

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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

<b>Appeal ID:</b> 22200	<b>Project Address:</b> 4029 SW Hamilton St, Lot 1
<b>Hearing Date:</b> 12/11/19	<b>Appellant Name:</b> Adam Monkaba
<b>Case No.:</b> P-001	<b>Appellant Phone:</b> 248-229-4912
<b>Appeal Type:</b> Plumbing	<b>Plans Examiner/Inspector:</b> McKenzie James, Jim Bechtel, Joe Blanco, Jessica Ruch
<b>Project Type:</b> residential	<b>Stories:</b> 2 <b>Occupancy:</b> R-3 <b>Construction Type:</b> V
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Erection of a new structure	<b>LUR or Permit Application No.:</b> 19-118250-LU
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Single family

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 308.0

**Requires** 308.0 Location.

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 any lot other than the lot that is the site of the building, structure, or premises served by such facilities.

**Proposed Design** The lot is proposed to be sub-divided into three parcels and a shared tract. Two new lots will be for future houses and a third lot for the existing residence. The houses will all utilize the same shared private driveway in a separate tract. The site improvements will include 2 new residences on separate properties that would each include a paved driveway and various hardscaping elements around the houses. The existing driveway into the site will be reconstructed to be a 20' wide shared driveway and extend approximately 260' north from SW Hamilton.

The proposed stormwater system for the new development is proposed to use shared stormwater pipes within the shared tract that drain to a single shared stormwater planter designed to meet the SWMM requirements.

The planter will be located at the southwest corner of the site next to the driveway at the lowest part of the site. Stormwater from the planter will be slowly released through an orifice and discharge offsite to the public street ditch.

**Reason for alternative** The proposed shared design is more efficient and effective than a separate storm system for each new lot and the shared tract and since the "shared" portions of the storm system all reside within the shared tract used by all residents, maintenance will be a shared responsibility.

## Appeal item 2

<b>Code Section</b>	Chapter 3: Section 312.0
<b>Requires</b>	<p>312.0 Independent Systems</p> <p>The drainage system of each new building and of new work installed in any existing building shall be separate and independent from that of any other building, and, when available, every shall have an independent connection with a public or private sewer.</p> <p>Exception: Where one building stands in the rear of another building on an interior lot, and no private sewer is available</p> <p>or can be constructed to the rear building through an adjoining court, yard, or driveway, the building drain from the front building shall be permitted to be extended to the rear of the building.</p>
<b>Proposed Design</b>	<p>The lot is proposed to be sub-divided into three parcels and a shared tract. Two new lots will be for future houses and a third lot for the existing residence. The houses will all utilize the same shared private driveway in a separate tract. The site improvements will include 2 new residences on separate properties that would each include a paved driveway and various hardscaping elements around the houses. The existing driveway into the site will be reconstructed to be a 20' wide shared driveway and extend approximately 260' north from SW Hamilton.</p> <p>The proposed stormwater system for the new development is proposed to use shared stormwater pipes within the shared tract that drain to a single shared stormwater planter designed to meet the SWMM requirements.</p> <p>The planter will be located at the southwest corner of the site next to the driveway at the lowest part of the site. Stormwater from the planter will be slowly released through an orifice and discharge offsite to the public street ditch.</p>
<b>Reason for alternative</b>	The proposed shared design is more efficient and effective than a separate storm system for each new lot and the shared tract and since the "shared" portions of the storm system all reside within the shared tract used by all residents, maintenance will be a shared responsibility.

## APPEAL DECISION

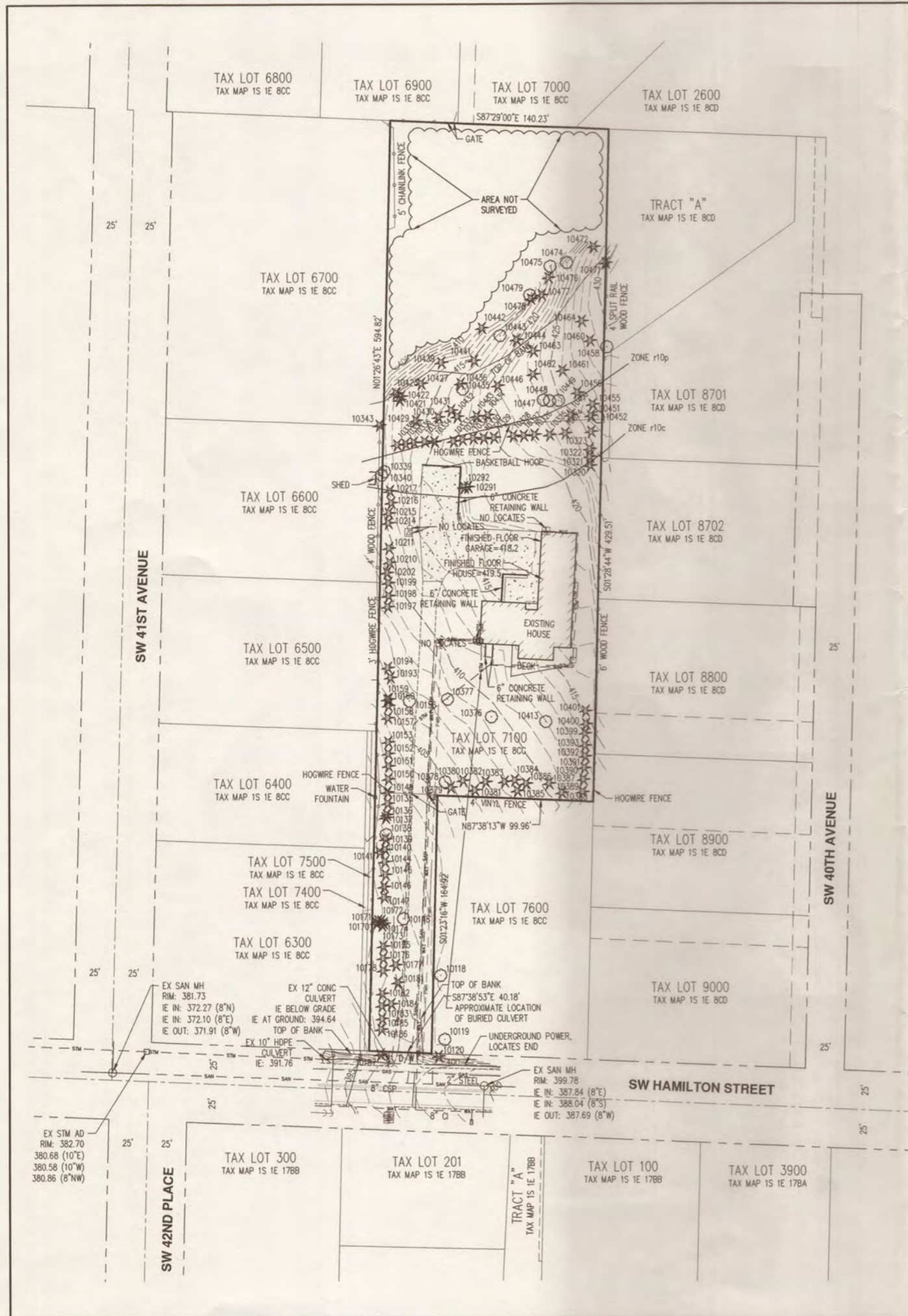
**1. Shared stormwater lines on shared tract: Granted provided the easement is reviewed and approved by Bureau of Development Services prior to recording. Appellant shall contact Jessica Ruch (503-823-4162) for information.**

