

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: 23485	Project Address: 3300 Block of SW Buddington
Hearing Date: 2/26/20	Appellant Name: Adam Zucker
Case No.: P-001	Appellant Phone: 503-956-3473
Appeal Type: Plumbing	Plans Examiner/Inspector: McKenzie James, Jim Bechtel, Jason Butler-Brown
Project Type: residential	Stories: 2 Occupancy: Residential Construction Type: Not Available
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 2019-184214
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	307.0 Location (2017 Oregon Plumbing Specialty Code)
Requires	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.
Code Modification or Alternate Requested	The applicant is requesting that drainage from one lot be able to drain into the adjacent lot given that a drainage and maintenance easement is provided.
Proposed Design	<p>The proposed property is located within an environmental conservation overlay zone and has been divided into two buildable R-7 lots. The proposed design will include two new residential structures, paved parking areas, landscaping, and a share driveway over a unidentified drainage feature to provide egress/ingress to SW Buddington.</p> <p>Each lot will have lined rain gardens to treat the stormwater runoff from the new residential structures. However, the eastern lot will receive drainage from all of the paved parking areas and shared driveway. All stormwater facilities have been sized in accordance to the City's Simplified method and each lot will have a 4-inch outfall that drains into the site's drainage feature</p>
Reason for alternative	Since this development is located with an environmental overlay zone, several alternatives have been evaluated to minimize impacts to the resources. The resultant preferred alternative includes a shared driveway access to the sites that straddles the shared lot line. In order to further minimize the overall site disturbance and impacts, the proposed grading plan was developed to closely match the existing grades that slope towards the eastern lot. As such, drainage from both the shared driveway and paved parking areas from both lots drain into the stormwater facility on the

eastern lot. This design approach was determined during environmental review process as having the least amount of impact to the site resources.

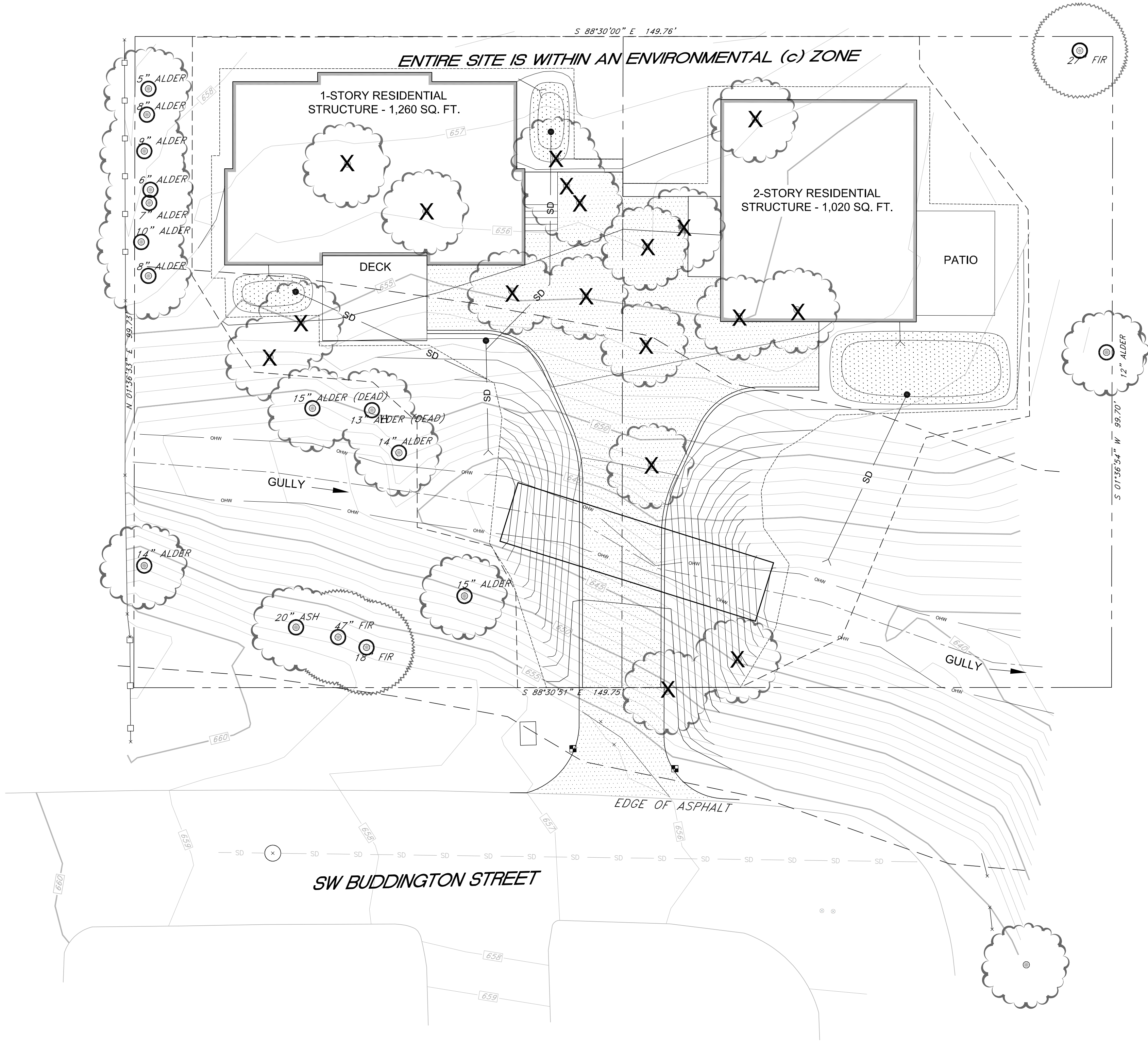
APPEAL DECISION

Stormwater drainage onto adjacent lot with easement: Granted as proposed with drainage and maintenance easement.

Easement shall be 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 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 25.07, you may appeal this decision to the Plumbing 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.



SHEET LEGEND

- EXISTING TREE
- TREE TO BE PRESERVED
- TREE TO BE REMOVED
- 30-FOOT DRAINAGE OFFSET
- AREA OF PERMANENT DISTURBANCE
- AREA OF TEMPORARY DISTURBANCE

1 PROPOSED DEVELOPMENT SITE PLAN
SCALE: 1" = 20'

NOT FOR CONSTRUCTION