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Appeal 32295

Appeal Summary

Status: Hold for more information

Appeal ID: 32295	Project Address: 4005 NE COLUMBIA BLVD
Submission Date: 5/14/24 1:50 PM	Appellant Name: Sarah O'Neil
Hearing Date: 5/22/24	Appellant Phone: 4808512373
Case #: B-004	LUR or Permit Application #: Permit 24-031225-CO
Appeal Type: Building	Stories: 0 Occupancy: Telecom Construction Type: Demolition
Project Type: Commercial	Fire Sprinklers: No
Building/Business Name:	Plans Examiner/Inspector: Jeff Duquette PE
Appeal Involves: Alteration of an existing structure	Plan Submitted Option: pdf [File 1]
Proposed use: Removal of existing telecom tower	Payment Option: mail

Appeal Information Sheet

Appeal item 1

Code Section	24.55.100
Requires	<p>PCC 24.55.100: "After removal of any structure all foundations that are not to be used for new construction shall be removed and all excavations filled in compliance with Chapter 24.70 of this Title, to a level of the adjoining grade." You will need to apply for a code appeal review to leave the existing foundation in-place.</p>
Code Modification or Alternate Requested	Requesting to leave the foundation
Proposed Design	All telecom equipment to be removed except foundation
Reason for alternative	Request to leave the 5x5 tower foundation installed to minimize site disturbance.

Appeal Decision

Allow existing foundation to remain following demolition of tower: Hold for more information.

PLEASE READ THE NOTE BELOW when providing Board requested Additional Information or when submitting a reconsideration after 1st time appeal Denial.

A reconsideration is submitted online 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.

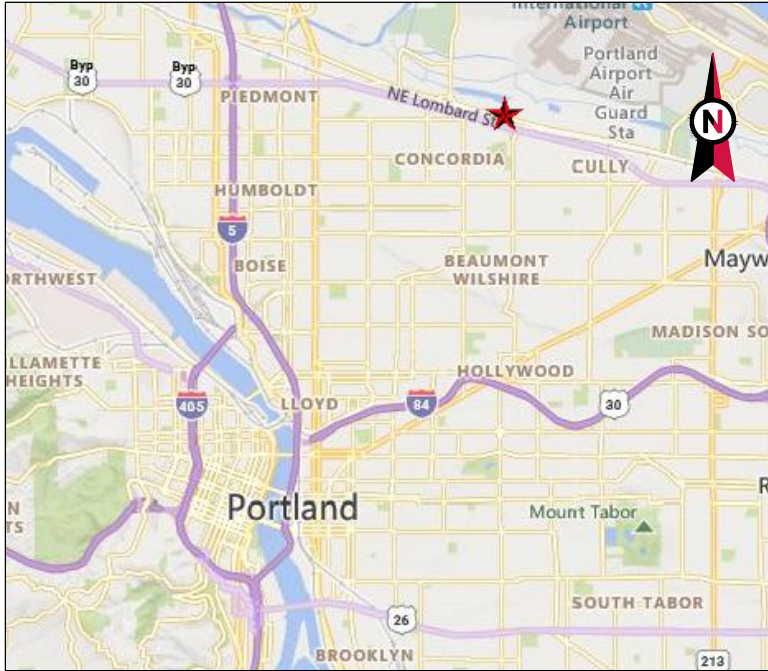
Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as ""Reconsideration Text"" with any new attachments also referenced. Once submitted, the appeal cannot be revised.

No additional fee is required when the Board has requested additional information or for the first reconsideration of a denied appeal if submitted within 6 months of the original appeal. In these two specific instances please ignore the auto-generated request for another fee.

PLEASE NOTE that there will be no auto-generated verification that the appeal is successfully submitted. To verify this by viewing the submitted appeal, go to;

<https://www.portlandoregon.gov/bds/appeals/?action=search> .

Then click on ""SEARCH"" and you will see the most recent 500 appeals in order that they have been filed. Find your appeal, click on ""view"" and then on ""file"". You can also refine the results by filling in a search word such as your name.



