

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: 15950

Project Address: 4706 NE Mason St

Hearing Date: 10/11/17

Appellant Name: Scott Thorson

Case No.: B-013

Appellant Phone: 503-329-3845

Appeal Type: Building

Plans Examiner/Inspector: Jerry Engelhardt

Project Type: residential

Stories: 2 **Occupancy:** R-5 **Construction Type:** Wood Frame

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: other: Permitting existing part of house as ADU

LUR or Permit Application No.: 17-252041-RS

Plan Submitted Option: pdf [File 1]

Proposed use: 1 and 2 Family Dwelling

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

ORSC R302.3

Requires

Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire resistance rating.

Proposed Design

Proposed design is not altering any shared walls between units. Walls are sheetrock on wood frame construction and existing door is a solid-core door. Walls and door between units is existing and we are requesting an exemption due to the existing condition. Portion of building is being permitted as an ADU to allow an existing gas range to be legally re-connected for a kitchen for mother-in-law unit.

Reason for alternative

Walls and door between units are existing and are not being altered. Proposed permitted ADU is a mother-in-law unit and access between the two units is a desirable feature of the existing house.

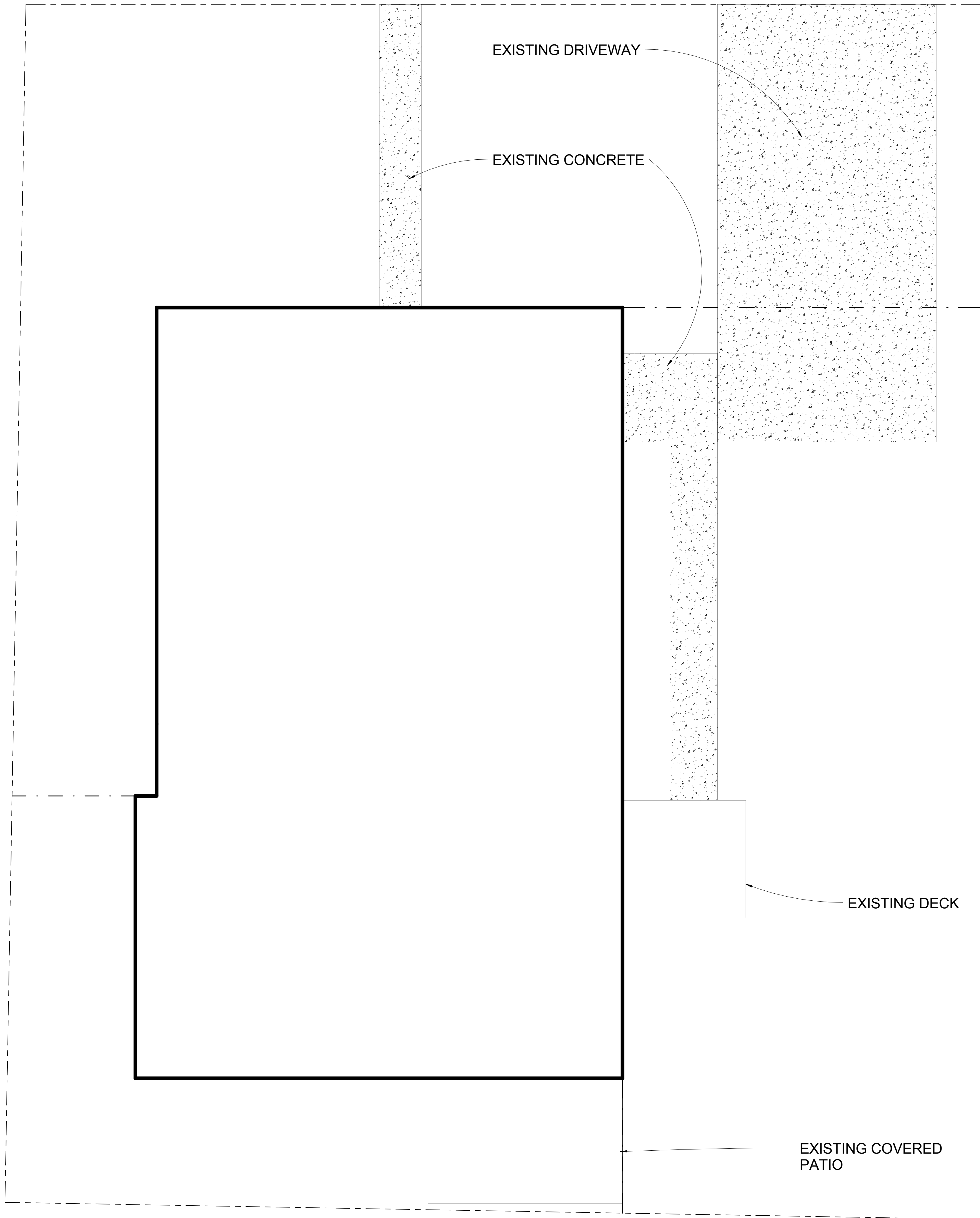
APPEAL DECISION

Communicating door between ADU and main dwelling unit: Granted provided the door is 60 minute rated, self closing with smoke gasket.

