

# Development Services

## From Concept to Construction

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More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



### APPEAL SUMMARY

**Status:** Hold for Additional Information - Held over from ID 27684, item #2 (4/27/22), for additional information

<b>Appeal ID:</b> 27745	<b>Project Address:</b> 4615 & 4635 SE Hawthorne Ave
<b>Hearing Date:</b> 5/11/22	<b>Appellant Name:</b> Annabelle Lee
<b>Case No.:</b> B-010	<b>Appellant Phone:</b> 907-209-7879
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Preliminary
<b>Project Type:</b> commercial	<b>Stories:</b> 1 <b>Occupancy:</b> B <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> Por Que No	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Reconsideration of appeal	<b>LUR or Permit Application No.:</b>
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Covered Patio

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	602.1, 705.8 & 1028.5
<b>Requires</b>	<p>602.1 Would require a 1 hour rated wall along the east side of the Patio because of it being closer than 5' to the adjacent building.</p> <p>705.8 Limits Exterior Wall Openings based on Fire Separation Distance (No openings would be allowed along the east side of the Patio)</p> <p>1028.5 Requires Dispersal Areas to be on the same lot</p>
<b>Code Modification or Alternate Requested</b>	To allow these properties to be viewed as one parcel where no fire rated separation and no limit to the open area along the east side of the Patio would be required; and to allow 4635 SE Hawthorne Blvd. to use the parking lot of 4615 SE Hawthorne Blvd. to access the Public Way for purposes of egress.
<b>Proposed Design</b>	These lots are both owned by the same person, although they are in different entity LLC's. We propose to put in place an 'Access Easement and Maintenance Agreement' so that the two parcels may be viewed and used as one. We are proposing a Covered Patio (located on 4615 SE Hawthorne Blvd.) adjacent and connected to the existing building at 4635 SE Hawthorne Blvd. We are proposing no new fire rated wall along the patio's east side, instead keeping it 100% open to the existing masonry wall (along the common property line).
<b>Reason for alternative</b>	<p>With the 'Access Easement and Maintenance Agreement' in place the property line between 4615 &amp; 4635 is no longer relevant. Additionally, the 'Covenant Not to Sell Separately' will allow for an egress out the back of the existing restaurant and through the parking lot enhancing the safety of people within that building.</p> <p>Additionally the existing west wall of 4635 is of Hollow Brick Construction and is 8" thick, providing for a rated separation between the proposed Patio and the existing building.</p>

## APPEAL DECISION

**Omission of 1 hour fire rated exterior wall of covered patio area at South property line with Access Easement and Maintenance Agreement: Hold for additional information.**

**See note below regarding the process for submitting additional information.**

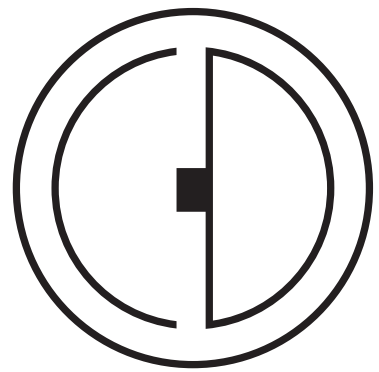
**Appellant may contact John Butler (503 865-6427) or e-mail at [John.Butler@portlandoregon.gov](mailto:John.Butler@portlandoregon.gov) with questions.**

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.

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Annabelle Lee 907.209.7879  
cadiumdesign.com PDX, OR

