

Development Services

From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 20791	Project Address: 9715 SE Powell Blvd
Hearing Date: 8/28/19	Appellant Name: Matt Huff
Case No.: B-002	Appellant Phone: 541-905-1606
Appeal Type: Building	Plans Examiner/Inspector: Terry Whitehill
Project Type: commercial	Stories: 1 Occupancy: R-2 Construction Type: V-B
Building/Business Name: Agape Village	Fire Sprinklers: No
Appeal Involves: other: Recreation Park	LUR or Permit Application No.: 18-280462-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Transitional Campground

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OAR 918-650-0050

Requires Toilet facilities must be provided in every recreation park or organizational camp. They must be convenient and accessible and must be located within 500 feet of any recreational vehicle space or camping site not provided with an individual toilet facility or sewer connection.

Proposed Design Toilets - 2 porta-potty toilets located at the entrance of the village.

Reason for alternative Code 918-650-0065 says, "The building official may exempt any requirement of these rules regarding toilets, waste water disposal, spacing or plan review and plan review fees, to meet special short-term campground needs if public health will not be endangered."

We are asking for these alternates as a temporary (6 months) solution to the toilet and grey water needs of the village until we are able to develop more permanent solutions (connect to a sewer line). This alternate method will meet the needs of the village while not endangering public health.

Appeal item 2

Code Section OAR 918-650-0055

Requires Grey Water (918-650-0055) - Gray Water Waste Disposal System. Recreation parks which supply water must provide a sewage disposal system or a gray water waste disposal sump for each six spaces that meets the requirements of the Department of Environmental Quality.

Proposed Design Grey Water - A sink that drains into a 1500 gallon grey water tank that will be pumped as needed.

Reason for alternative Code 918-650-0065 says, "The building official may exempt any requirement of these rules regarding toilets, waste water disposal, spacing or plan review and plan review fees, to meet special short-term campground needs if public health will not be endangered."

We are asking for these alternates as a temporary (6 months) solution to the toilet and grey water needs of the village until we are able to develop more permanent solutions (connect to a sewer line). This alternate method will meet the needs of the village while not endangering public health.

APPEAL DECISION

- 1. Temporary use of portable toilet facility in lieu of permanent structure with permanent connection to sewer: Granted as proposed for 6 months from the date of the building permit issuance.**
- 2. Temporary use of grey water tank in lieu of permanent connection to sewer: Granted as proposed for 6 months from the date of the building permit issuance.**

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 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

Agape Village Site - Portland Central Nazarene Church
 9715 SE Powell BLVd.
 Site Design 1" = 20'

Per approved Fire Appeal #19-48 (appeal ID 20389)

- No parking on the fire department access road (paved road – Water Bureau Easement) no parking signs posted.
- A 30' fire break shall be maintained between the dwelling units and greenspace.



1-15 - sleeping Pods
8X12 temporary structures

Space between units is 10'+
OAR 918-650-0055(1)

Fire pit - rock ring, 6" tall, 3' in diameter.
Will meet conditions set out in section 307:
25' from any structures
Will always be attended
Fire Extinguisher will be on site

Gravel walkway connecting
buildings and creating path
to pavement

Fire Break - 30' from
buildings

Fence - 1' off road, 4' tall,
wooden

Two 30 Gallon Garbage Containers with lids OAR 918-650-0045(9,B)
Two Toilets - Temporarily Porta-Potty OAR 918-650-0050;
918-650-0065



Signifies gutter, downspout,
and splash pad

Safe House

grey water sink (utility sink)
- draining to 1500 gallon
grey water holding tank.

distance from road to
buildings is at least 10'

Fire Extinguisher - x

Paved Road and access to public way (Water Bureau Easement) -
NO PARKING

