

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: 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 - Reconsideration of ID 23292

Appeal ID: 23513	Project Address: 1517 SE Maple Ave
Hearing Date: 2/26/20	Appellant Name: Gena Delaney
Case No.: B-019	Appellant Phone: 9712078285
Appeal Type: Building	Plans Examiner/Inspector: Hend Barghouti
Project Type: residential	Stories: 3 Occupancy: RS Construction Type: Residential
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Reconsideration of appeal	LUR or Permit Application No.: 19-219866-RS
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Lodging House

APPEAL INFORMATION SHEET

Appeal item 1

Code Section R106.1.1, Chapter 2 in the IRC 2015

Requires Oregon Structural Specialty Code 2014

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.

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.

Lodging houses, as defined in this section, are permitted to comply with the Residential Code in accordance with Section 101.2

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 tht 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 guest to contact if any other issues arise. Both Liam ad 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).

Reconsideration Text: The same owners are on the titles of 1513 and 1517 SE Maple Ave. as required by appeal decision. The owners are in consensus to sign a covenant in conjunction with Nancy Thorenson to not sell 1517 separately unless the covenant is dissolved. See new PDF Quick Deed attachments processed by Multnomah Co.

APPEAL DECISION

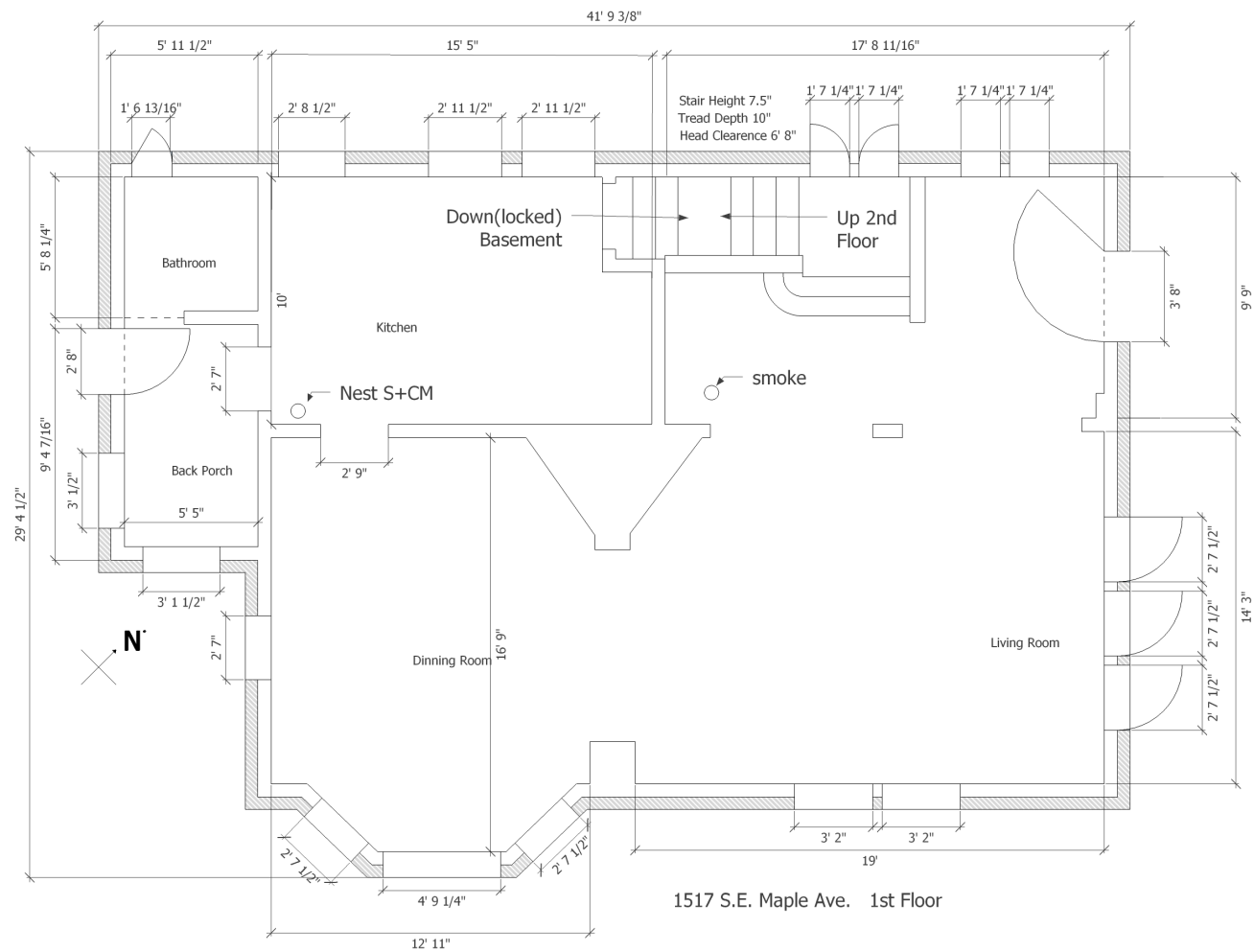
Single family residence conversion to R3 lodging house with homeowner residing on adjacent property: Granted provided a covenant to not sell the properties separately is provided prior to plan review approval.

