

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: 23410	Project Address: 7336 N Greenwich Ave
Hearing Date: 2/5/20	Appellant Name: Sinan Gumusoglu
Case No.: B-006	Appellant Phone: 9713368179
Appeal Type: Building	Plans Examiner/Inspector: Steven Mortensen
Project Type: commercial	Stories: 3 Occupancy: R-2 Construction Type: V-B
Building/Business Name: Greenwich Ave. apartments Fire Sprinklers: Yes - Throuhout	
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 19-217558-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Apartment building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	1027.4.2
Requires	OSSC 2902.2 exception 2 requires a single unisex toilet
Code Modification or Alternate Requested	Requesting an approval to not provide a toilet in the Community room
Proposed Design	The community room (496sf.), as designed, is located on the ground floor, easily accessible to the tenants of the building. The small community room is private and not open to the public. Community room users will be either residents or guests of residents living in the apartment building, all of whom have convenient access to private toilets and lavatory facilities in the bathrooms of their apartment units.
Reason for alternative	We are submitting this request for appeal based on the fact that this small housing project with limited common space can't afford to lose valuable "amenity" floor space in the community room. Even a small bathroom would diminish the minimal usable community space by at least 15%. Further, because apartment residents and their guests will have access to restrooms in their private units, and because there will be no public access to the community room, the addition of a restroom in the community room would be both redundant and wasteful.

APPEAL DECISION

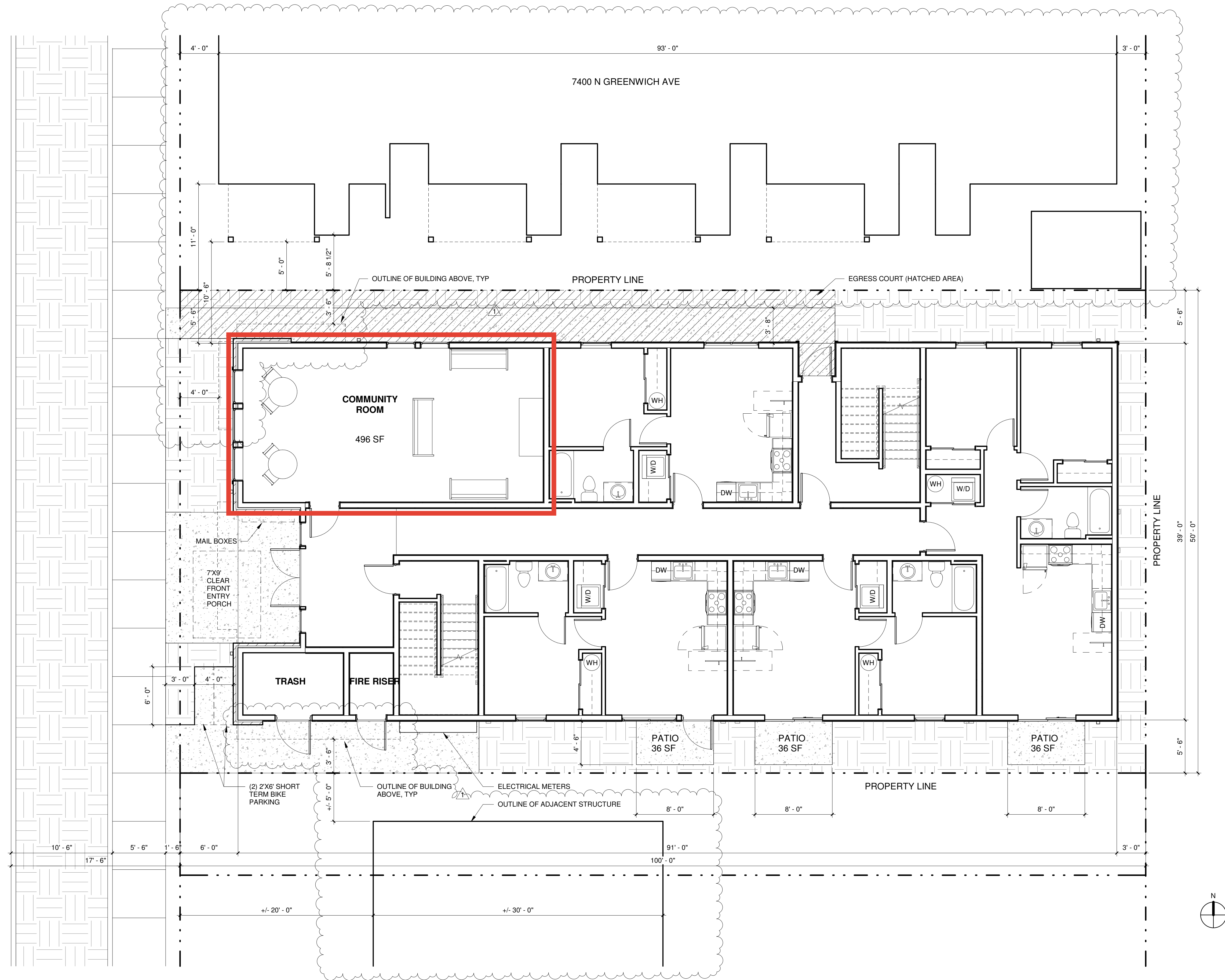
Omission of toilet room to serve Community Room: Granted as proposed based on limited number of occupants and use by tenants only.

