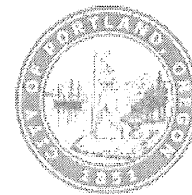


Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)

APPEAL SUMMARY

Status: Decision Rendered**Appeal ID:** 15812**Project Address:** 4026 SE Belmont St**Hearing Date:** 9/13/17**Appellant Name:** Allison Wibby**Case No.:** B-005**Appellant Phone:** 503-422-3738**Appeal Type:** Building**Plans Examiner/Inspector:** Preliminary**Project Type:** residential**Stories:** 2 **Occupancy:** R-1 **Construction Type:** Wood**Building/Business Name:****Fire Sprinklers:****Appeal Involves:** Alteration of an existing structure, other:
2nd kitchen for family use**LUR or Permit Application No.:** 17-148188-RS**Plan Submitted Option:** pdf [File 1]**Proposed use:** single family dwelling

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 Second kitchen to be constructed in addition to the main floor kitchen. Second kitchen to include electric cooktop vented to the outside wall, refrigerator, sink, laminate/stone/stainless countertop, and splash and storage for supplies and cookware. Tile flooring. New water, sewer, and electrical connections to be tied into existing home services per current building code requirements. Second kitchen is located in basement, with access to main level and multiple egress routes, for family and in-laws. Not an ADU.

Reason for alternative Future need for elderly family members to reside with me. Second kitchen is needed for cooking needs that exceed the limitations of the existing kitchen. No intent of owners to use this basement space for rental or leasing purposes / as an ADU. Alteration will use energy efficient appliances, LED lighting, and will meet all fire code requirements. Alteration will improve accessibility.

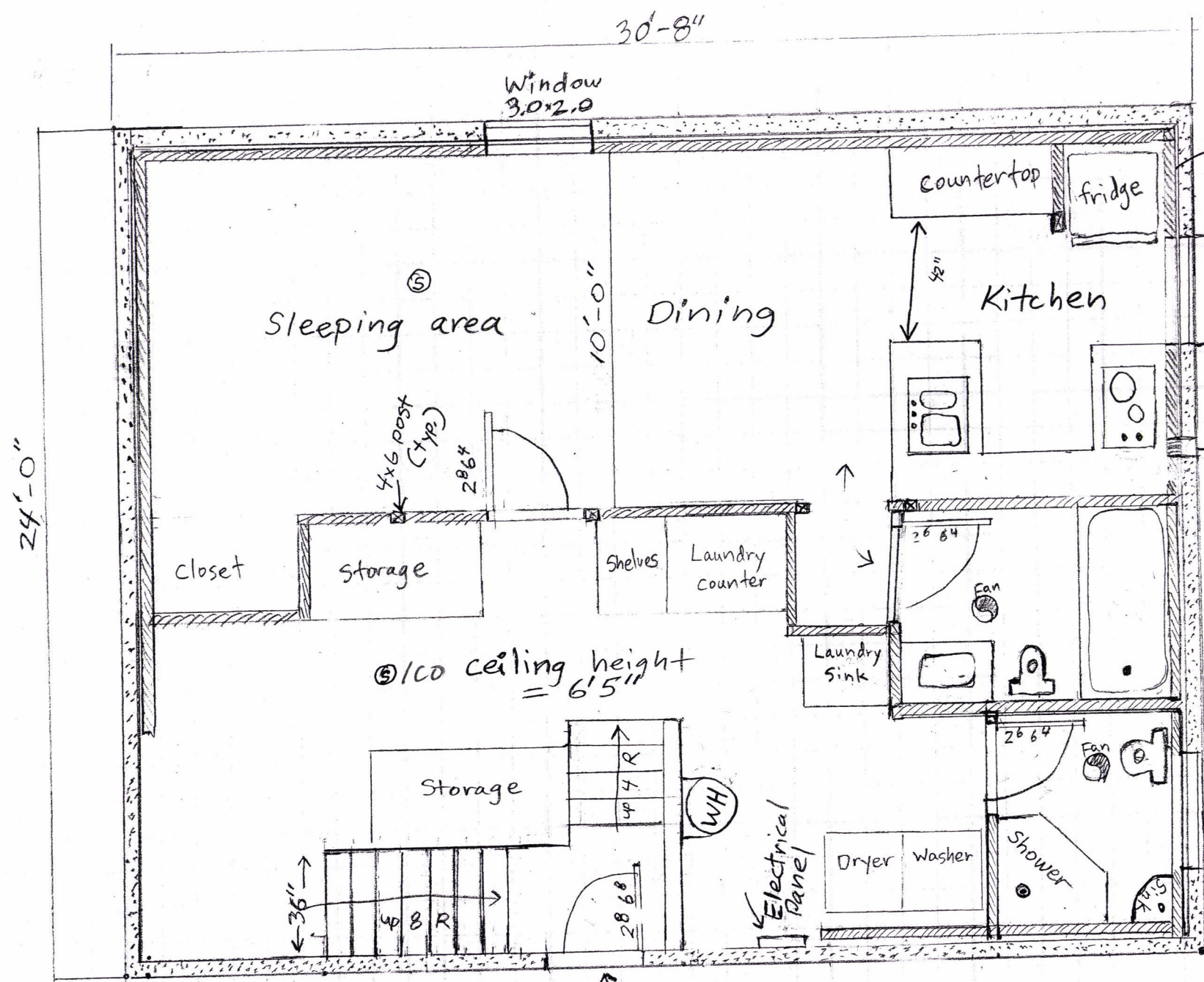
APPEAL DECISION

Second kitchen in single family dwelling for family use: Granted as proposed.

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.

4



Furr conc. walls
w/2x4 studs @ 16" o.c.
w/1/2"-1" air space
R-13 insul. min and 1/2" Gyp. bd.

Window well for egress window (only 12" Deep)
3.0x3.0 inswing window with sill 38" off floor
U = 0.35

Exhaust fan thru-wall

Insul. window
8 ft 2 inswing
egress window
38" above floor

Window Well

WORK IN
PUBLIC RIGHT - OF - WAY IS
NOT APPROVED AS PART OF
THIS BUILDING PERMIT

Wall Section
1/2" = 1 foot

Stairs - Headroom 80"
Tread 9"
riser 6.75"
min 34" wide

Egress door out side of house
up eight risers + is only 54" above floor at mid-landing of stairway

North

1/4" = 1 foot

Allison Wibby
4026 S.E. Belmont St.
Portland, OR 97214

Basement Floor Plan

Existing walls

New walls w/ 1/2" gyp. bd.

Existing conc. walls

City of Portland
Bureau of
Development Services
By *[Signature]* Date 4/7/17
Approved by
Planning and Zoning Review

521 881841-4