**2. Shared stormwater planter drainage system: Granted provided the easement is reviewed and approved by Bureau of Development Services prior to recording.**

**Appellant shall contact Jessica Ruch (503-823-4162) for information.**

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



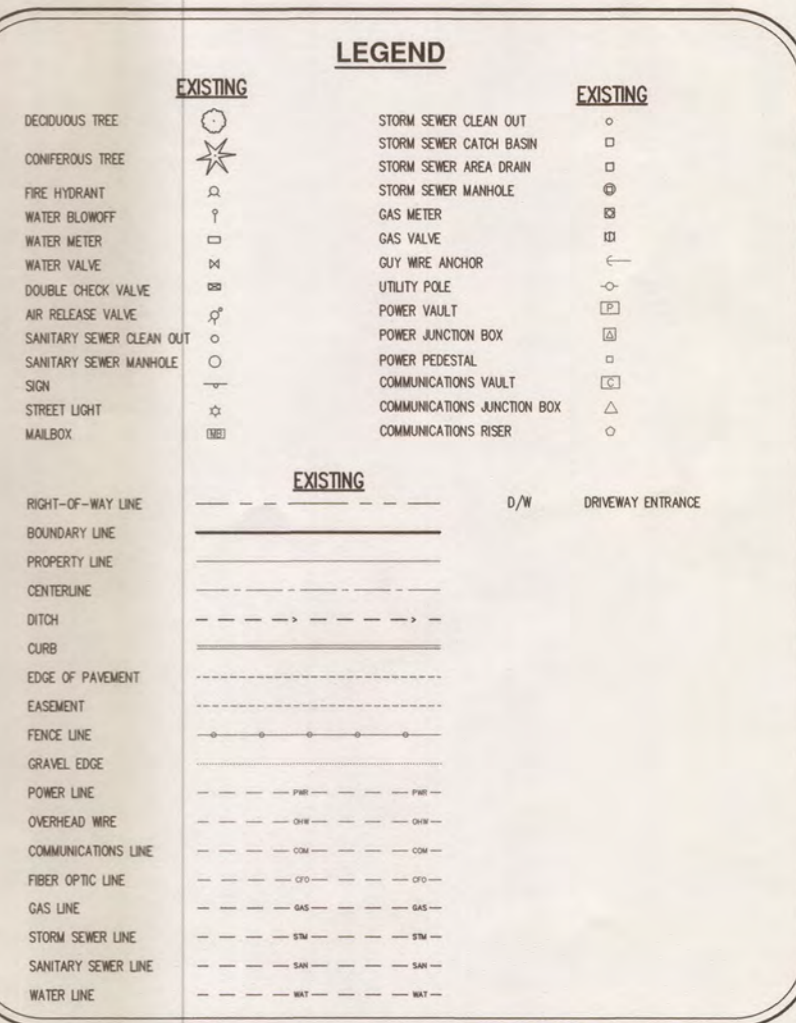
TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10118	DECIDUOUS	37
10119	DECIDUOUS	20
10120	CONIFEROUS	7
10135	CONIFEROUS	8
10136	CONIFEROUS	9
10137	CONIFEROUS	7
10138	DECIDUOUS	9
10139	CONIFEROUS	6, 7, 8
10140	CONIFEROUS	8
10141	CONIFEROUS	6
10144	CONIFEROUS	8
10145	CONIFEROUS	11
10146	CONIFEROUS	8
10147	CONIFEROUS	7
10148	DECIDUOUS	16
10149	CONIFEROUS	7
10150	CONIFEROUS	8
10151	CONIFEROUS	8, 9
10152	CONIFEROUS	11
10153	CONIFEROUS	9
10156	DECIDUOUS	7
10157	CONIFEROUS	8
10158	CONIFEROUS	6, 7, 11
10159	CONIFEROUS	6
10160	CONIFEROUS	6
10170	CONIFEROUS	6
10171	CONIFEROUS	6
10172	CONIFEROUS	6

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10173	CONIFEROUS	6
10174	CONIFEROUS	10
10175	CONIFEROUS	6, 7
10176	CONIFEROUS	8
10177	CONIFEROUS	16
10178	CONIFEROUS	9
10181	CONIFEROUS	15
10182	CONIFEROUS	7
10183	CONIFEROUS	8
10184	CONIFEROUS	6
10185	CONIFEROUS	8
10186	CONIFEROUS	6
10187	CONIFEROUS	8
10193	CONIFEROUS	9
10194	CONIFEROUS	11
10197	CONIFEROUS	15
10198	CONIFEROUS	10, 10
10199	CONIFEROUS	8, 12
10202	CONIFEROUS	9, 9
10210	CONIFEROUS	8, 13
10211	CONIFEROUS	8, 11, 12
10214	CONIFEROUS	14
10215	CONIFEROUS	8
10216	CONIFEROUS	8
10217	CONIFEROUS	11
10291	CONIFEROUS	17
10292	CONIFEROUS	17
10320	CONIFEROUS	14

