

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: Hold for Additional Information - Held over from ID 26465 (2/2/22) for additional information

Appeal ID: 27508

Project Address: 1656 SW Sunset Blvd

Hearing Date: 2/16/22

Appellant Name: Adam and Melissa Light

Case No.: P-001

Appellant Phone: 5035221499

Appeal Type: Plumbing

Plans Examiner/Inspector: Lois Jennings, Jim Bechtel,
McKenzie James, Joe Blanco

Project Type: lur

Stories: 2 **Occupancy:** One and Two Family Residential
Construction Type: Detached

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: Reconsideration of appeal, other: Land
division

LUR or Permit Application No.: 21-056824-LU

Plan Submitted Option: pdf [File 1] [File 2] [File 3]

Proposed use: Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

OPSC 2021 307.1

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

Reconsideration text: Note that code referenced is OPSC 2021, not OPSC 2017

Code Modification or Alternate Requested

We request to construct a continuous trench drain across a lot line in order to collect storm water efficiently.

Proposed Design

Construct a 14" trench drain at the bottom of a sloped driveway. 6' of the drain will be on parcel 1. 8' of the drain will be on parcel 2. The trench drain will be connected to the private storm system of parcel 2 with storm water treated in a flow through planter on parcel 2. There will be a BES approved private covenant or easement to address maintenance and upkeep.

Reconsideration Text:

Attachment 1 shows detail of the proposed trench drain with dimensions on either side of the lot line.

Attachment 2 shows the proposed utility plan, including the shared sewer line and the flow through planter.

Attachment 3 provides detail of the proposed easement with full dimensions. (The final, legal description of the easement will be part of the final plat submitted after land use decision has been issued and conditions have been met.)

Reason for alternative Portland Planing and Zoning 33.610.400 requires that "where it is practical, vehicle access must be shared between the flag lot and the lots between the flag portion of the lot and the street." In accordance with this code, we have designed a shared driveway that straddles the lot line between parcel 1 (existing) and parcel 2 (proposed). Because the average driveway grade is 17%, the project civil engineer recommends a continuous trench drain across the bottom of the driveway to collect storm water. By using the storm system of parcel 2 for drainage, all driveway storm water on both parcels will be treated before discharge to the public storm sewer; this represents an improvement on existing conditions for parcel 1 where driveway runoff is not collected or treated.

APPEAL DECISION

Construction of a continuous trench drain across a lot line for stormwater collection with access easement and maintenance agreement: Hold for additional information.

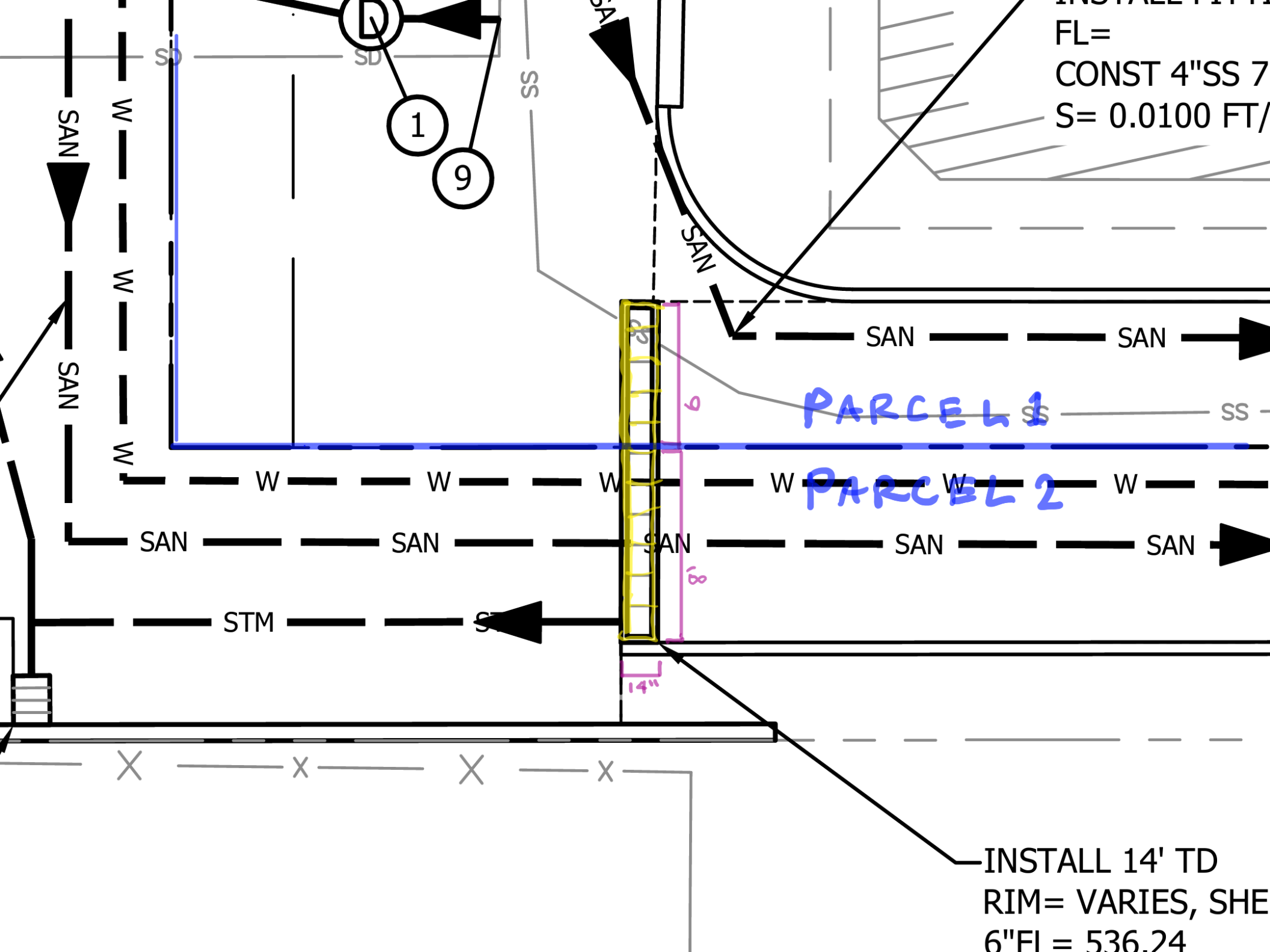
See note below regarding the process for submitting additional information.

Appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov with questions.

Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. Once submitted, the appeal cannot be revised.

No additional fee is required.



SHEET NOTES

- REFER TO SHEET C0.0 FOR LEGENDS, GENERAL NOTES AND DETAILS.

SITE AREAS	
PARCEL 1 EXISTING ROOF AREA	1,142 (SF)
PARCEL 1	4,938 (SF)/0.113 (ACRES)
PARCEL 2, TOTAL AREA (WITH FLAG + POLE)	9,986 (SF)/0.229 (ACRES)
PARCEL 2, MINIMUM LOT AREA (FLAG)	9,045 (SF)
PARCEL 2 NEW HOME/GARAGE ROOF AREA	1,485 (SF)
PARCEL 2 ADU ROOF AREA	587 (SF)

NOTE: FOR NEW HOME AND/OR ADU ROOF OUTLINES, SEE SHEET C3.0



ADAM LIGHT PARTITION
1656 SW SUNSET BLVD
PORTLAND OR, 97239

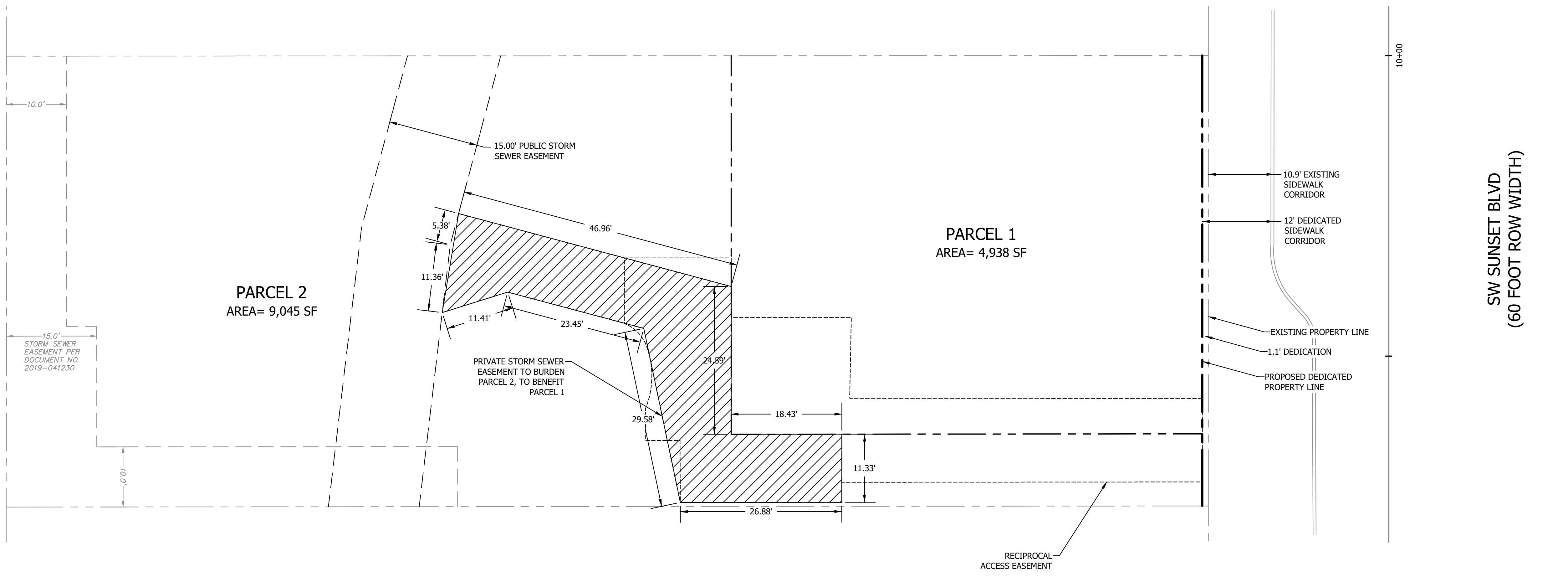
NO.	DATE	DESCRIPTION

DATE 01-31-2022

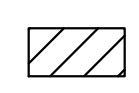
DESIGNED
DRAWN
CHECKED

PARTITION PLAN

C2.0



LEGEND


STORMWATER EASEMENT
 AREA = 1047 SQUARE FEET

