

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 - Reconsideration of ID 20184

Appeal ID: 20247	Project Address: 3905 N Montana Ave
Hearing Date: 4/17/19	Appellant Name: Tien Huynh
Case No.: P-004	Appellant Phone: 5038073294
Appeal Type: Plumbing	Plans Examiner/Inspector: Sean Williams, Ella Indarta, McKenzie James, Joe Blanco, Jim Bechtel
Project Type: lur	Stories: 2 Occupancy: R-2 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 18-230064-LU
Plan Submitted Option: pdf [File 1] [File 2] [File 3]	Proposed use: Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 307.1 / Chapter 3 General Regulation/ 2017 OPSC

Requires System. Except as otherwise provided in this code, no plumbing system, drainage system, building sewer, private sewage disposal system, or parts thereof shall be located in a lot other than the lot that is the site of the building, structure, or premise served by such facilities

Proposed Design A -28" diameter x 5' drywell and a sewer line of parcel #2 will be installed in 5' wide easement in the North side of parcel #1

The drywell location will be located 10 feet from foundation of existing building on parcel #1; 11 feet from proposed 28'x 37' foot print duplex; 5 feet from proposed division property line, and 4 feet 8.5 inches (less than 5 feet) from North property line that adjacent to right of way and pedestrian tract of N Failing street. This condition "less than 5 feet from property line" is met section B of <https://www.portlandoregon.gov/bds/article/641338>.

The 6" diameter sewer line of parcel # 2 will be located 1 feet from the drywell and connected to public sewer line on N Montana Ave. Easement will abut to Right of Way and Side walk on N Failing Street

Reason for alternative 1-Due to small size of Parcel #2 in zone R1, with location of the proposed duplex less than 10 feet from any property lines, Installing of a drywell would not meet the set back as code section 1101.5.3.2 requires that drywells be located no closer than 5' from a property line and no closer than 10' from any building unless approved by the Authority Having Jurisdiction.

According to the survey map and due to the nature of the terrain, the South side of property (167') is higher than the North side (166') approximate one foot, the drywell should be located on the

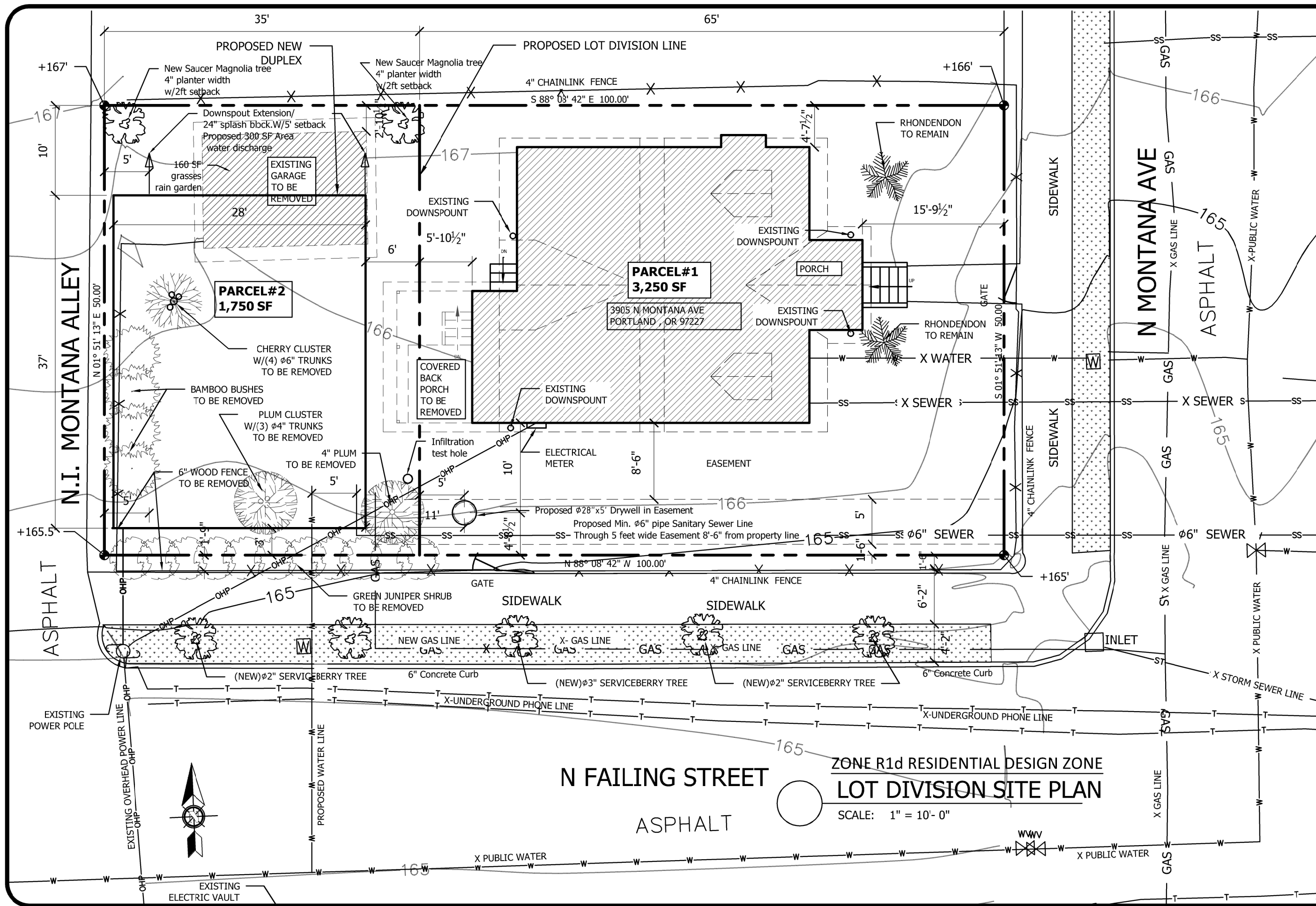
North side of the property. There is no room for drywell in the parcel #2 to meet plumbing code section 1101.5.3.2. then it would be located in the easement of parcel #1

