011	Appellant Phone: 503-569-4212
Appeal Type: Building	Plans Examiner/Inspector: Sloan Shelton
Project Type: residential	Stories: 2 Occupancy: R-5 Construction Type: Wood
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 17-158027-RS
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5]	Proposed use: Single family use

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	ORSC R302.3
Requires	2nd Kitchen for family use. Addition to home is not an ADU.
Proposed Design	<p>2nd kitchen to be constructed in addition to the family home. 2nd kitchen to include gas oven / range, hood vented to outside, refrigerator, dish washing machine, laminate, stone or stainless countertop and splash and storage for supplies and cookware. Vinyl, cork or hardwood flooring.</p> <p>New gas, water, sewer and electrical connections to be tied into existing home services per current building code requirement.</p> <p>2nd kitchen to be constructed adjacent to new family room with access to existing home and multiple egress routes.</p> <p>Second Sink Covenant has been filed with Multnomah County recorder.</p>
Reason for alternative	<p>2nd kitchen is required for cooking, baking and food processing projects that exceed the limitations of the existing kitchen.</p> <p>Our family would like to apply for a Domestic Kitchen license this requires the separation of the food preparation area from other areas of the home where pets are permitted. We are unable to isolate our current kitchen from our pet.</p> <p>Addition design will feature LED lighting, upgraded insulation and improved accessibility.</p> <p>The addition will meet fire code requirements.</p> <p>2nd kitchen does not alter or limit accessibility in the existing house.</p>

APPEAL DECISION

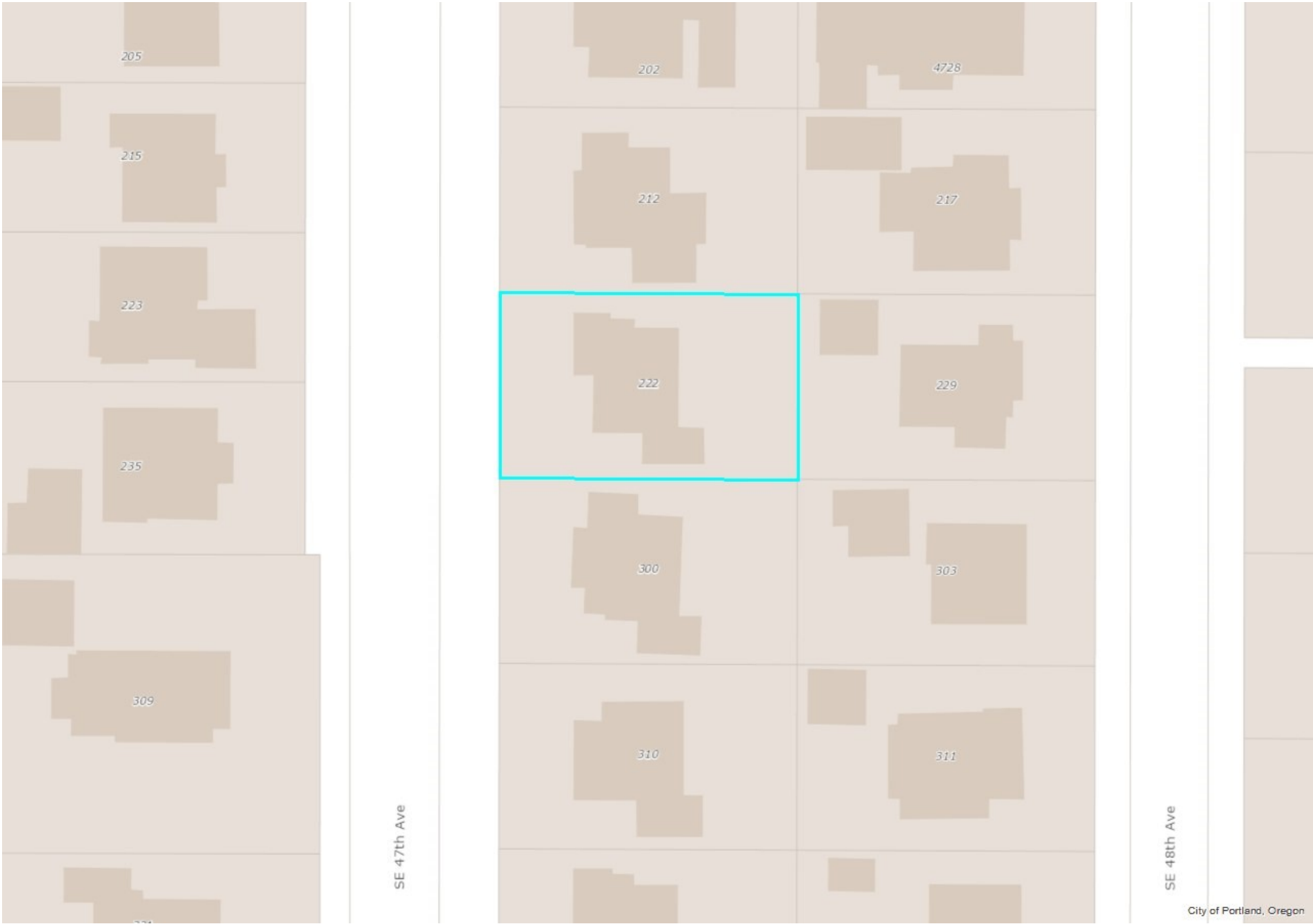
Second kitchen in family room of single family residence: Granted as proposed for single family use.

