

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 23292	Project Address: 1517 SE Maple Ave
Hearing Date: 1/8/20	Appellant Name: Gena Delaney
Case No.: B-009	Appellant Phone: 971-207-8285
Appeal Type: Building	Plans Examiner/Inspector: Hend Barghouti
Project Type: residential	Stories: 3 Occupancy: RS Construction Type: Residential House, zoned CM2
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: other: CHANGE OF USE FROM R3-SFR TO R3-LODGING HOUSE WITH 3 BEDROOMS FOR SHORT TERM RENTALS. NO PERSON TO BE LIVING IN STRUCTURE.	
LUR or Permit Application No.: 19-219866-RS	
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4]	Proposed use: Lodging House

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	R106.1.1, Chapter 2 in the IRC 2015
Requires	<p>R106.1.1, Chapter 2 in the IRC 2015</p> <p>According to the International Residential Code, the definition of Lodging House is: a one-family dwelling where one or more occupants are primarily permanent in nature, and rent is paid for guestroom.</p> <p>Oregon Structural Specialty Code 2014</p> <p>SECTION 310 RESIDENTIAL GROUP R310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the Residential Code.</p> <p>LODGING HOUSE. Any building or portion thereof containing not more than five guest rooms where rent is paid in money, goods, labor or otherwise. The total number of guests shall not exceed 16.</p> <p>Lodging houses, as defined in this section, are permitted to comply with the Residential Code in accordance with Section 101.2</p>
Code Modification or Alternate Requested	Property owner to live in separate residence.

Proposed Design No construction applies to the appeal.

Reason for alternative As suggested by Terry Whitehill, we would like to appeal to have the property based on the alternative that Liam Delaney, an owner of the property resides at the adjacent property (1513 SE Maple Ave). Liam performs hosting duties by welcoming guests, providing property information and is alerted to Fire/Safety alarms in real-time. Liam is also alerted to the coming and going of guests by use of keypad locks and motion sensor cameras to monitor appropriate number of guest and enforcement of our 'no-party'/quiet hour rules. He is also available for guests to contact if any other issues arise. Both Liam and his roommate have conditions that prevent them from working outside of the home, so they are usually available, but with technology can be always monitoring the property.

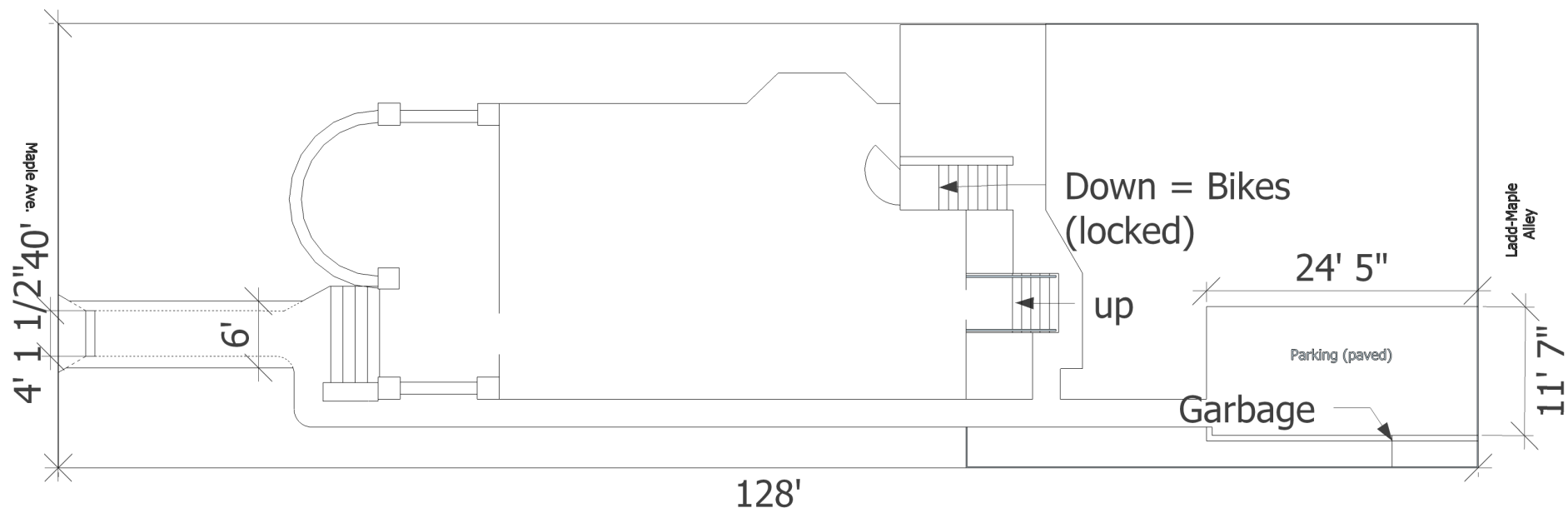
To enforce this alternative, the owners of the property would sign a covenant not to sell the property separately, as long as the property's use is a Lodging House.