APPEAL DECISION

Location of drywells within 5 feet of the property line with easement: Denied. Proposal does not provide equivalent sanitary facilities. Appellant may contact McKenzie James (503-823-7317) with questions.

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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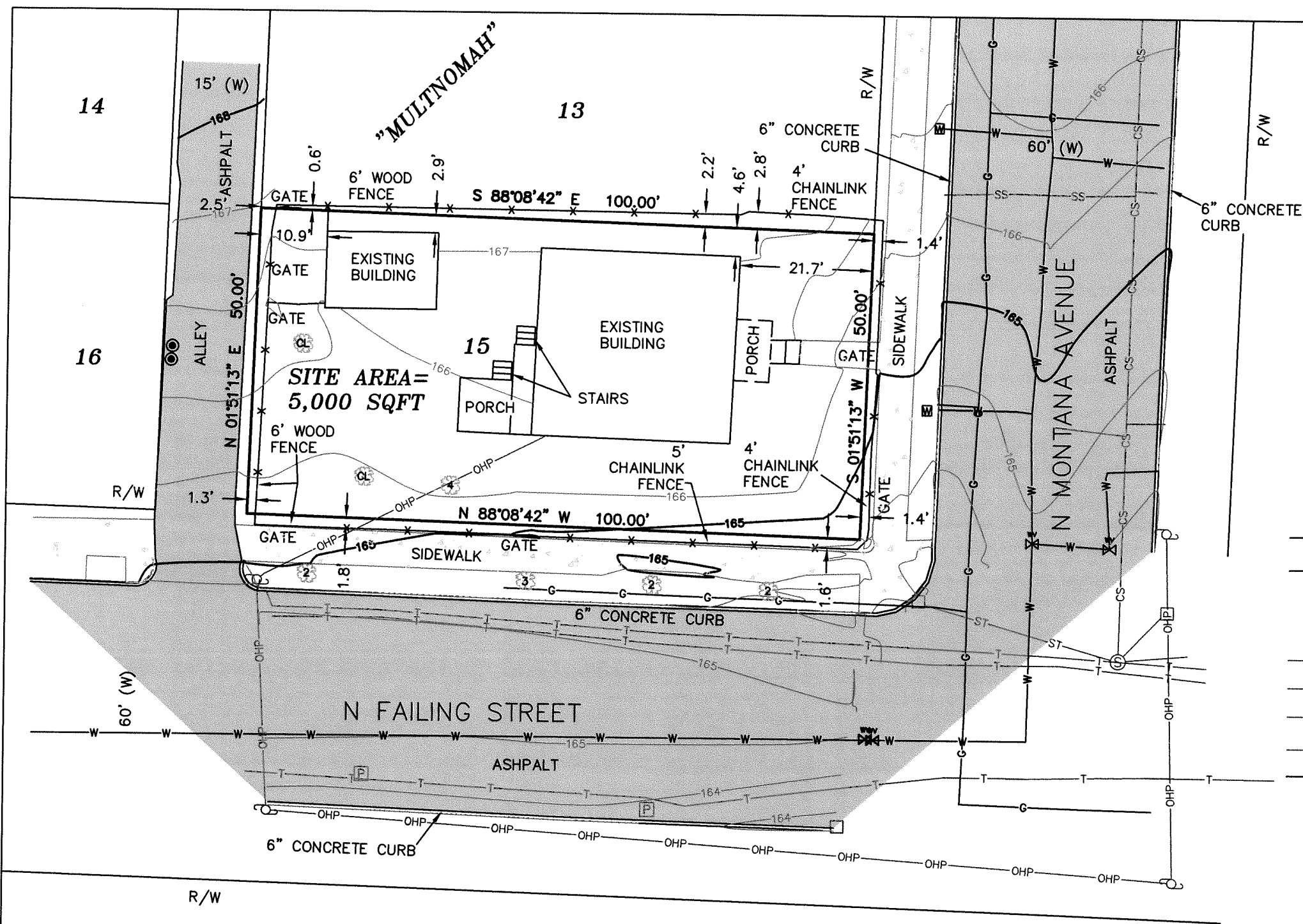