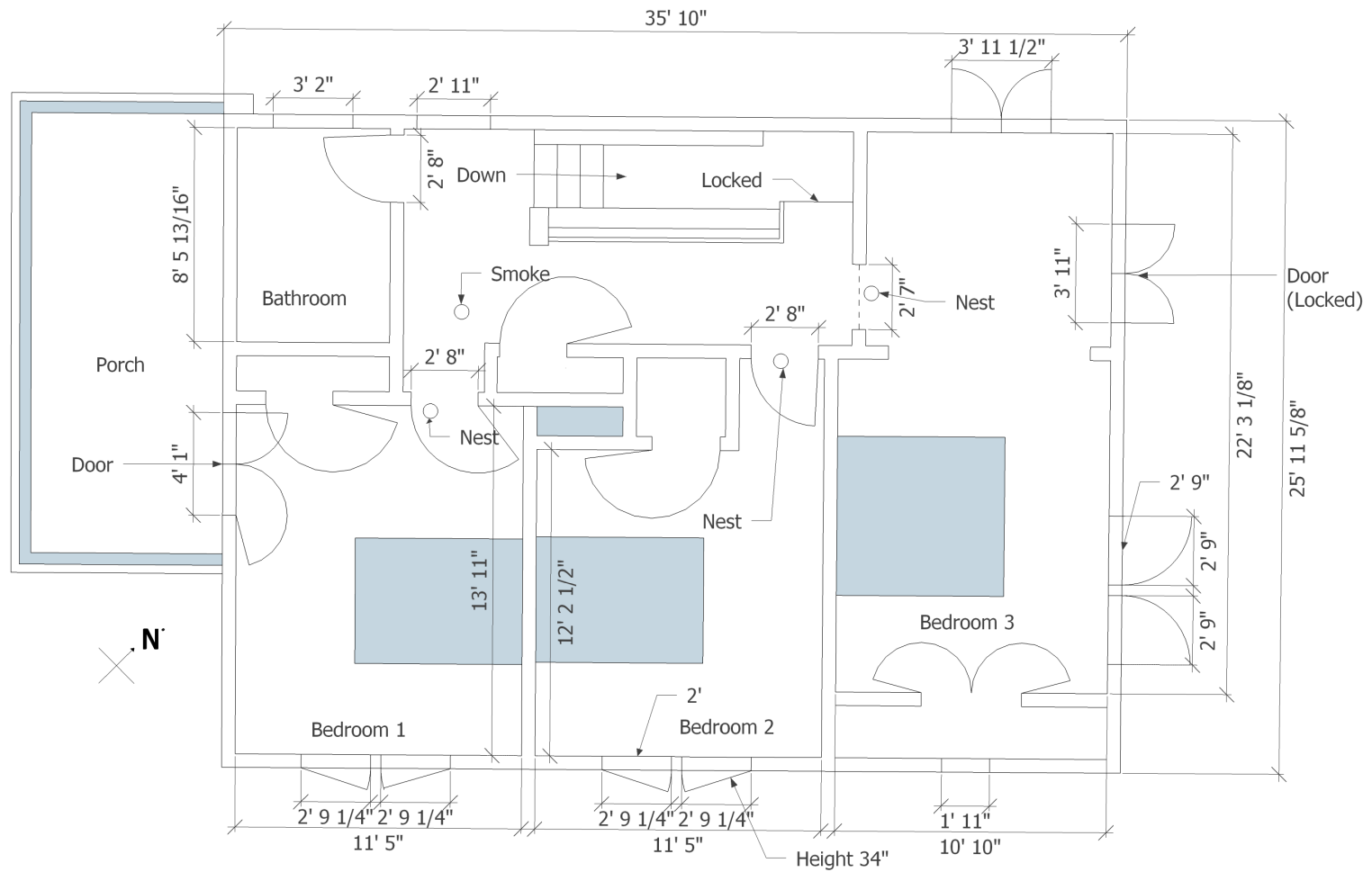
Appellant must contact Nancy Thorington (503-823-7023) for more information prior to writing the covenant and the covenant must be reviewed and approved by BDS prior to recording.

A copy of the recorded covenant must then be provided to BDS prior to plan review approval.