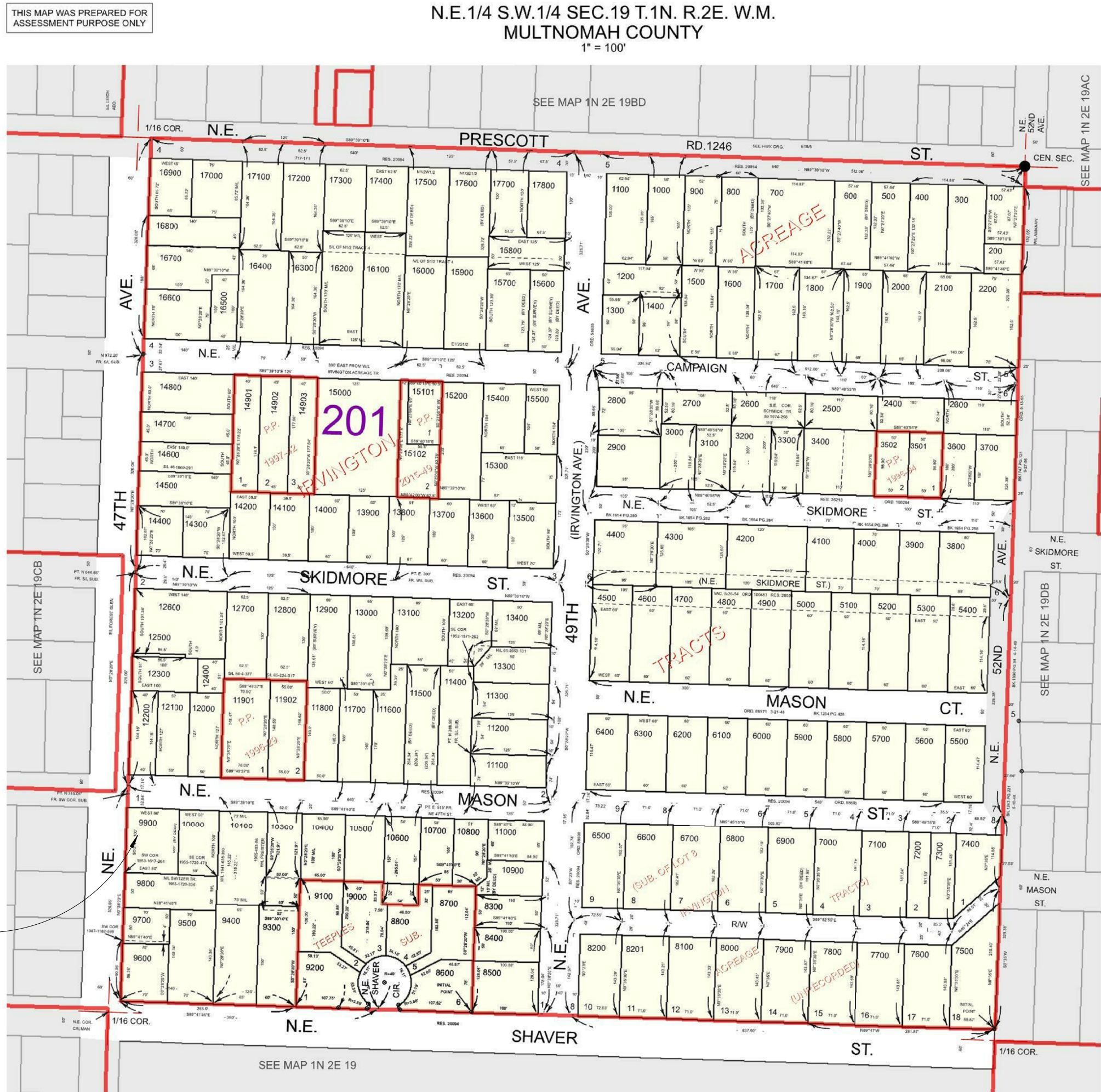
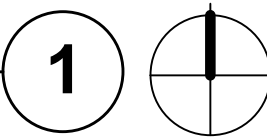
Appellant may contact John Butler (503-823-7339) with questions.

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.