The Administrative Appeal Board finds 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.

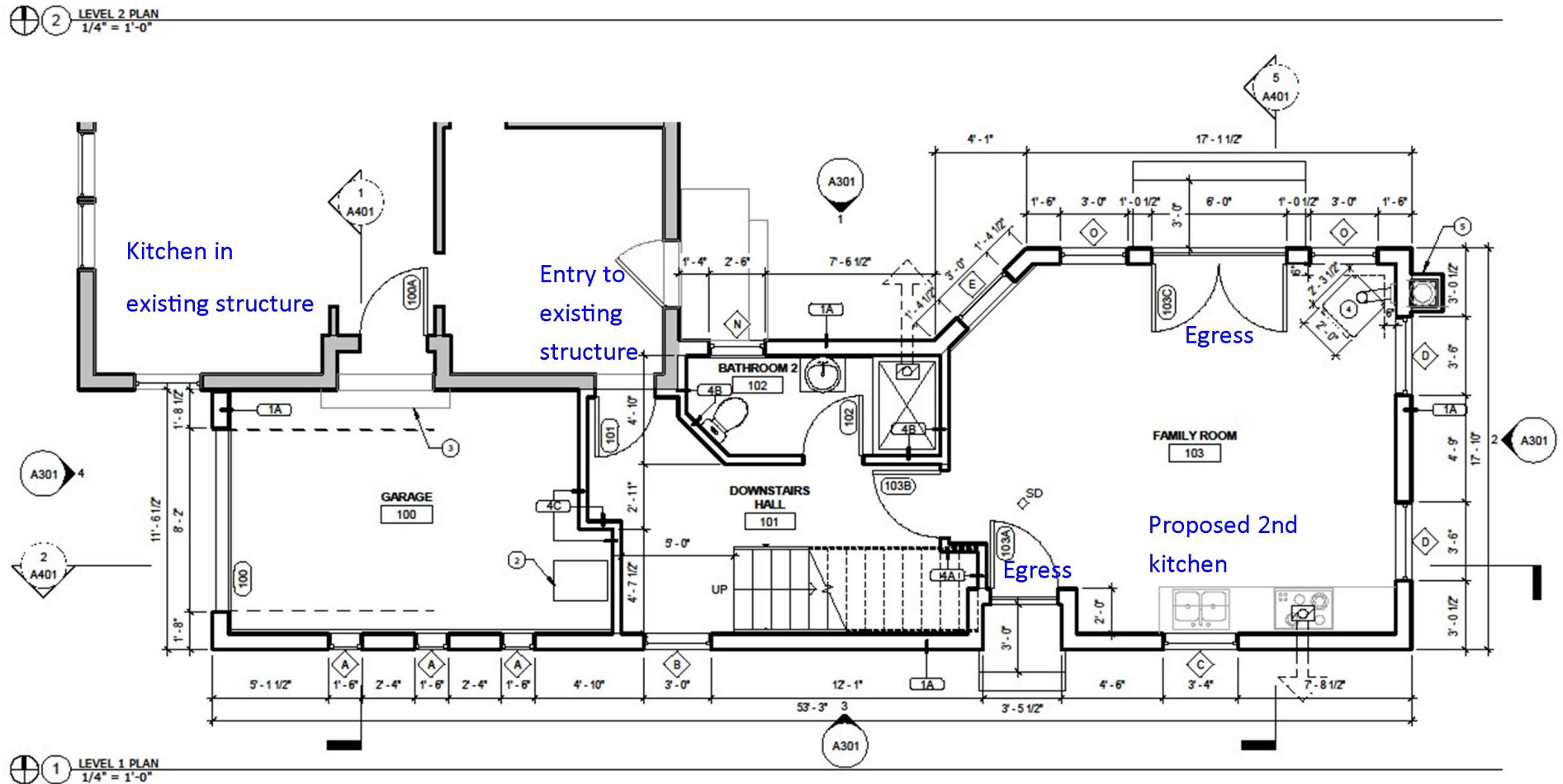
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