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10321	CONIFEROUS	12
10322	CONIFEROUS	19
10323	CONIFEROUS	13
10324	CONIFEROUS	16
10325	CONIFEROUS	13
10326	CONIFEROUS	18
10327	CONIFEROUS	21
10328	CONIFEROUS	18
10329	CONIFEROUS	17
10330	CONIFEROUS	19
10331	CONIFEROUS	14
10332	CONIFEROUS	14
10333	CONIFEROUS	25
10334	CONIFEROUS	9
10335	CONIFEROUS	15
10336	CONIFEROUS	15
10337	CONIFEROUS	9
10338	CONIFEROUS	20
10339	DECIDUOUS	7
10340	DECIDUOUS	6
10343	CONIFEROUS	7
10376	DECIDUOUS	7, 8
10377	DECIDUOUS	12
10378	DECIDUOUS	7, 8, 11
10379	CONIFEROUS	7
10380	CONIFEROUS	7, 9
10381	CONIFEROUS	7, 8
10382	CONIFEROUS	7

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10383	CONIFEROUS	7
10384	CONIFEROUS	7
10385	CONIFEROUS	8
10386	CONIFEROUS	6, 8
10387	CONIFEROUS	6, 8
10388	CONIFEROUS	9
10389	CONIFEROUS	8
10390	CONIFEROUS	9
10391	CONIFEROUS	10
10392	CONIFEROUS	6
10393	CONIFEROUS	13
10399	CONIFEROUS	10
10400	CONIFEROUS	6
10401	CONIFEROUS	14
10413	DECIDUOUS	9, 9
10421	CONIFEROUS	23
10422	CONIFEROUS	15
10423	CONIFEROUS	26
10427	CONIFEROUS	35
10429	CONIFEROUS	21
10430	CONIFEROUS	22
10431	CONIFEROUS	7
10432	CONIFEROUS	16
10433	CONIFEROUS	21
10434	CONIFEROUS	12
10435	DECIDUOUS	18
10436	CONIFEROUS	7
10439	CONIFEROUS	33

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10441	CONIFEROUS	13
10442	CONIFEROUS	45
10443	DECIDUOUS	11
10444	CONIFEROUS	6
10446	CONIFEROUS	28
10447	DECIDUOUS	6
10448	DECIDUOUS	23
10449	DECIDUOUS	23
10450	CONIFEROUS	13
10451	CONIFEROUS	11
10452	DECIDUOUS	15, 15
10455	CONIFEROUS	14
10456	CONIFEROUS	20
10458	DECIDUOUS	9
10460	CONIFEROUS	16
10461	CONIFEROUS	20
10462	CONIFEROUS	25
10463	CONIFEROUS	23
10464	CONIFEROUS	25
10471	CONIFEROUS	29
10472	CONIFEROUS	29
10474	DECIDUOUS	12
10475	DECIDUOUS	13
10476	CONIFEROUS	24
10477	CONIFEROUS	35
10478	CONIFEROUS	9
10479	DECIDUOUS	14

**NOTES:**

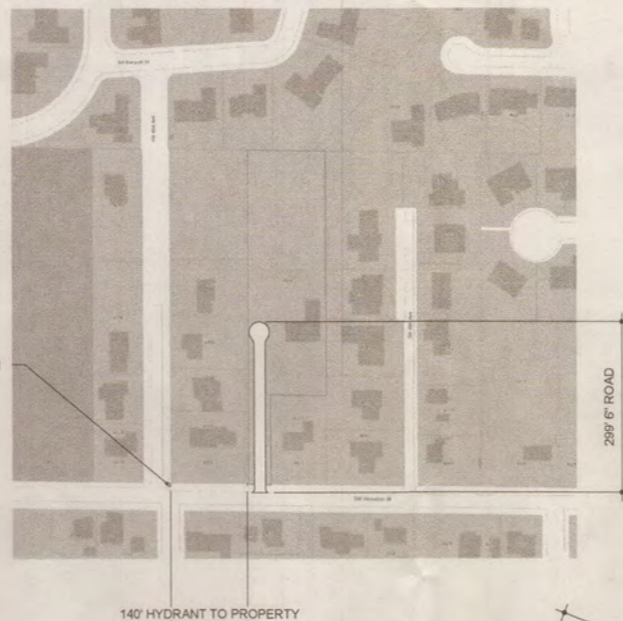
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 18129536. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED MAY 22-29 AND OCTOBER 29, 2018.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON CITY OF PORTLAND BENCHMARK NO. 1756, LOCATED AT THE SE CORNER OF SW HAMILTON STREET AND SW 39TH DRIVE ELEVATION = 417.687 FEET (CITY OF PORTLAND DATUM).
- THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
- SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 1 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.

**EXISTING CONDITIONS  
PLAN**

## VACINITY MAP



## FIRE HYDRANT LOCATION MAP



## FIRE ACCESS NARRATIVE

### SUMMARY

#### LOT 01:

FIRE ACCESS BY FIRE TRUCK ON NEW PRIVATE ROAD.

340' HOSE LENGTH FOR HYDRANT ON SW 41ST AND SW HAMILTON < 600' MINIMUM

66' HOSE LENGTH FROM TRUCK TO FURTHEST EXTENT OF CONCEPTUAL HOME < 150' MINIMUM

#### LOT 02:

FIRE ACCESS BY FIRE TRUCK ON NEW PRIVATE ROAD.

440' HOSE LENGTH FOR HYDRANT ON SW 41ST AND SW HAMILTON < 600' MINIMUM

105' HOSE LENGTH FROM TRUCK TO FURTHEST EXTENT OF CONCEPTUAL HOME < 150' MINIMUM

#### LOT 03:

FIRE ACCESS BY FIRE TRUCK ON NEW PRIVATE ROAD.