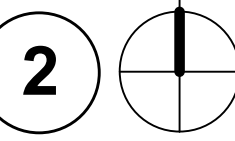
SITE PLAN
SCALE: 1/4" = 1'-0"



1N 2E 19CA
PORTLAND

1N 2E 19CA
PORTLAND

VICINITY PLAN
SCALE: NTS



PROJECT INFORMATION

Project Description:	Permit existing portion of house as separate ADU and remodel kitchen
Project Address:	4706 NE Mason St, Portland OR 97218
Property ID Number:	R189382
Tax Roll:	Irvington Acreage TR, Block 1 TL 9900
Zone:	R5
Height Limitation:	30 feet
Type of Construction:	Wood Frame
Occupancy:	Residential
Setbacks:	Side yard - 5 ft Front Yard - 15 ft Rear Yard - 5 ft
Total Land Area:	8,000 sf
Existing Building Area:	Main Floor: 1,811 sf Finished Attic: 542 sf Unfinished Basement: 682 sf Concrete: 200 sf Covered Patio: 180 sf Deck: 36 sf Carport: 204 sf
Proposed Building Area:	NO CHANGES TO FOOTPRINT Main Floor: 1,211 sf Finished Attic: 542 sf Unfinished Basement: 682 sf ADU: 600 sf Concrete: 200 sf Covered Patio: 180 sf Deck: 36 sf Carport: 204 sf