PQN COMMISSARY AND PATIO  
4615 HAWTHORNE BLVD., PORTLAND, OR 97215

DRAFT

DATE: 04.15.22

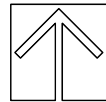
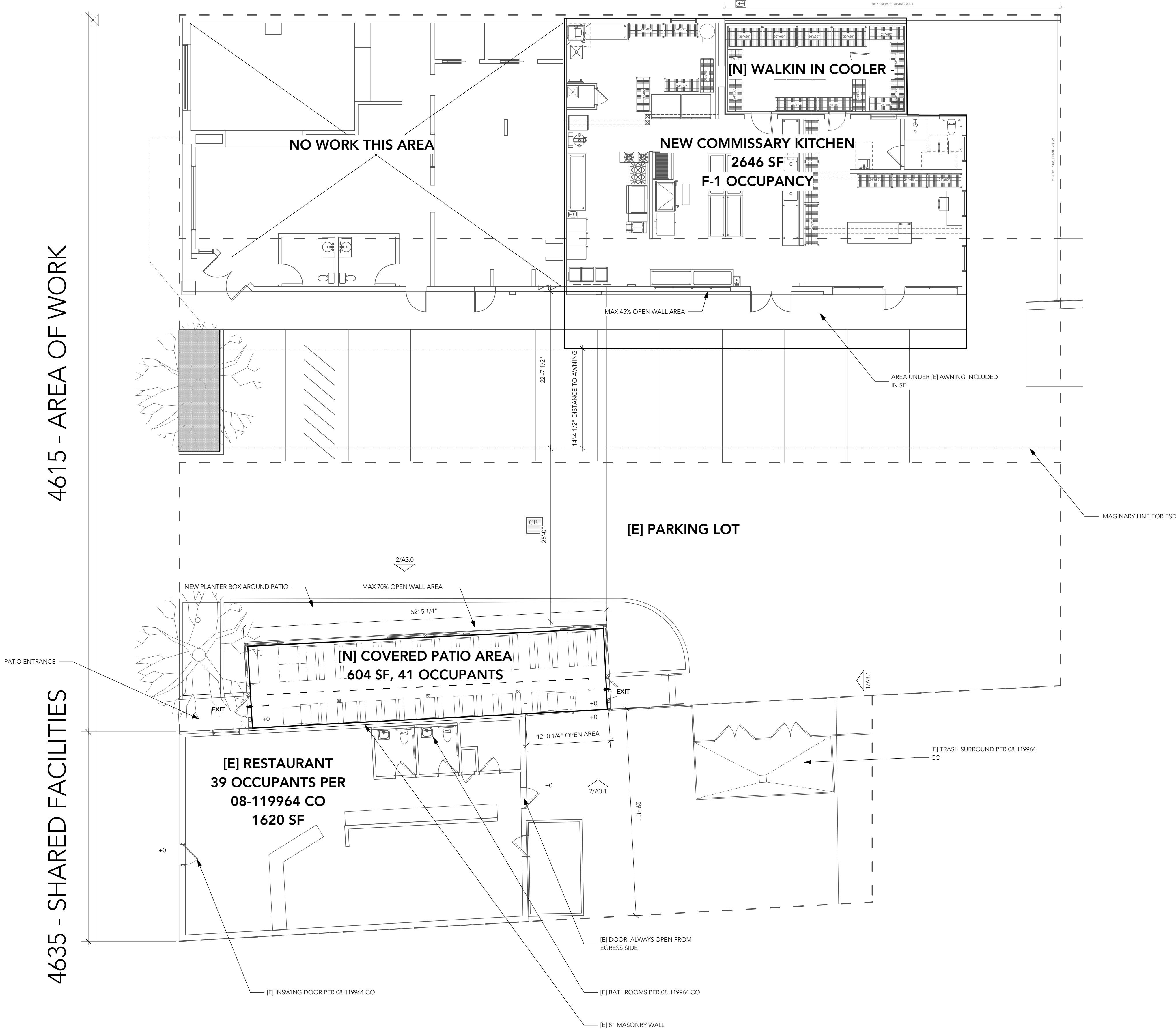
FULL SIZE DRAWING IS  
22" X 34"  
DRAWING:  
PROPOSED FLOOR PLAN

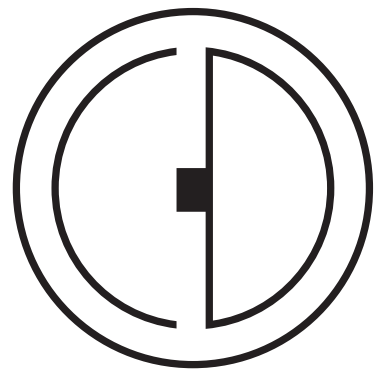
A1.2

SE HAWTHORNE BLVD.

4615 - AREA OF WORK

4635 - SHARED FACILITIES





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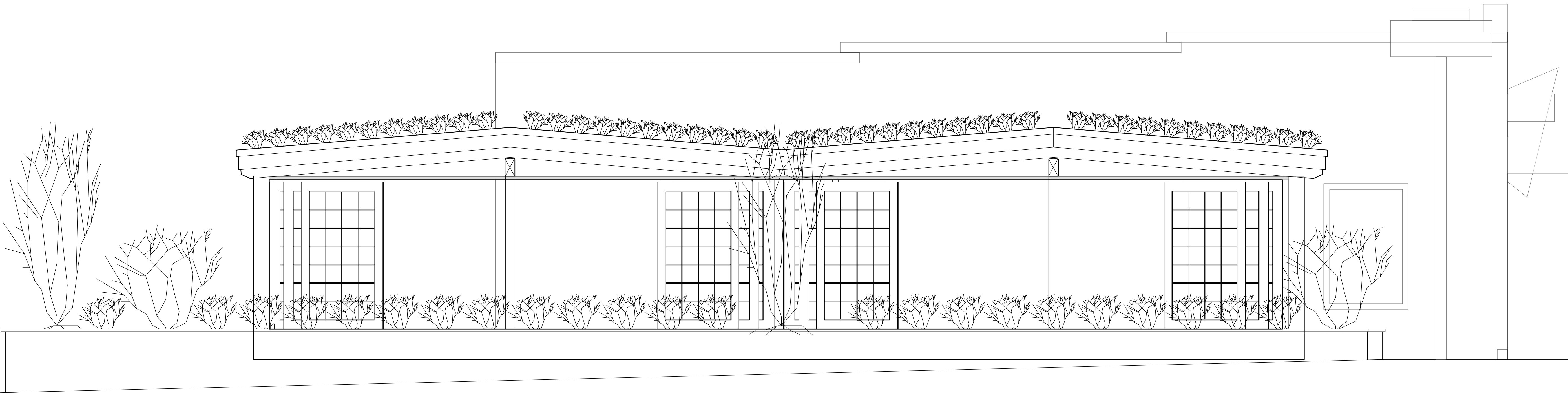
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22" X 34"