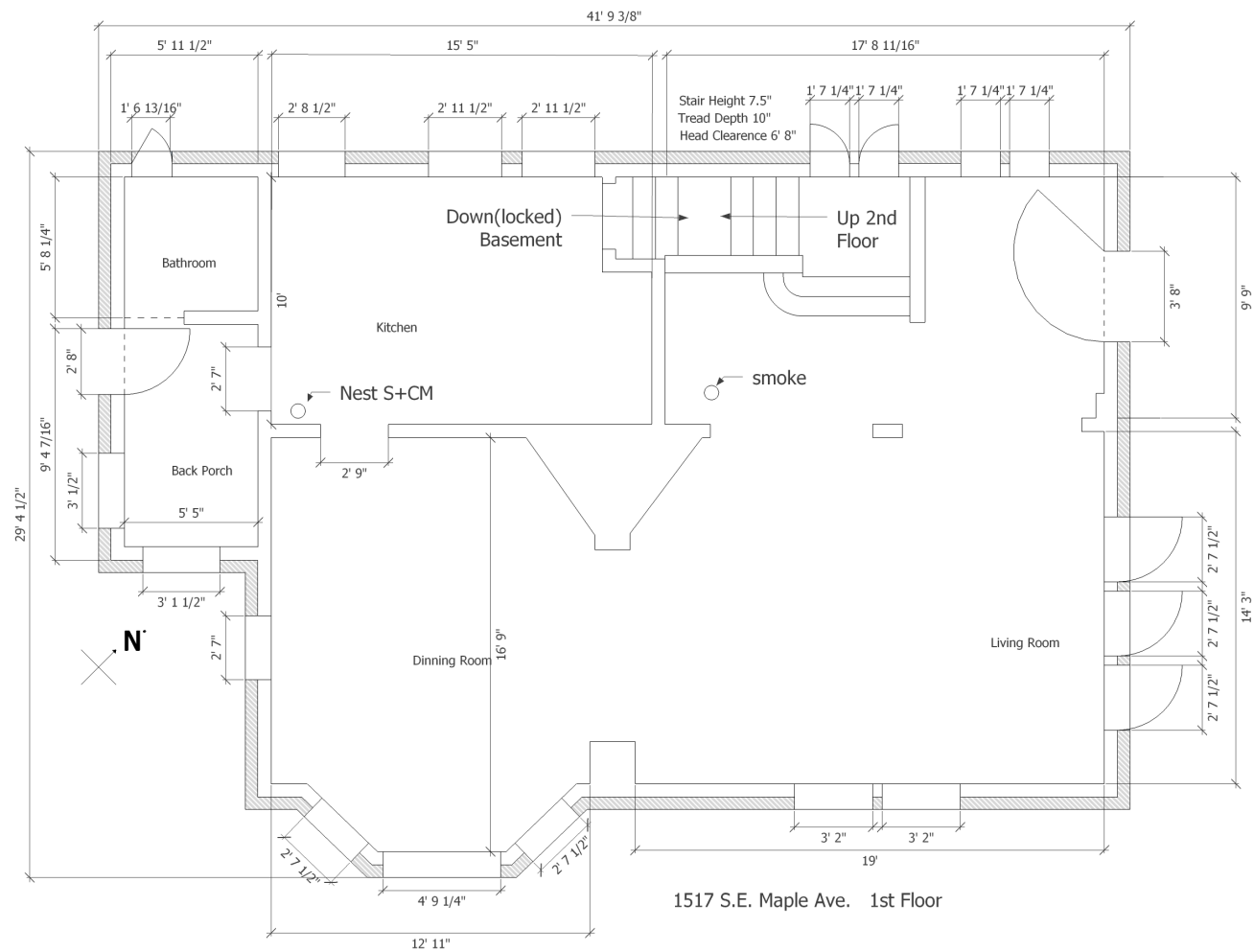
We have resided in these properties for over 37 years and feel as we are good stewards of the neighborhood, that stay in contact with neighbors. Due to the growth of Lower Hawthorne, we also believe it is time to use this property as contributing service to both the businesses and the residents in the area in a use intended by its commercial zoning (CM2).