Thorson-Hodge Residence

4706 NE Mason St
Portland OR 97218

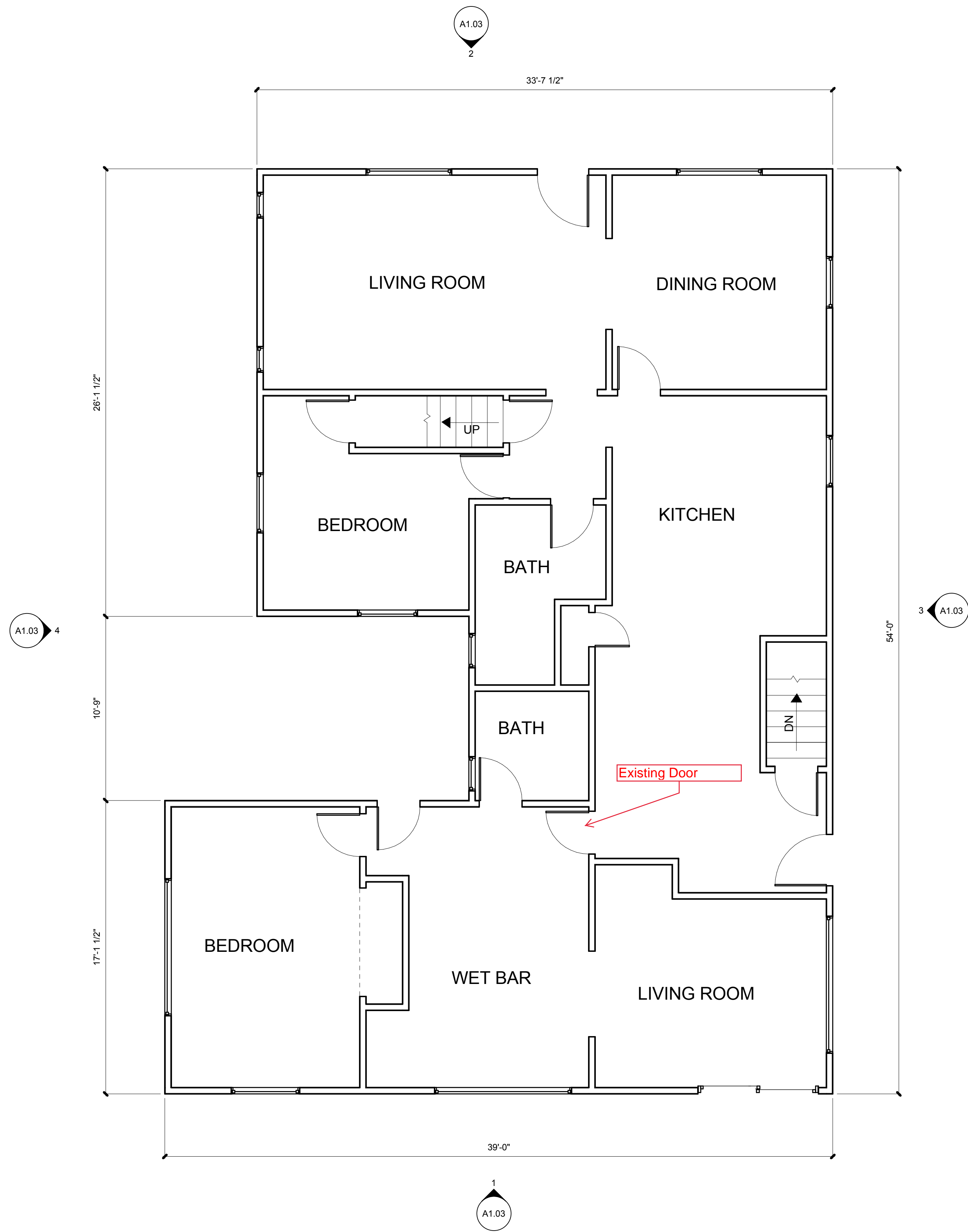
NOT FOR CONSTRUCTION

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Cover and Site Plan

A1.00

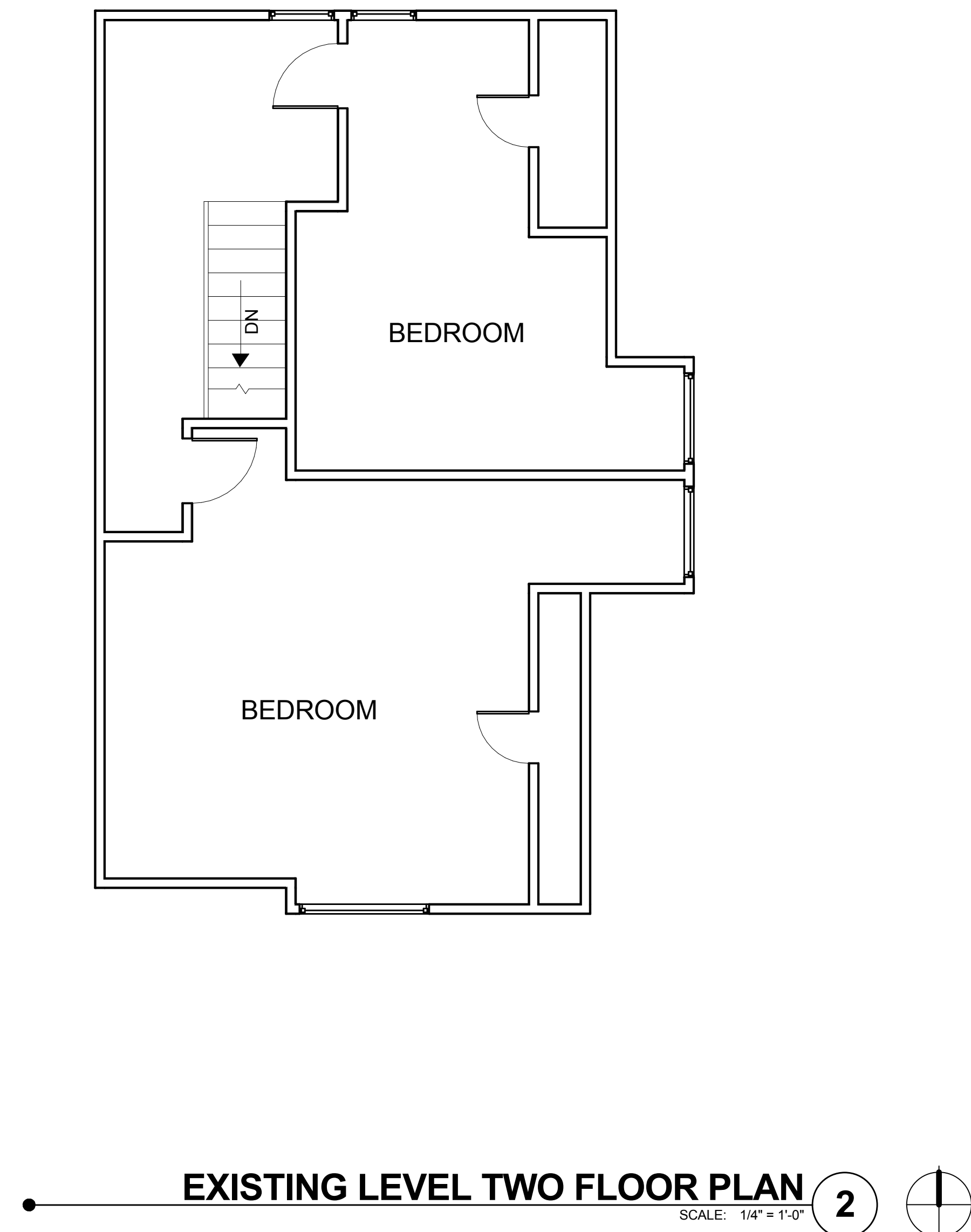
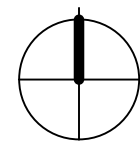
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EXISTING LEVEL ONE FLOOR PLAN

SCALE: 1/4" = 1'-0"

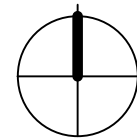
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EXISTING LEVEL TWO FLOOR PLAN

SCALE: 1/4" = 1'-0"