440' HOSE LENGTH FOR HYDRANT ON SW 41ST AND SW HAMILTON < 600' MINIMUM

69' HOSE LENGTH FROM TRUCK TO FURTHEST EXTENT OF CONCEPTUAL HOME < 150' MINIMUM

## ENVIRONMENTAL STANDARDS NARRATIVE

### SUMMARY OF STANDARDS OF 33.430.160

A. ALL DEVELOPMENT IS OUTSIDE THE RESOURCE AREA OF THE ENVIRONMENTAL PROTECTION ZONE.

B. THERE IS NO EXISTING HOME IN THE ENVIRONMENTAL PROTECTION ZONE.

C. THE ENTIRETY RESOURCE AREA IS LOCATED IN PROTECTED TRACT 02 WHICH WILL BE CO OWNED IN COMMON BY ALL THE OWNERS OF THE LAND DIVISION SITE.

D. THE TOTAL AMOUNT OF DISTURBANCE IN THE RESOURCE AREA IS ZERO.

E. ALL RESOURCE AREA OUTSIDE ANY DESIGNATED DISTURBANCE AREA IS LOCATED IN PROTECTED TRACT 02 WHICH WILL BE CO OWNED IN COMMON BY ALL THE OWNERS OF THE LAND DIVISION SITE.

F.

1. NO NATIVE TREES ARE REMOVED FROM THE RESOURCE AREA. NO NATIVE TREE'S ROOT PROTECTION ZONES ARE DISTURBED

2. NO NON- NATIVE TREES ARE REMOVED FROM THE RESOURCE AREA. NO NON- NATIVE TREE'S ROOT PROTECTION ZONES ARE DISTURBED

3. NO NUISANCE TREES ARE REMOVED FROM THE RESOURCE AREA. NO NUISANCE TREE'S ROOT PROTECTION ZONES ARE DISTURBED

G. THE STANDARDS OF 33.430.140 B,C,K-R ARE ALL MET AT THERE IS NO DISTURBANCE, REMOVAL OR PLANTING TAKING PLACE IN THE RESOURCE AREA OR WITHIN 50' OF ANY BODY OF WATER OR TOP OF BANK.

H. NO STREETS, ALLEYS, WALKWAYS OR STORMWATER FACILITIES ARE PROPOSED WITHIN 50' OF ANY IDENTIFIED WETLAND OR WATER BODY.