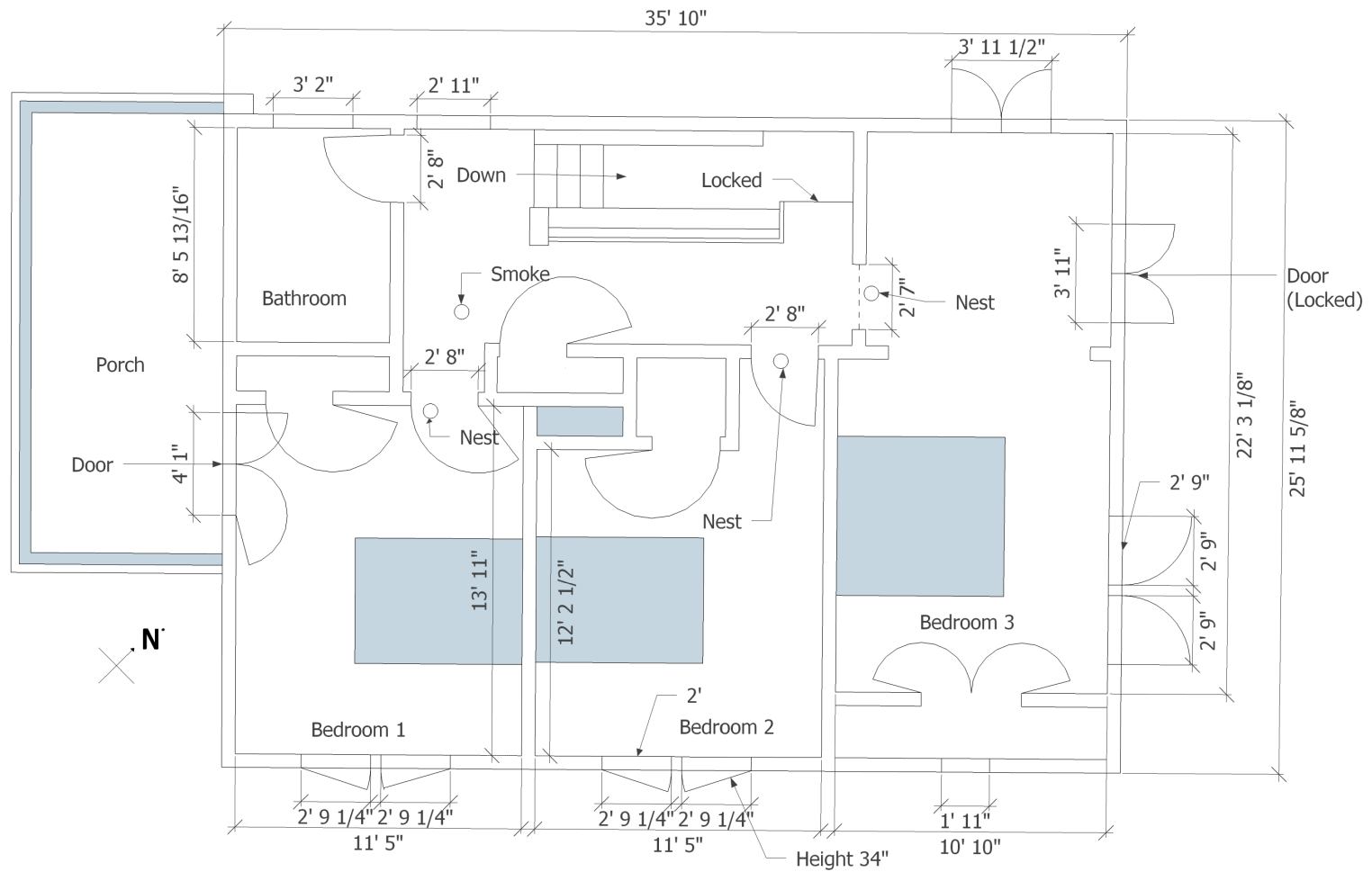
APPEAL DECISION

Single family residence conversion to R3 lodging house: Denied Proposal does not provide equivalent Life Safety protection.
Appellant may contact John Butler (503 823-7339) with questions.

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.







1517 S.E. Maple Ave. 2nd Floor