2



Thorson-Hodge Residence

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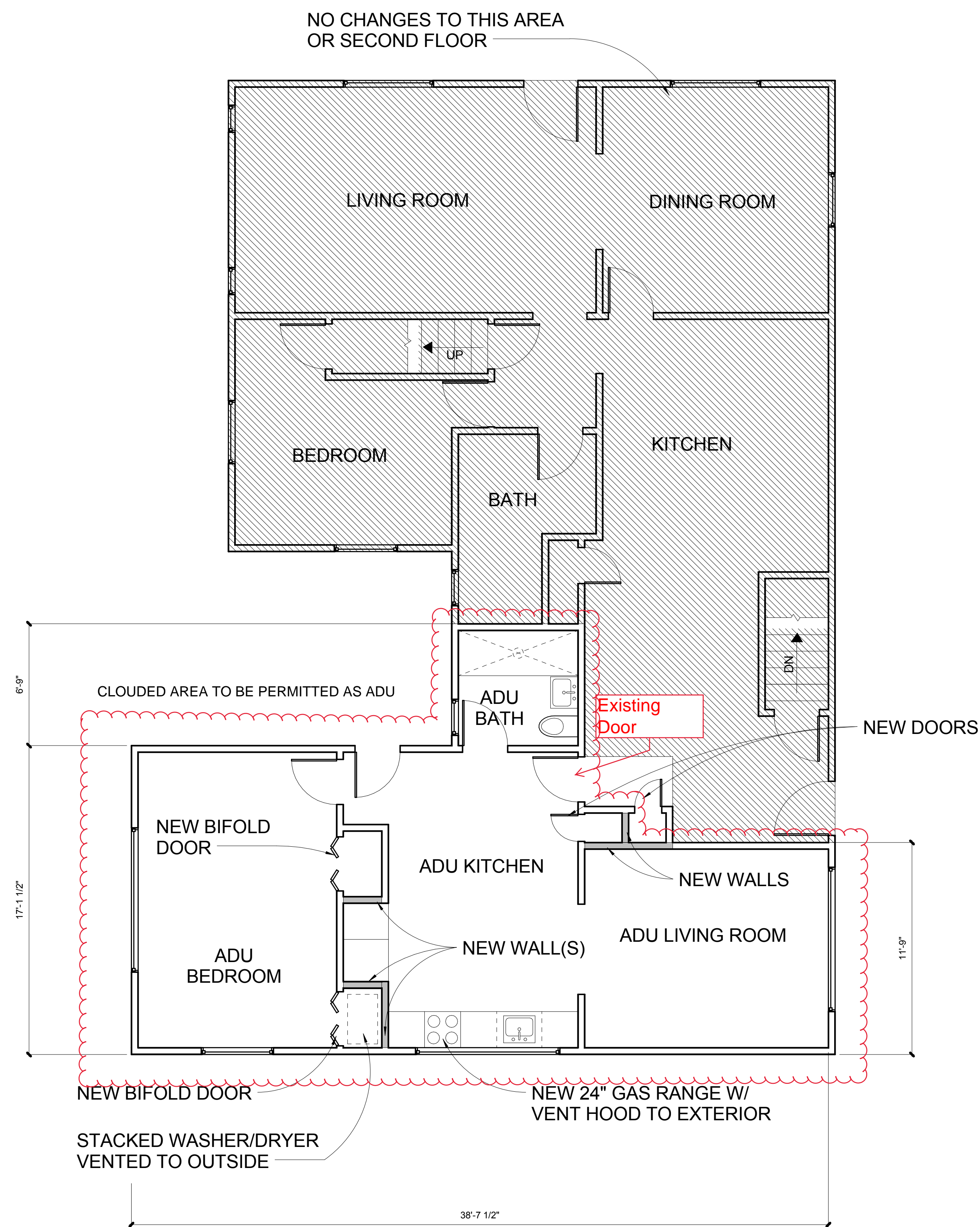
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Existing Floor Plans