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222 SE 47th Ave. Vicinity Map



Proposed 2nd kitchen for family use.



*CONTRACTOR SHALL VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO ORDERING

DOOR SCHEDULE*					
Level	MARK	DOOR OPENING SIZE		FIRE RATING	NOTES
		W	H		
EXISTING HOUSE	100A	3'-0"	7'-0"	20 MINUTE	
LEVEL 1	100	8'-0"	8'-0"		
LEVEL 1	101	2'-8"	6'-8"		
LEVEL 1	102	2'-8"	7'-0"		
LEVEL 1	103A	3'-0"	7'-0"		
LEVEL 1	103B	3'-0"	7'-0"		
LEVEL 1	103C	6'-0"	7'-0"		
LEVEL 2	201	2'-8"	6'-8"		
LEVEL 2	201A	3'-0"	7'-0"		
LEVEL 2	201B	3'-0"	7'-0"		
LEVEL 2	202	2'-8"	6'-8"		
LEVEL 2	203	2'-8"	6'-8"		
LEVEL 2	203A	3'-0"	7'-0"		
LEVEL 2	203B	3'-0"	7'-0"		
LEVEL 2	204	2'-8"	6'-8"		
LEVEL 2	205	2'-8"	6'-8"		

*CONTRACTOR SHALL VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO ORDERING

WINDOW SCHEDULE*						
Level	Type	Mark	Count	Width	Height	U Value
LEVEL 1	A		3	1'-6"	1'-6"	U-0.30 OR GREATER
LEVEL 1	B		1	3'-0"	4'-8"	U-0.30 OR GREATER
LEVEL 1	C		1	3'-0"	3'-2"	U-0.30 OR GREATER
LEVEL 1	D		2	3'-6"	5'-0"	U-0.30 OR GREATER
LEVEL 1	E		1	3'-0"	5'-0"	U-0.30 OR GREATER
LEVEL 1	H		1	2'-0"	4'-8"	U-0.30 OR GREATER
LEVEL 1	O		2	3'-0"	5'-0"	U-0.30 OR GREATER
LEVEL 2	B		2	3'-0"	4'-8"	U-0.30 OR GREATER
LEVEL 2	G		2	2'-0"	5'-0"	U-0.30 OR GREATER
LEVEL 2	H		1	3'-4"	4'-10"	U-0.30 OR GREATER
LEVEL 2	J		1	2'-8"	3'-6"	U-0.30 OR GREATER
LEVEL 2	K		2	2'-0"	1'-0"	U-0.30 OR GREATER
LEVEL 2	L		2	4'-0"	6'-0"	U-0.30 OR GREATER
LEVEL 2	M		6	3'-0"	4'-0"	U-0.30 OR GREATER