6075 SW ALICE LN
BEAVERTON, OR 97008
TIEN HUYNH
(503)-830-8024
rosacityhomedesign@gmail.com

LOT DIVISION
PRELIMINARY SITE PLAN

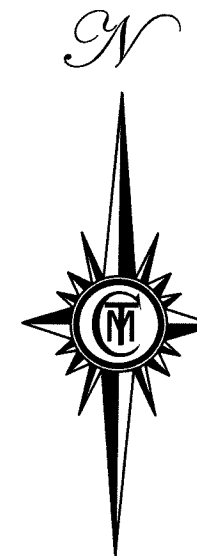
CHAP MA
3905 N MONTANA AVE.
PORTLAND, OR 97227

PERMIT #
REVISION
DATE : 3/28/2019
A - 3
SCALE : 1" = 10'-0"



LEGEND

- EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING BOLLARD
- EXISTING ELECTRIC VAULT
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING UNDERGROUND WATER
- EXISTING UNDERGROUND GAS LINE
- EXISTING CATCH BASIN
- EXISTING COMBINED SEWER MANHOLE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING COMBINED SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING FENCE
- EXISTING CONCRETE
- EXISTING ASPHALT



SCALE 1" = 20'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
SHAUN P. FIDLER
50333

EXPIRES DECEMBER 31, 2019

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 3905 N. MONTANA AVENUE.
2. THE BASIS OF BEARINGS WAS PER THE PLAT OF "MULTNOMAH" MULTNOMAH COUNTY RECORDS.
3. LOCAL DATUM WAS ESTABLISHED BY CITY OF PORTLAND BENCHMARK NO. 3347, ELEVATION = 181.512.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF CHAP MA.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED PARTITION PLAT WILL BE FILED AT A DATE TO BE DETERMINED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

EXISTING CONDITIONS

LOT 15 BLOCK 19 "MULTNOMAH"

CITY OF PORTLAND
MULTNOMAH COUNTY, OREGON
JUNE 13, 2018

DRAWN: JMR CHECKED: SPF

SCALE 1"=20' ACCOUNT # 500

Y:\500-587\DWG\500587BASE

3905 N MONTANA AVENUE



CMT SURVEYING AND CONSULTING

20330 SE HIGHWAY 212
DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4590