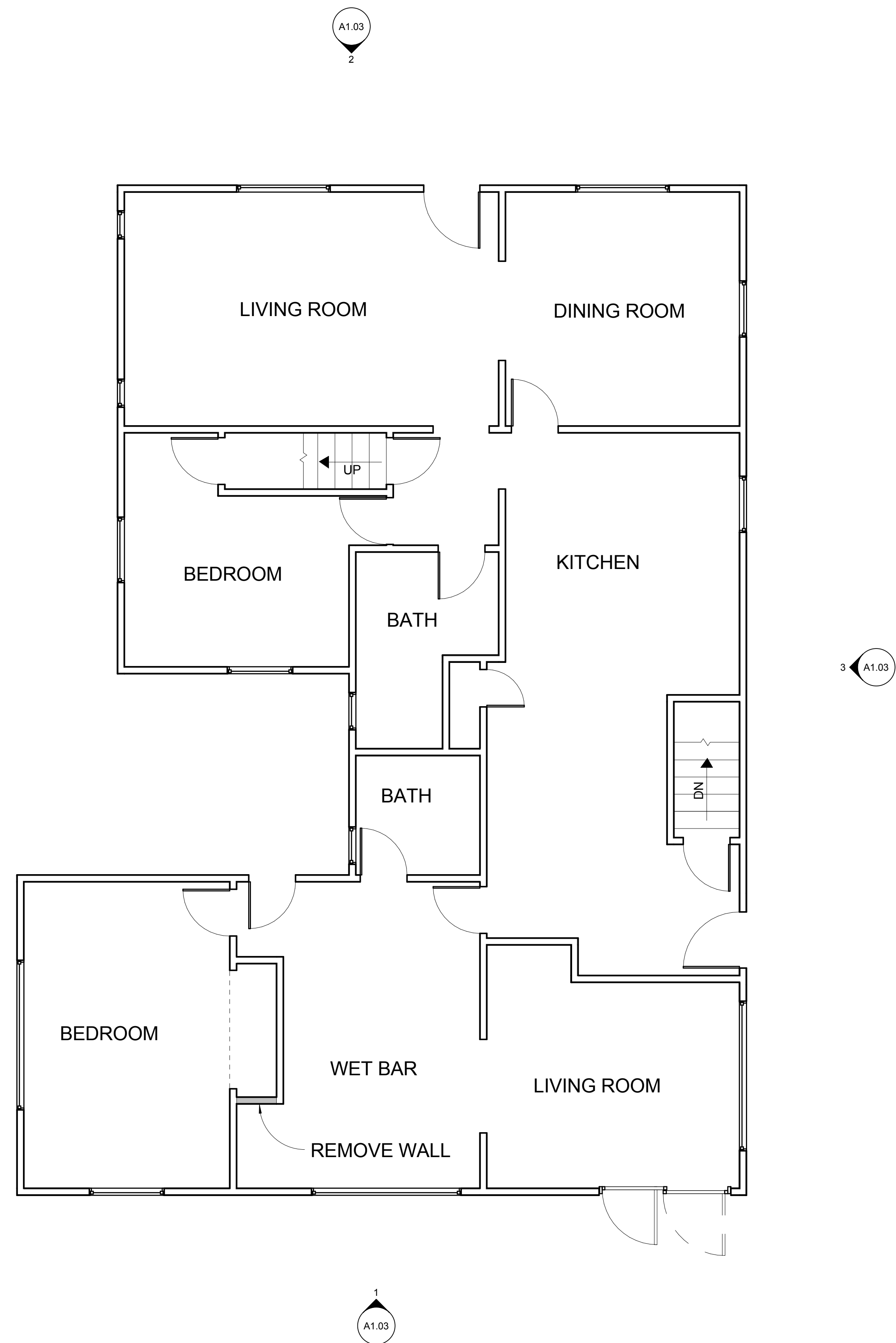
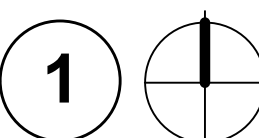
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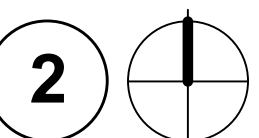
NEW LEVEL ONE FLOOR PLAN

SCALE: 1/4" = 1'-0"