PLANS NOTE BLOCK

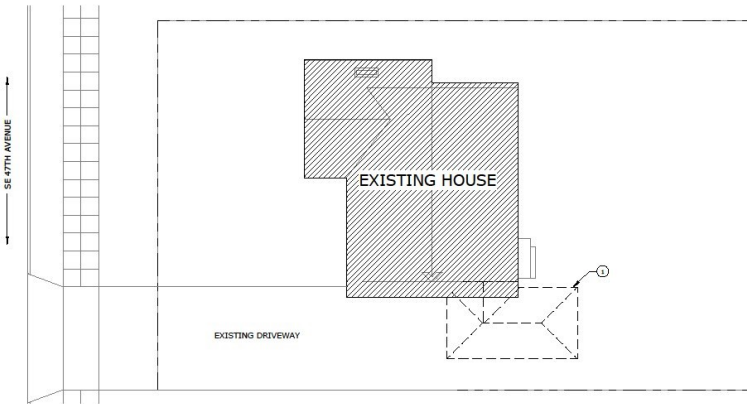
- 1 DEMO EXISTING GARAGE
- 2 HIGH EFFICIENCY GAS FURNACE AFUE >90
- 3 EXISTING STAIR TO REMAIN
- 4 WOOD STOVE, LOCATED 6" FROM WALL. LISTED AND LABELED CHIMNEY CONNECTOR.
- 5 CLASS A LISTED AND LABELED NON COMBUSTIBLE PREFABRICATED CHIMNEY, INSTALLED PER MANUFACTURER INSTRUCTIONS
- 6 3/4" GUARDRAIL, CAPABLE OF RESISTING A 200 LB HORIZONTAL FORCE

LEGEND - FLOOR PLAN

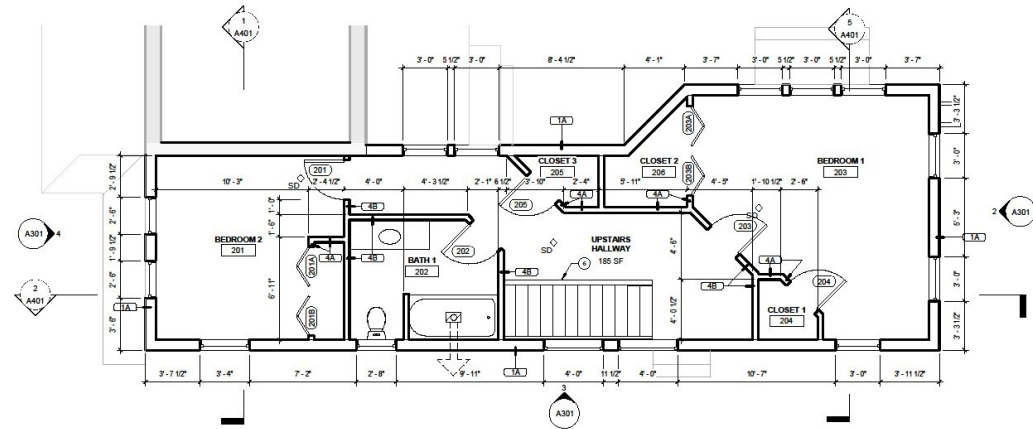
- SD COMBO CARBON MONOXIDE & SMOKE DETECTOR
- EA EXHAUST FAN



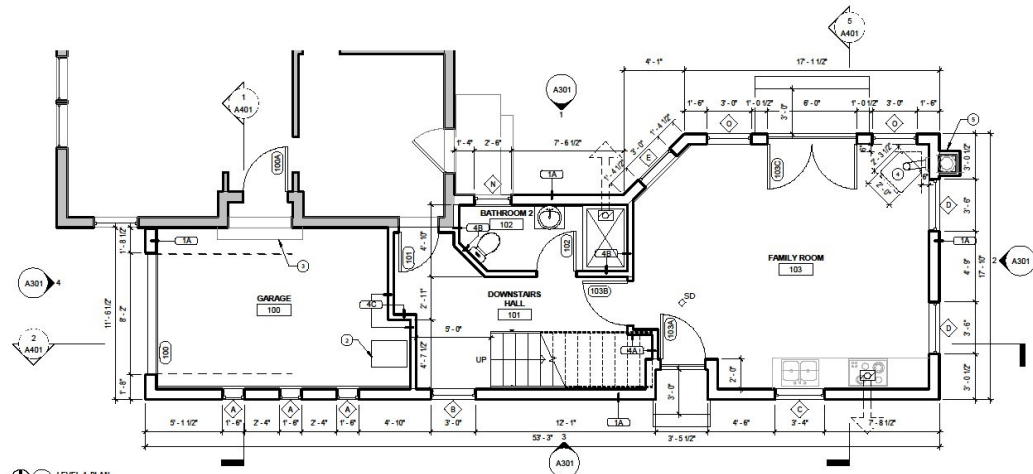
ARCHITECTURE | INTERIORS | LANDSCAPE
8220 NE HAWTHORNE BLVD, SUITE 200
PORTLAND, OR 97211
WWW.PROPSTUDIO.COM
(503) 478-5140