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.

N. GREENWICH AVE.



ZONING CODE SUMMARY

SITE ADDRESS: 7336 N. GREENWICH AVENUE, PORTLAND, OR
PROPERTY ID: R313405

PROJECT DESCRIPTION:
NEW 16 UNIT, 3 STORY, RESIDENTIAL APARTMENT BUILDING.
PROJECT INCLUDES (11) 1 BEDROOM AND (5) TWO BEDROOM
UNITS. NO CAR PARKING PROVIDED.

DESIGN STANDARDS:
COMMUNITY DESIGN STANDARDS (33.218.110)
• ROOF: 6:12 PITCH PROVIDED.
• EXTERIOR FINISH MATERIALS: FIBER CEMENT LAP SIDING
W/ 4" REVEAL & BRICK. FIBER CEMENT PANEL SIDING
< 10% AREA OF EACH FACADE.
• TRIM: 1X4 FIBER CEMENT TRIM PROVIDED.

GROUND FLOOR WINDOWS:
REQUIRED: 390 SF X 0.4 = 156 SQ.FT.
PROVIDED: 160 SQ. FT.

ZONING:
CM3 - COMMERCIAL MIXED USE 3 WITH "d" DESIGN OVERLAY
ZONE
NORTH INTERSTATE PLAN DISTRICT

SITE AREA:
5,000 SQ. FT.

FLOOR AREA RATIO:
MAXIMUM = 3:1 = 15,000 SF
PROPOSED AREA = 10,845 SF

MAXIMUM HEIGHT:
ALLOWABLE: 65 FT.
PROPOSED: 34' - 6"

SETBACKS:
• FRONT: 0' MIN ALLOWABLE - 6' PROPOSED
• SIDES: 0' MIN ALLOWABLE - 5' - 6" PROPOSED
• REAR: 0' MIN ALLOWABLE - 3' PROPOSED

MINIMUM LANDSCAPED AREA:
REQUIRED = 5,000 SQ. FT. X 0.15 = 750 SQ. FT.
PROVIDED = 869 SQ. FT.

MINIMUM OUTDOOR AREA:
REQUIRED = (16) UNITS X 36 SF/UNIT = 576 SQ FT
PROVIDED = 497 SF COMMUNITY ROOM + (3) 36 SF PATIOS = 605
SQ. FT.

VEHICLE PARKING:
REQUIRED: NONE
PROVIDED: NONE

LONG TERM BICYCLE PARKING:
REQUIRED: 1.1 SPACES PER UNIT X 16 UNITS = 18 SPACES
PROVIDED: 18 SPACES
NOTE: LONG TERM SPACES PROVIDED ON VERTICAL WALL
MOUNTED RACKS IN EACH UNIT.

SHORT TERM BICYCLE PARKING:
REQUIRED: 1 SPACES PER 20 UNITS
PROVIDED: 1 SPACE

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Greenwich Avenue Apartments

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Portland, Oregon

Structure Redevelopment LLC

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Clackamas, Oregon 97015

REVISIONS

1 1/6/2020 Plan Check

PERMIT SET
AUGUST 19, 2019
ISSUE DATE

SITE PLAN &
ZONING
SUMMARY

A0.02