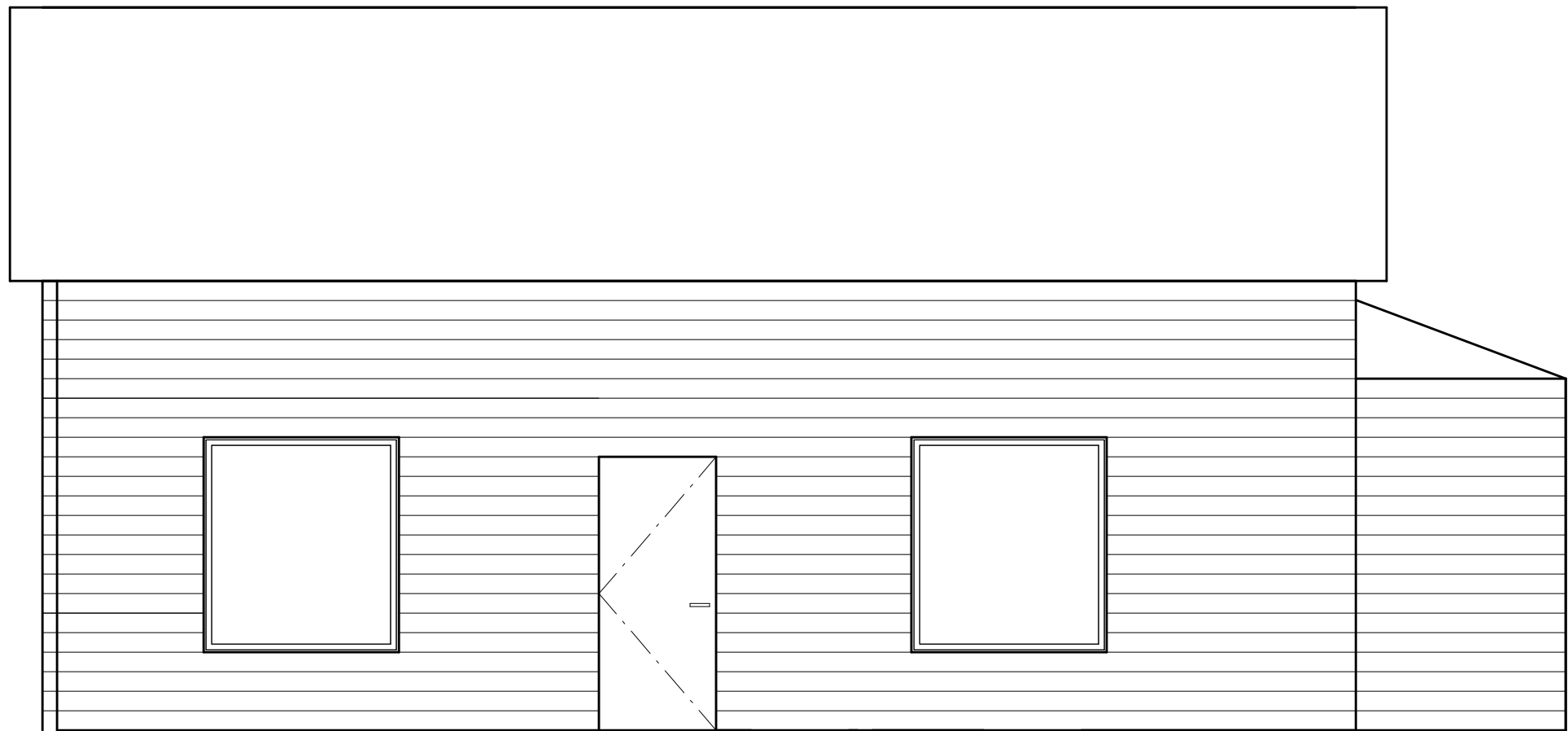


DEMO LEVEL ONE FLOOR PLAN

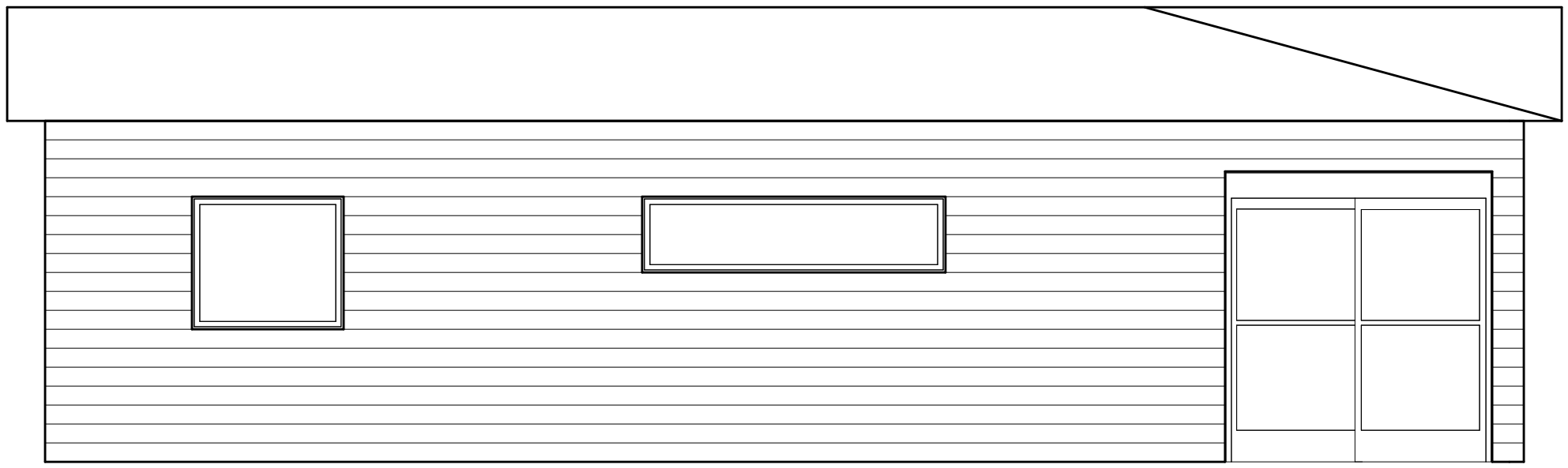
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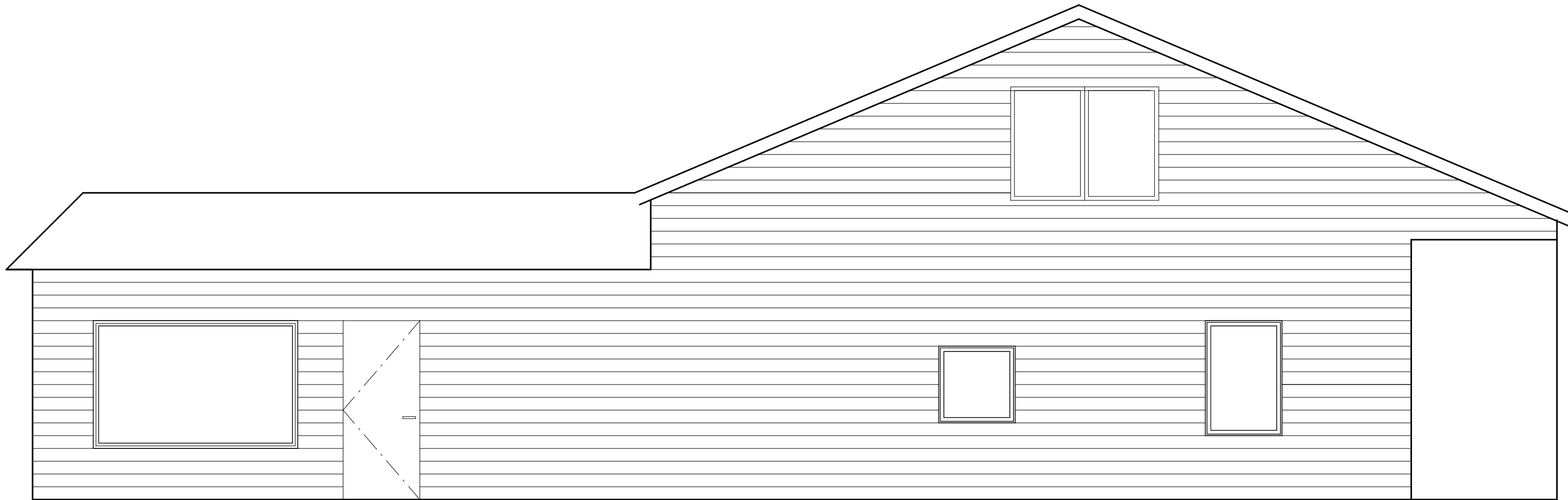
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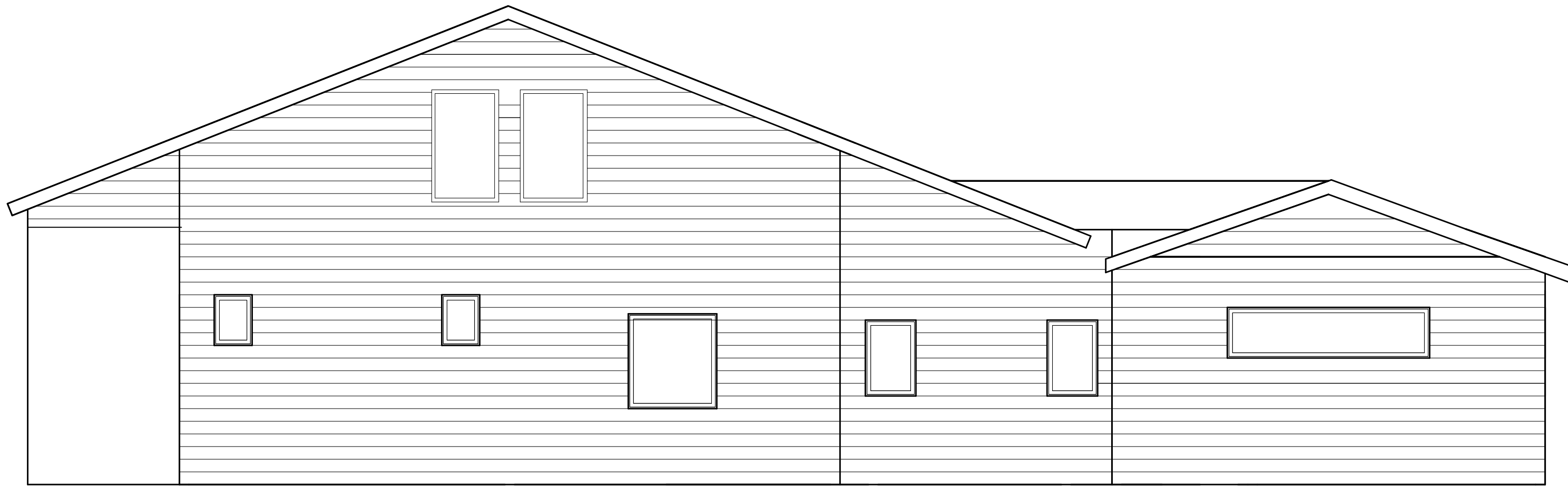
EXTERIOR ELEVATION OVERALL - NORTH
SCALE: 1/4" = 1'-0" 2



EXTERIOR ELEVATION OVERALL - SOUTH
SCALE: 1/4" = 1'-0" 1



EXTERIOR ELEVATION OVERALL - EAST
SCALE: 1/4" = 1'-0" 3



EXTERIOR ELEVATION OVERALL - WEST
SCALE: 1/4" = 1'-0" 4

* NOTE: NO CHANGES TO EXISTING EXTERIOR ELEVATIONS

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Elevations

A1.03