1 DEMO PLAN
1" = 10'-0"



2 LEVEL 2 PLAN
1/4" = 1'-0"



1 LEVEL 1 PLAN
1/4" = 1'-0"

HOUSE ADDITION

REVISIONS

ISSUE DATE APR 12, 2017
PROJECT # 17-013
PLANS

A101

CORY POOLE
222 SE 47TH AVENUE, PORTLAND, OR, 97215

After recording return a copy to:
City of Portland
Bureau of Development Services,
Land Use Services Division
Permit file: _____



01942795201700747860020024

\$47.00

06/20/2017 02:32:26 PM

1R-COVNT

\$10.00 \$11.00 \$20.00 \$6.00

Pgs=2 Stn=10 NORTONJ

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**COVENANT FOR
A SINK OUTSIDE OF THE PRIMARY KITCHEN, BATHROOM OR LAUNDRY
ROOM INSIDE A SINGLE-FAMILY DWELLING**

ADDRESS:

PROJECT: IMPROVE A SINGLE-FAMILY DWELLING TO INCLUDE A SINK OUTSIDE OF
THE PRIMARY KITCHEN, BATHROOM OR LAUNDRY ROOM

BUILDING PERMIT APPLICATION NUMBER: 17-158027 RS

ROOM IN THE STRUCTURE WITH THE ADDITIONAL SINK: Family Room

LEGAL DESCRIPTION: Providence Heights, Block 1, Lot 3

TAX ACCOUNT NUMBER: R250625

RU Whereas Cory Poole (Owner(s)) has applied
to the City of Portland (City) for authorization to a sink outside of the primary kitchen, bathroom or
laundry room to an existing single-family dwelling.

Whereas Title 33 of the Portland City Code prohibits any use of a single-family dwelling as a two-family
dwelling without the appropriate permit and review process, and only where allowed by the Zoning.

Whereas Title 33 of the Portland City Code allows a single household to reside in a single-family
dwelling, and defines household as: "One or more persons related by blood, marriage, domestic
partnership, legal adoption or guardianship, plus not more than 5 additional persons, who live together in
one dwelling unit; or one or more handicapped persons as defined in the Fair Housing Amendments Act
of 1988, plus not more than 5 additional persons, who live together in one dwelling unit."

NOW, THEREFORE, IT IS AGREED, AS FOLLOWS:

This Covenant for an additional sink outside of the primary kitchen, bathroom or laundry room
(Covenant) executed by the City and the Owner(s) in order to ensure that the structure, at the above
referenced address, remains a single-family dwelling unless permits are issued, improvements made, and
inspections passed that would permit the use of the structure as other than a single-family dwelling, if
allowed by the zoning.

This covenant for an additional sink does not provide any right or representation to approval as an
Accessory Dwelling Unit (ADU). Nothing in this Covenant prevents Owner(s) from seeking permit
approval for an ADU at a later time.

This Covenant is to run with the land, shall be binding on Owners(s) and all parties claiming through or
under them, and may at any time be specifically enforced by the City unless an instrument executed in
writing by the City and Owner(s) has been recorded agreeing to change this Covenant in whole or in part.

Dated this 20th day of June, 2017
Signed _____

(Owner)

CP

Dated this 20th day of June, 2017
Signed _____

(Owner)

State of Oregon

County of Multnomah

On June 20th, 2017 personally
appeared the above named _____

And acknowledged the foregoing instrument to
be a voluntary act and deed.

Before me:

Notary Public for Oregon
My Commission expires: _____

State of Oregon

County of Multnomah

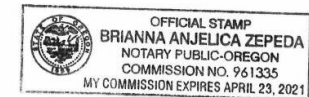
On June 20th, 2017 personally
appeared the above named Cory F Poole

And acknowledged the foregoing instrument to
be a voluntary act and deed.

Before me:

Notary Public for Oregon
My Commission expires: _____

Brianna Zepeda
April 23, 2021





A 2nd kitchen will facilitate honey harvesting, baking and the creation of soaps and body products using honey and bees wax.