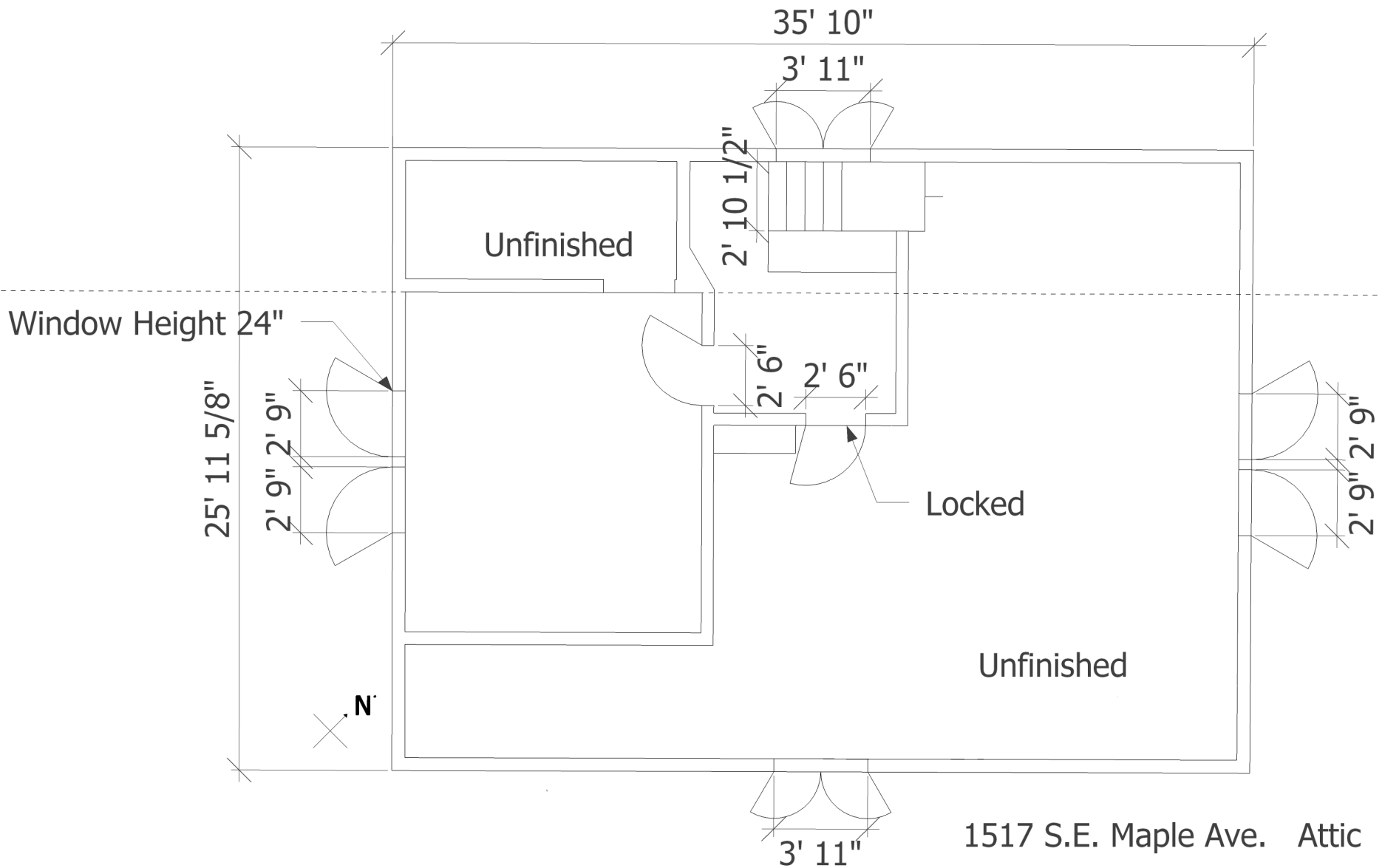
The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