VICINITY MAP




AMERICAN TOWER®

SITE NAME: CONCORDIA MIGHTY MITE
SITE NUMBER: 308326
SITE ADDRESS: 4005 NE COLUMBIA BLVD
PORTLAND, OR 97211



LOCATION MAP

TOWER TAKEDOWN PLAN

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
<p>ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <p>1. 2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)</p> <p>2. 2017 OREGON ELECTRICAL SPECIALTY CODE (OESC)</p> <p>3. INTERNATIONAL BUILDING CODE (IBC)</p> <p>4. NATIONAL ELECTRIC CODE (NEC)</p> <p>5. LOCAL BUILDING CODE</p> <p>6. CITY/COUNTY ORDINANCES</p>	<p><u>SITE ADDRESS:</u></p> <p>4005 NE COLUMBIA BLVD PORTLAND, OR 97211 COUNTY: MULTNOMAH</p> <p><u>GEOGRAPHIC COORDINATES:</u></p> <p>LATITUDE: 45.57260278 LONGITUDE: -122.62211111 GROUND ELEVATION: 77' AMSL</p> <p><u>ZONING INFORMATION:</u></p> <p>JURISDICTION: CITY OF PORTLAND PARCEL NUMBER: R315299</p>	<p>THIS PROJECT ENTAILS THE REMOVAL OF THE EXISTING 95' TELECOMMUNICATIONS TOWER AND ASSOCIATED EQUIPMENT. THE AREA SHALL BE RESTORED TO MATCH ITS SURROUNDINGS.</p>	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
	G-001		TITLE SHEET	0	03/13/24	EB	
	C-100		OVERALL SITE PLAN	0	03/13/24	EB	
	C-101		COMPOUND PLAN	0	03/13/24	EB	
	C-102		TOWER ELEVATION	0	03/13/24	EB	
UTILITY COMPANIES	<p><u>TOWER OWNER:</u></p> <p>SPECTRASITE COMMUNICATIONS, LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801</p> <p><u>PROPERTY OWNER:</u></p> <p>JOHN L DAVIS P.O. BOX 20427 PORTLAND, OR 97220</p> <p><u>ENGINEER:</u></p> <p>ATC TOWER SERVICES 1 FENTON MAIN STREET SUITE 300 CARY, NC 27511</p>	<p>PROJECT LOCATION DIRECTIONS</p> <p>FROM THE INTERSECTION OF I-5 AND I-205 IN PORTLAND TAKE I-205 NORTH TO COLUMBIA BLVD (EXIT23B). TAKE COLUMBIA BLVD WEST AND TURN RIGHT AT SECOND TRAFFIC LIGHT TO COLUMBIA BLVD. APPROX 3.0 MILES ON THE RIGHT SIDE OF THE STREET. STORAGE AREA LOCATED ADJACENT TO MIGHT MITE SAWMILL MANUFACTURING.</p>					
<p>POWER COMPANY: PACIFIC POWER-ROCKY MOUNTAIN POWER PHONE: (866) 870-3419</p> <p>TELEPHONE COMPANY: UNKNOWN PHONE: N/A</p>							
<div><p>Know what's below. Call before you dig.</p></div>							

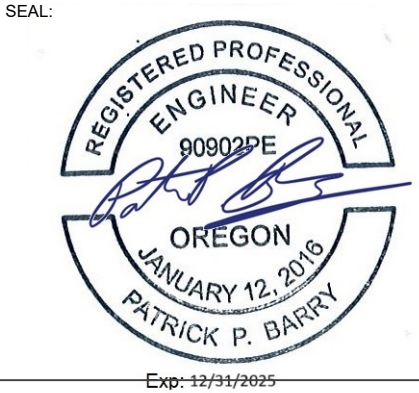

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	EB	03/13/24
△			
△			
△			
△			