I. RIGHT AWAY AND ROADWAY WIDTHS TO NOT EXCEED MAXIMUMS

J. NO UTILITIES ARE IN THE RESOURCE AREA

NOTE: NO NEW BUILDING SHALE EXCEED 30' IN HEIGHT

10' WIDE EASEMENT THROUGH WEST EDGE OF LOT FOR ACCESS TO ENVIRONMENTAL RESOURCE AREA

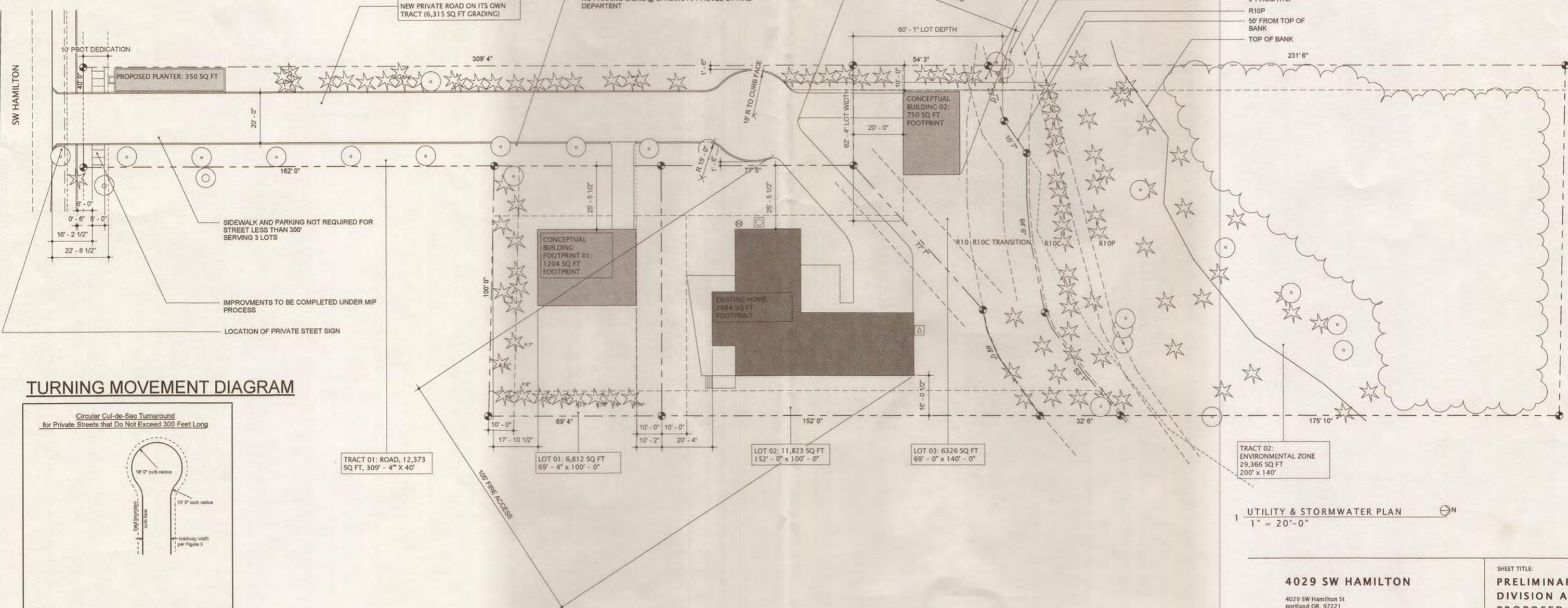
REAR SETBACK

5' FROM R10P

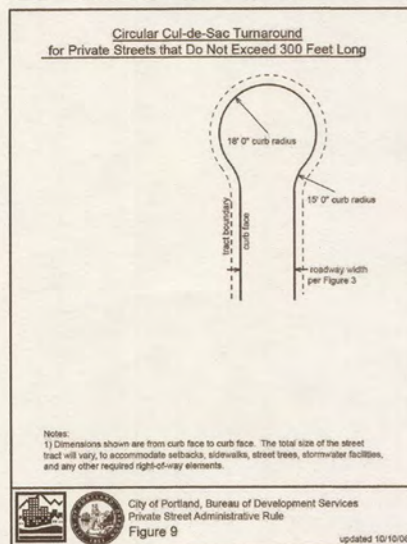
R10P

50' FROM TOP OF BANK

TOP OF BANK



## TURNING MOVEMENT DIAGRAM



1 UTILITY & STORMWATER PLAN  
1" = 20'-0"

4029 SW HAMILTON

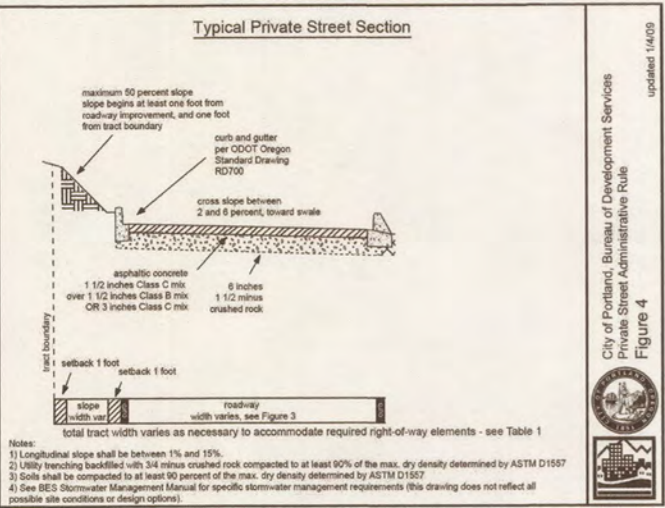
4029 SW Hamilton St  
portland OR, 97221

DATE: 07/31/2019  
ISSUE: Land Division  
REVISION: DESCRIPTION:

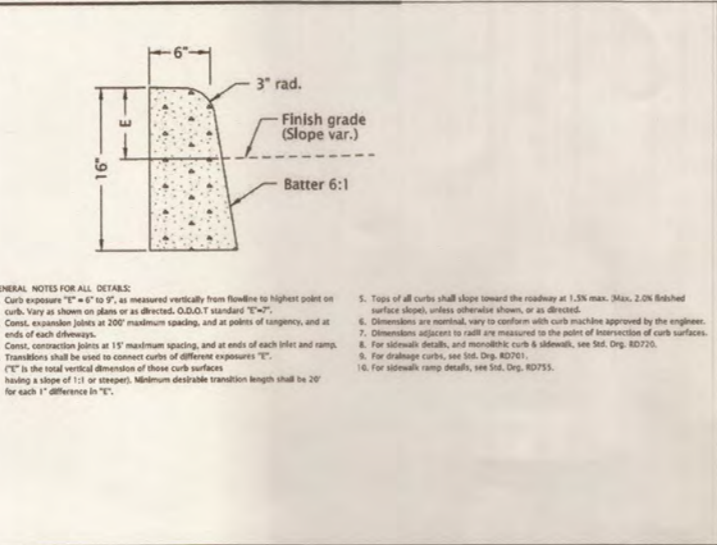
SHEET TITLE:  
PRELIMINARY LAND  
DIVISION AND  
PROPOSED  
IMPROVEMENTS PLAN  
SHEET NO.:

A1.01

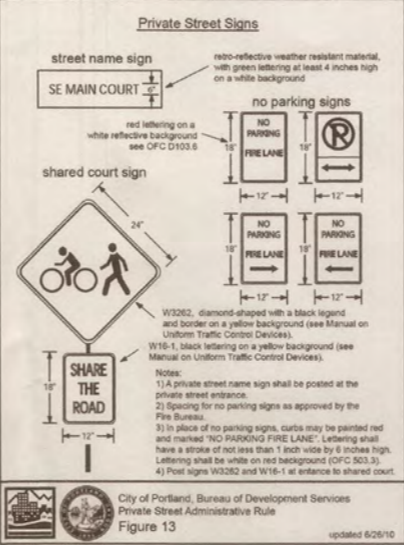
PRIVATE STEET CROSS SECTION



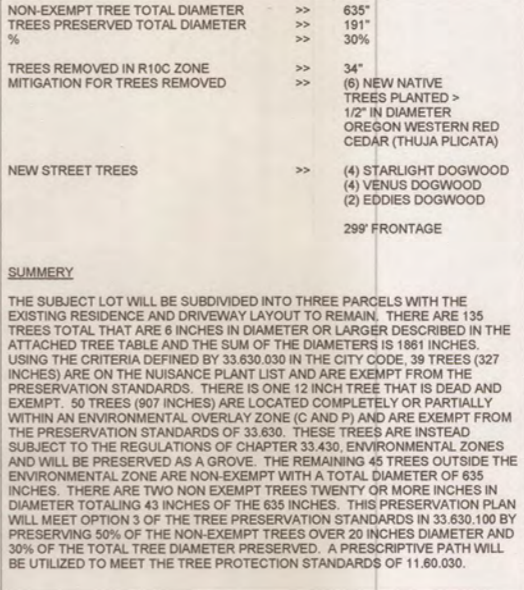
MOUNTABLE CURB DETAIL



NO PARKING SIGNS



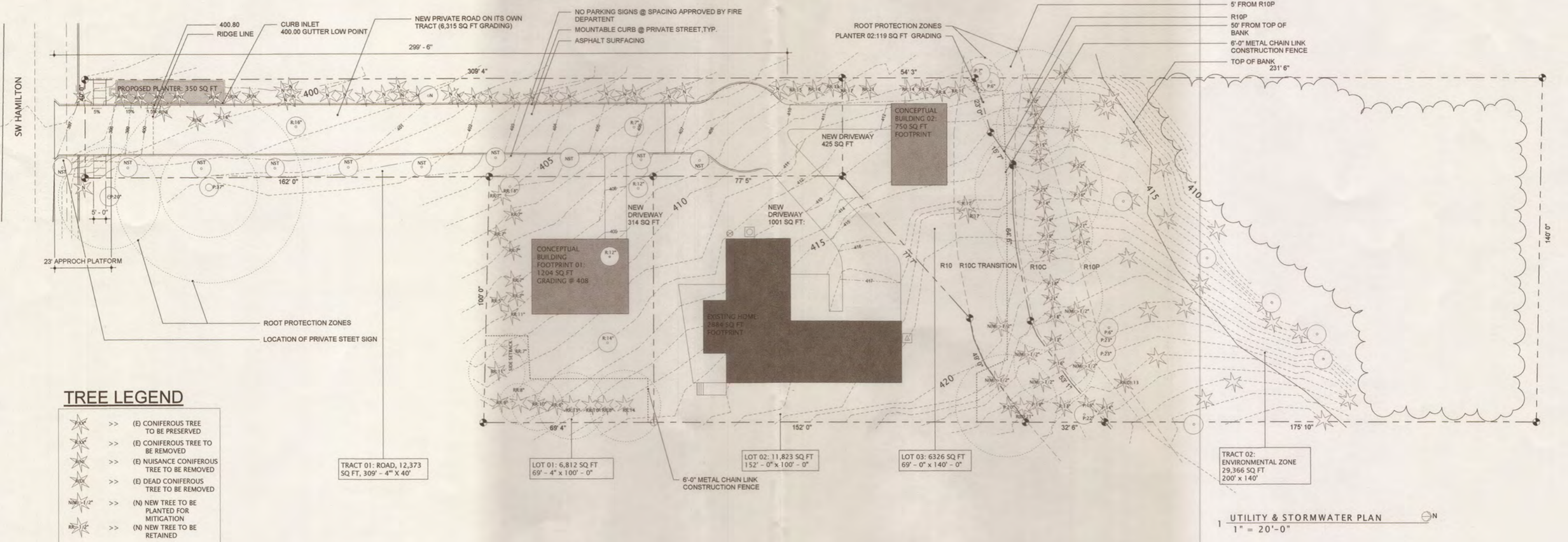
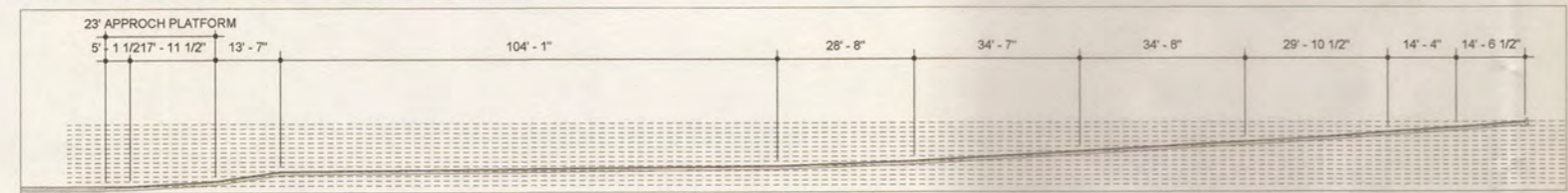
TREE / LANDSCAPE



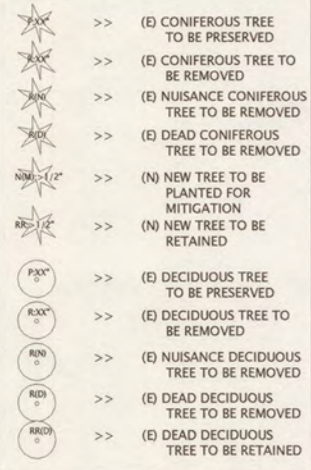
GRADING



PRIVATE STREET LONG SECTION



TREE LEGEND



1 UTILITY & STORMWATER PLAN  
1" = 20'-0"

4029 SW HAMILTON  
4029 SW Hamilton St  
portland OR, 97221

DATE: 07/31/2019  
ISSUE: Land Division  
REVISION: DESCRIPTION:

SHEET TITLE:  
GRADING, STREET, AND TREE PLAN





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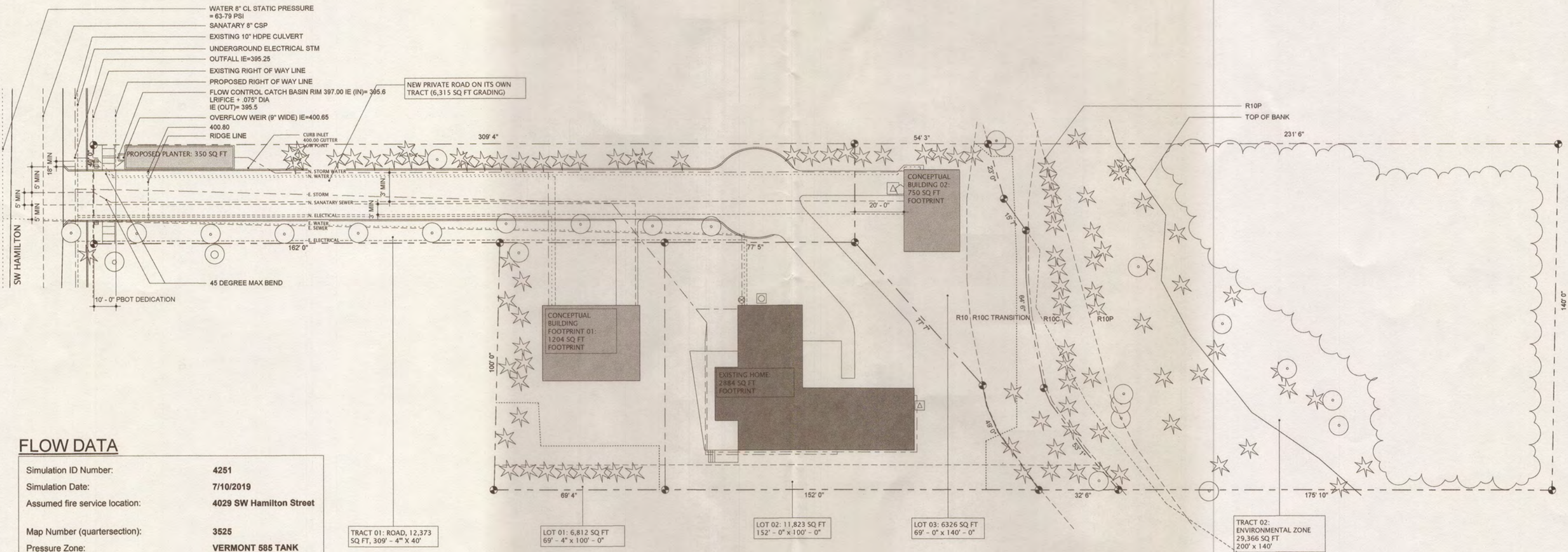
A1.02