DRAWING:  
ELEVATIONS

A3.0

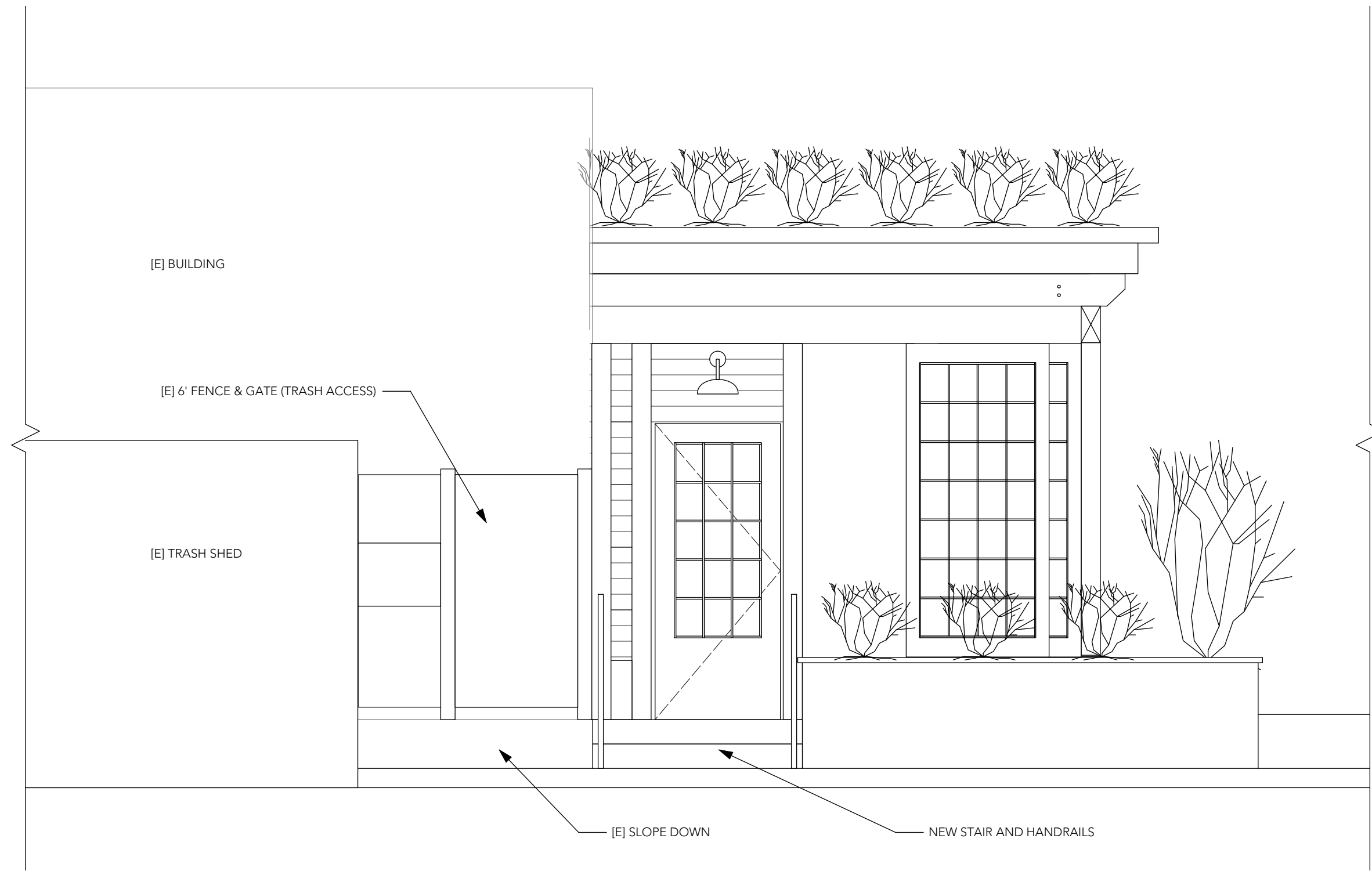


1 ELEVATIONS  
A3.0 3/8" = 1'

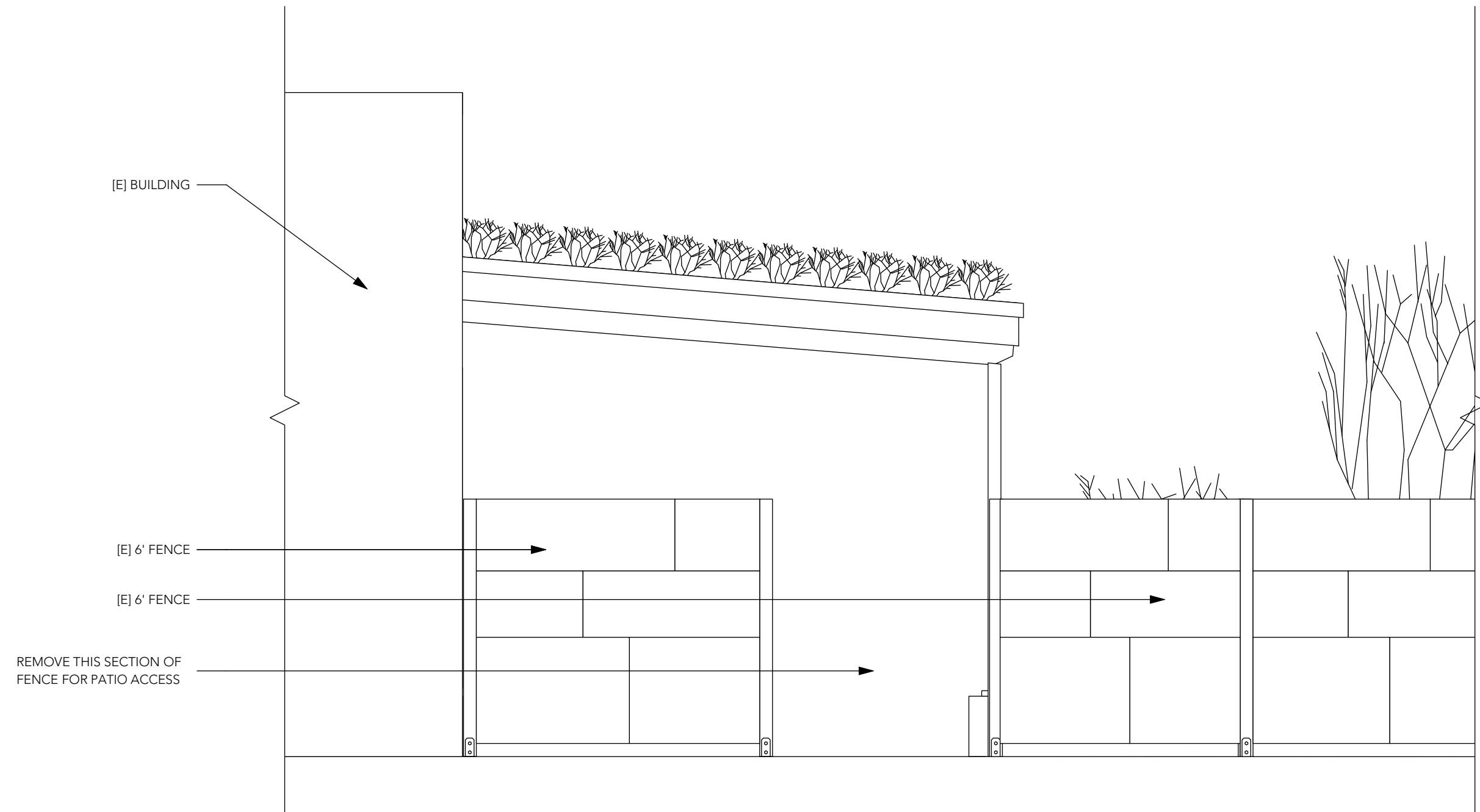


AREA OF BUILDING FACE: 567, 70% OF ALLOWED OPEN AREA: 39% SF  
PROPOSED OPEN AREA: 367 SF

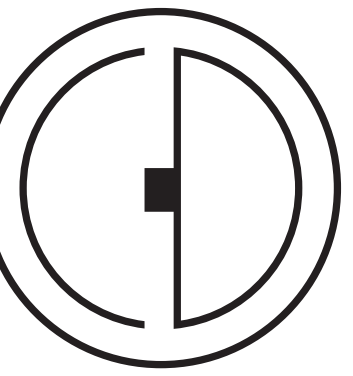
2 ELEVATIONS  
A3.0 3/8" = 1'



1	ELEVATIONS
A3.1	3/8" = 1'



2	ELEVATIONS
A3.1	3/8" = 1'



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DRAWING:  
ELEVATIONS

A3.1