ATC SITE NUMBER:
308326
ATC SITE NAME:
CONCORDIA MIGHTY MITE

SITE ADDRESS:
4005 NE COLUMBIA BLVD
PORTLAND, OR 97211



DRAWN BY:	EB
DATE DRAWN:	03/13/24
ATC JOB NO:	14841832_D4

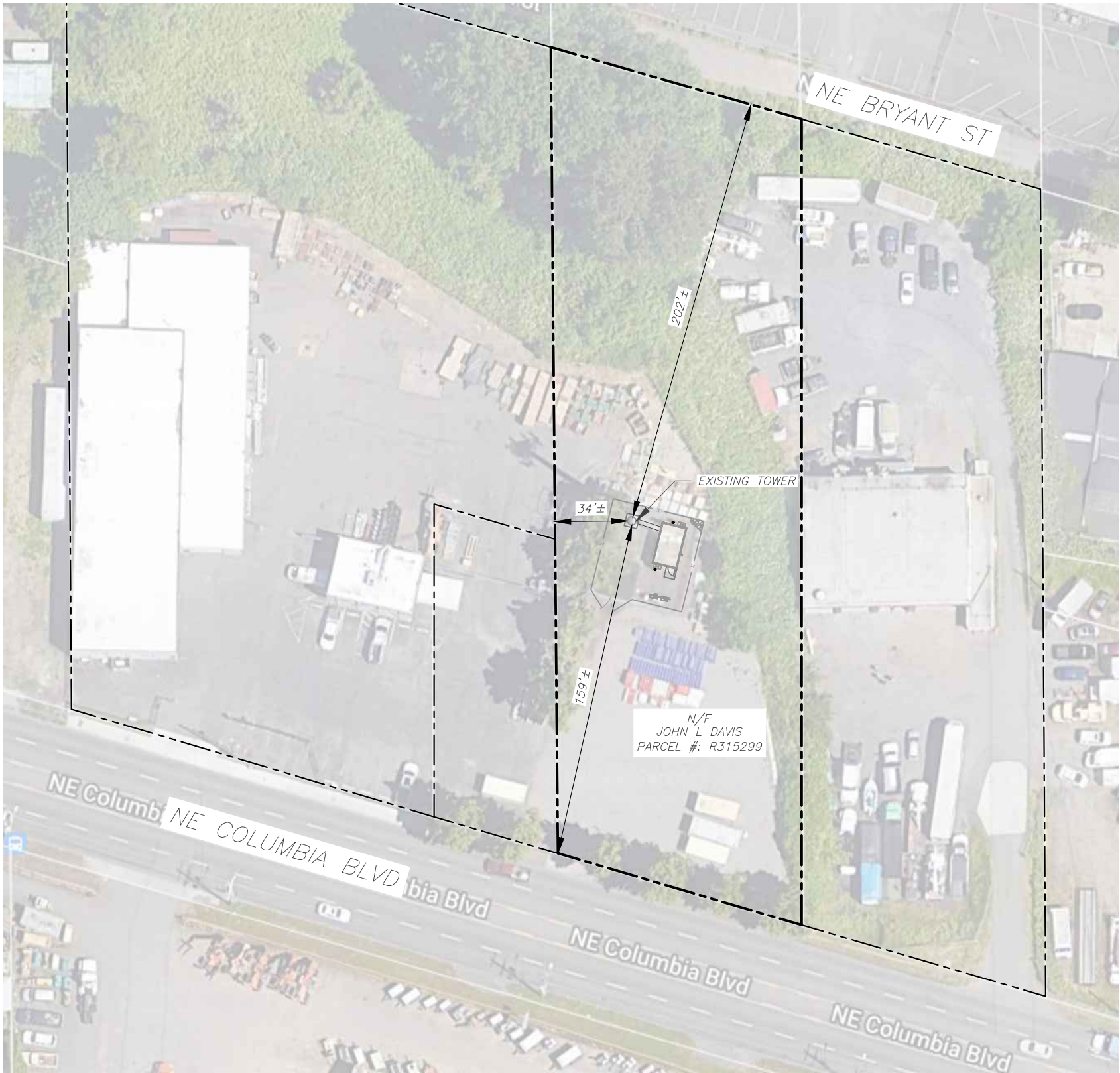
TITLE SHEET

SHEET NUMBER:
G-001

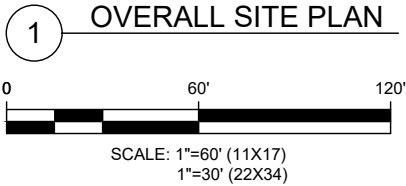
REVISION:
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NOTES:

1. BOUNDARY LINES OBTAINED FROM DATATREE ONLINE GIS.



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING LEASE AREA
	EXISTING EASEMENT
	EXISTING WOOD FENCE
	EXISTING WIRE FENCE
	EXISTING METAL FENCE
	EXISTING GUARD RAIL
	EXISTING CHAINLINK FENCE
	EXISTING ROAD (DIRT)
	EXISTING ROAD (STONE)
	EXISTING ROAD (PAVED)