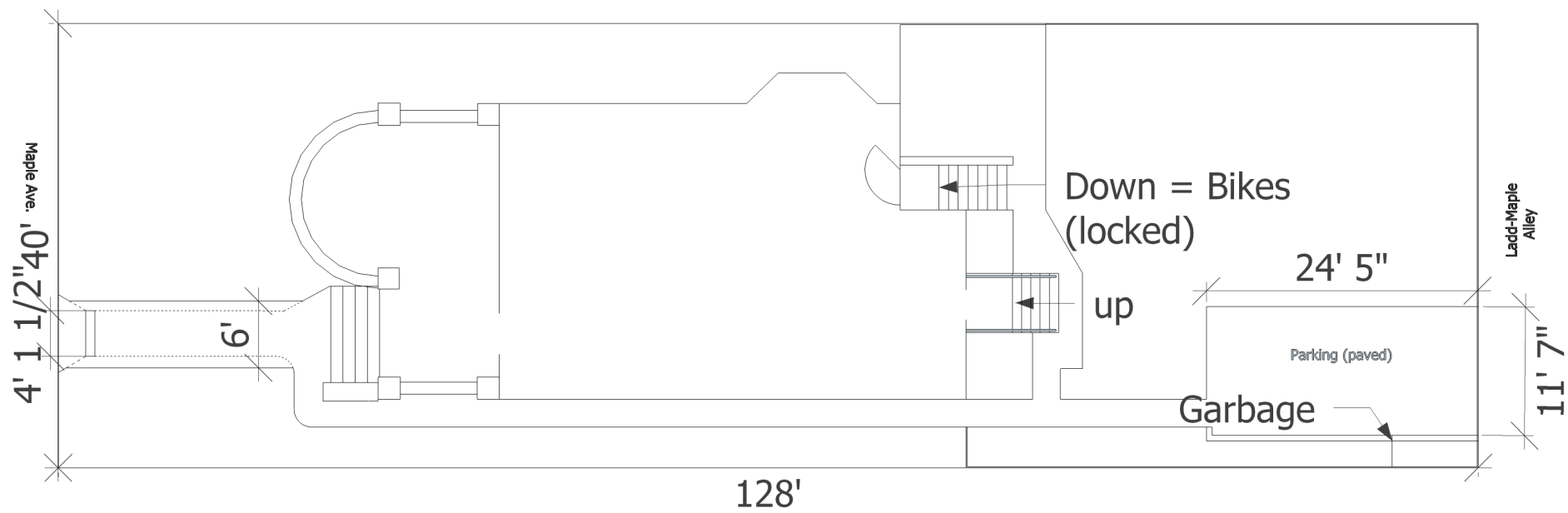
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.





1517 S.E. Maple Ave. 2nd Floor





BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



GENA DELANEY
1513 SE MAPLE AVE
PORTLAND, OR 97214
Grantor's Name and Address
GENA DELANEY
1513 SE MAPLE AVE
PORTLAND, OR 97214
Grantee's Name and Address

After recording, return to (Name and Address):

GENA DELANEY

Until requested otherwise, send all tax statements to (Name and Address):

SAME AS ABOVE

Multnomah County Official Records
E Murray, Deputy Clerk

2020-020215



\$82.00

02452372202000202150010017

02/20/2020 08:41:49 AM

DEED-DEED

Pgs=1 Stn=11 ATJN

\$5.00 \$11.00 \$60.00 \$6.00

QUITCLAIM DEED - STATUTORY FORM

GENA DELANEY

releases and quitclaims to MORGAN DELANEY, LIAM DELANEY

all right, title and interest in and to the following described real property situated in
Oregon: 1513 SE MAPLE AVE LADD'S ADDITION
PORTLAND, OR 97214 BLOCK 13
LOT 9

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 100 (Here, comply with the requirements of ORS 93.030.)

DATED 2/19/2020
authority of that entity.

; any signature on behalf of a business or other entity is made with the

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on February 19, 2020

by Morgan & Liam Delaney February 19, 2020

by Gena Delaney

as



OFFICIAL STAMP
ALONDA ANN WHITNEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 984330
MY COMMISSION EXPIRES FEBRUARY 21, 2023

Alonda Ann Whitney
Notary Public for Oregon

My commission expires February 21, 2023

BILL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Morgan Delaney
1538 SE Holly St
Portland, OR 97214

Grantor's Name and Address

GENA DELANEY
1513 SE MAPLE AVE
PORTLAND, OR 97214

Grantee's Name and Address

After recording, return to (Name and Address):

Until requested otherwise, send all tax statements to (Name and Address):

SAME AS ABOVE

Multnomah County Official Records
E Murray, Deputy Clerk

2020-020216



\$82.00

02452373202000202160010014

02/20/2020 08:41:56 AM

DEED-DEED

Pgs=1 Stn=11 ATJN

\$5.00 \$11.00 \$60.00 \$6.00

Morgan and Liam Delaney

QUITCLAIM DEED - STATUTORY FORM

releases and quitclaims to

Gena Delaney

, Grantor,

all right, title and interest in and to the following described real property situated in Multnomah
Oregon:

1517 SE Maple Ave
Portland, OR 97214

LADD'S ADDITION
BLOCK 13
LOT 10

, Grantee,
County,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 1.00 . (Here, comply with the requirements of ORS 93.030.)

DATED

2/19/2020

authority of that entity.

; any signature on behalf of a business or other entity is made with the

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON, County of Multnomah

) ss.

This instrument was acknowledged before me on
by Morgan & Liam Delaney

This instrument was acknowledged before me on
by Gena Delaney

as

of



OFFICIAL STAMP
ALONDA ANN WHITNEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 984330
MY COMMISSION EXPIRES FEBRUARY 21, 2023

Notary Public for Oregon

My commission expires

February 19, 2020
February
February 21, 2023

