

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 20238

Project Address: 6080 SE Woodstock Blvd

Hearing Date: 4/17/19

Appellant Name: Kevin Partain

Case No.: P-003

Appellant Phone: 5034212967

Appeal Type: Plumbing

Plans Examiner/Inspector: Emily Hauth, Joe Blanco, McKenzie James, Jim Bechtel

Project Type: residential

Stories: 2 **Occupancy:** R-3 **Construction Type:** V-B

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: Erection of a new structure

LUR or Permit Application No.: 18-207208-SD

Plan Submitted Option: pdf [File 1]

Proposed use: Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1101.5.3.2

Requires Minimum setback of 10' from structures & 5' from property lines for new drywells as measured to the center of the facility.

Proposed Design The subject site is currently under permit review for six new detached single family dwellings. Two new drywells are proposed to be located at the front lot line of the property 10' from the structures, 8' from the side lot lines & 3.5' from the front property line as measured to the center of the facility.

Reason for alternative The subject site is zoned R2 and the development plans leave limited space for drywells that meet the setback standard. The drywells will only pick up run off from the roof areas measuring approximately 2,752 sq ft total which is within the capacity for a 4'X5' drywell. The proposed dwellings will not have basements so the top of the drywell will be below the bottom of the FFE for each unit. The drywell's proposed location at the front lot line provides an escape route in the event of a facility failure.

APPEAL DECISION

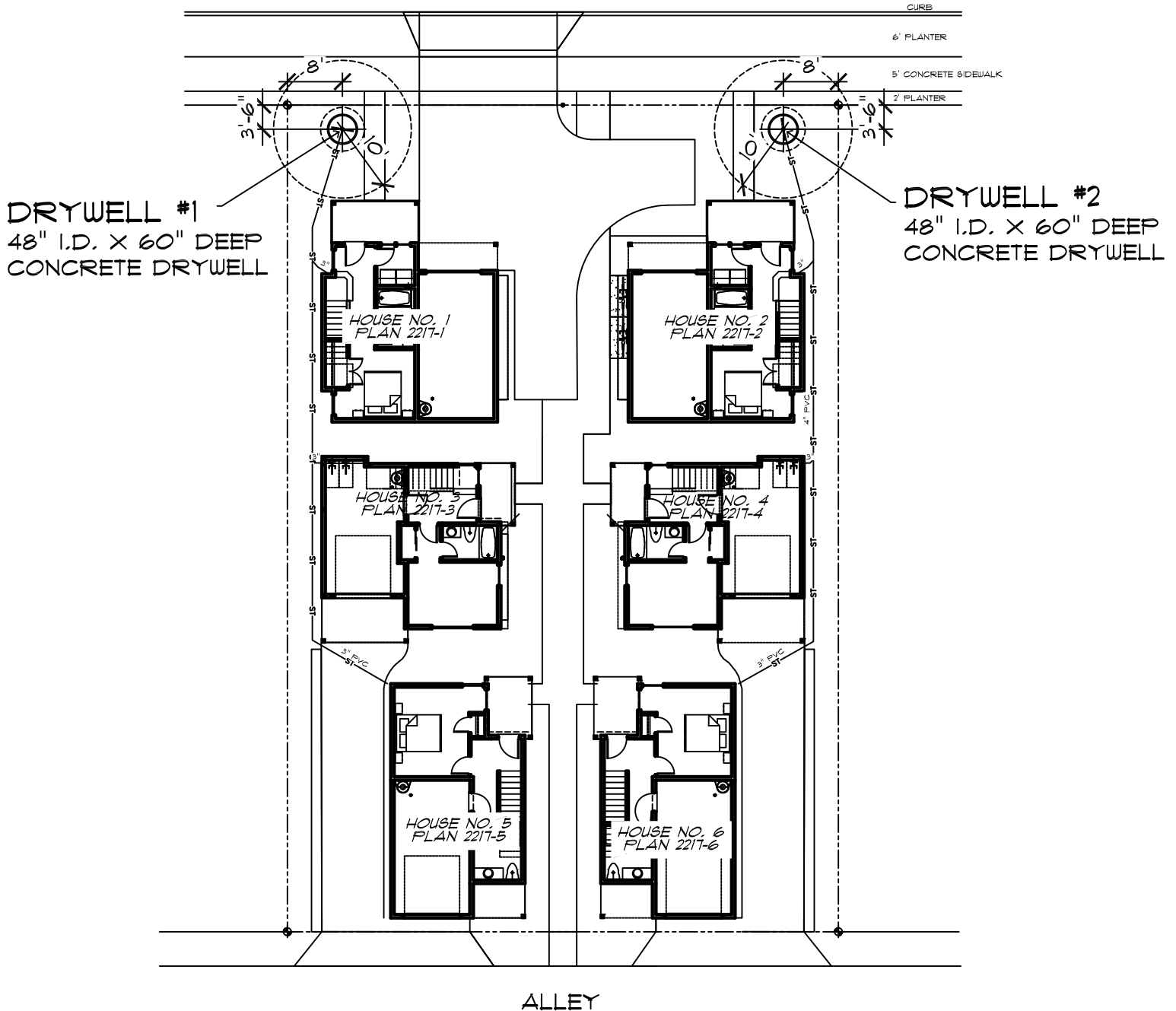
Location of drywells within 5 feet of the property line: Granted as proposed.

Note: Property owner is liable for damage to sidewalk.

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.

SE WOODSTOCK BLVD.



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C1.3

UTILITY PLAN

SCALE: 1" = 10'

LOT INFORMATION:

LOT AREA:

9,600 SQ. FT.