AREA SUMMARY / STORM

TOTAL LOT AREA	>>	66722 SQ FT
TOTAL BUILDING COVERAGE	>>	4799 SQ FT
TOTAL PAVING	>>	8865 SQ FT
TOTAL IMPERVIOUS AREA:	>>	13664 SQ FT
CONCEPTUAL BUILDING 01:		
IMPERVIOUS AREA:	>>	1205 SQ FT
ROOF	>>	315 SQ FT
PAVING	>>	1520 SQ FT
TOTAL	>>	1520 SQ FT
CONCEPTUAL BUILDING 02:		
ROOF	>>	750 SQ FT
PAVING	>>	425 SQ FT
TOTAL	>>	1235 SQ FT
EXISTING BUILDING:		
ROOF	>>	2844 SQ FT
PAVING	>>	1810 SQ FT
TOTAL IMPERVIOUS AREA	>>	4654 SQ FT
RODE:		
PAVING	>>	6315 SQ FT
TOTAL IMPERVIOUS AREA	>>	6315 SQ FT
INFILTRATION PLANTER:		
	>>	350 SQ FT

SYMBOLS LEGEND

	>>	COMMUNICATIONS RISER
	>>	GAS METER
	>>	WATER VALVE
	>>	POWER JUNCTION BOX



FLOW DATA

Simulation ID Number:	4251
Simulation Date:	7/10/2019
Assumed fire service location:	4029 SW Hamilton Street
Map Number (quartersection): 3525	
Pressure Zone:	VERMONT 585 TANK
Main size:	8 inch
Assumed fire service elevation:	400 feet
Maximum Static Hydraulic Grade Line:	585 feet
Maximum Static Pressure:	80 psi
STATIC PRESSURE to use for design: (80% of the nominal max static pressure)	64 psi
ESTIMATED FLOW:	2500 gpm
ESTIMATED RESIDUAL PRESSURE: (In the system, with the simulated flow)	28 psi

1 UTILITY & STORMWATER PLAN  
1" = 20'-0"

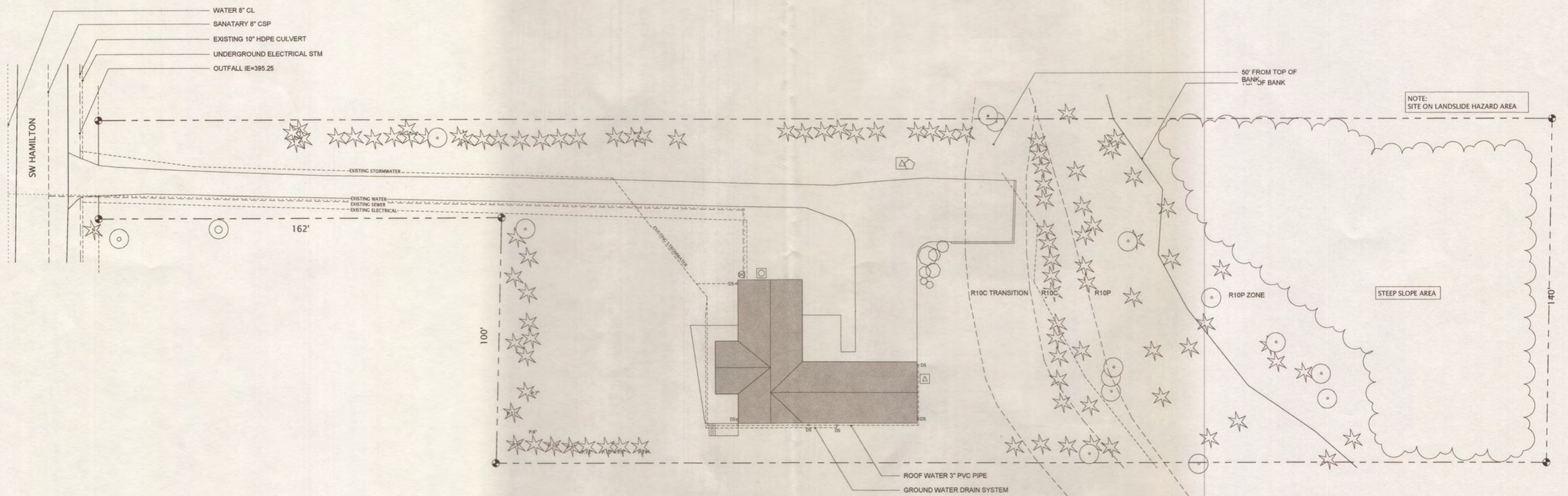
4029 SW HAMILTON  
4029 SW Hamilton St  
portland OR, 97221


DATE: 07/31/2019  
ISSUE: Land Division  
REVISION: DESCRIPTION:

SHEET TITLE:  
UTILITY & STORMWATER  
PLAN

SHEET NO.:

A1.03



1 EXISTING UTILITY & STORMWATER PLAN   
1" = 20'-0"

# 4029 SW HAMILTON

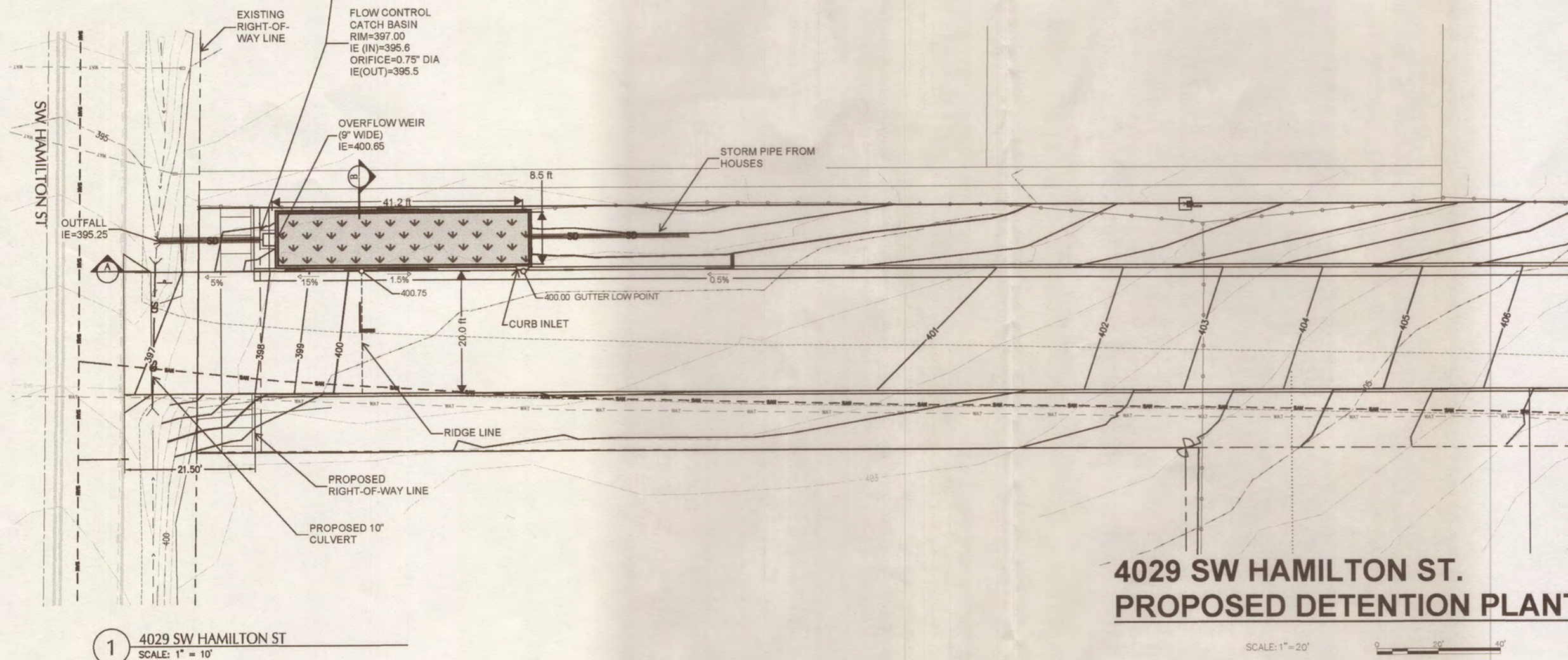
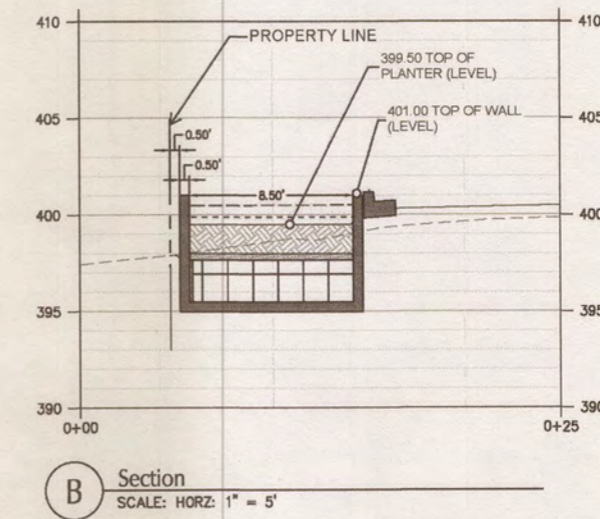
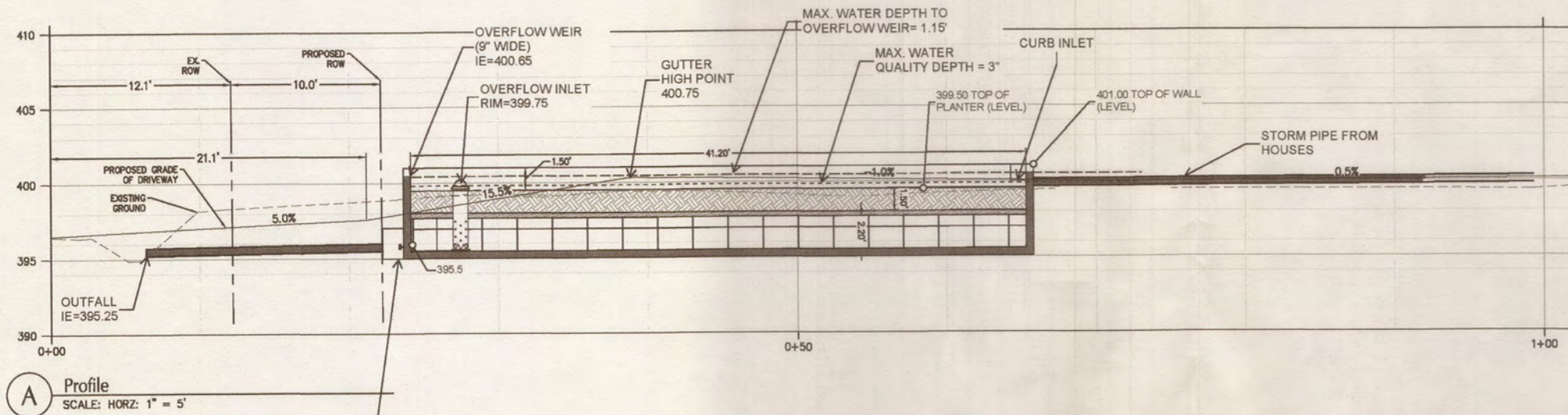
4029 SW Hamilton St  
portland OR, 97221

DATE: 07/09/2019  
ISSUE: Land Division  
REVISION: DESCRIPTION:

SHEET TITLE:  
EXISTING STORMWATER

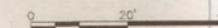
SHEET NO.:

A1.04



## 4029 SW HAMILTON ST. PROPOSED DETENTION PLANTER

SCALE: 1" = 20'



**EXHIBIT  
B**

**4029 SW HAMILTON**

4029 SW Hamilton St  
portland OR, 97221

DATE: 07/09/2019  
ISSUE: Land Division  
REVISION: DESCRIPTION:

SHEET TITLE:  
**STORMWATER PLAN**

SHEET NO.:

**A1.05**