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ATC SITE NUMBER:
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CONCORDIA MIGHTY MITE

SITE ADDRESS:
4005 NE COLUMBIA BLVD
PORTLAND, OR 97211

SEAL:



Exp: 12/31/2025

Digitally Signed: 2024-03-13

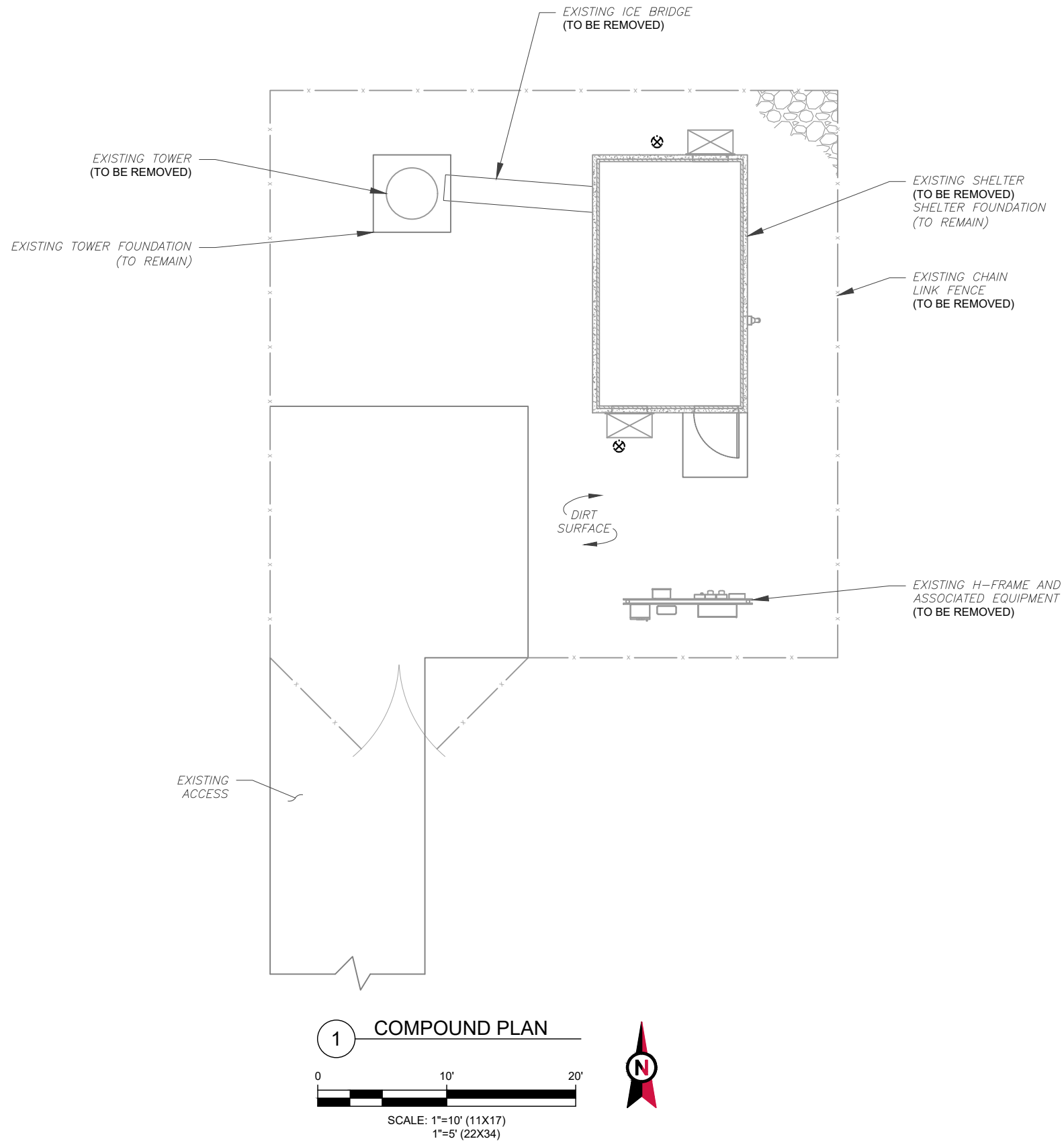
DRAWN BY:	EB
DATE DRAWN:	03/13/24
ATC JOB NO:	14841832_D4

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
C-100	0

CONSTRUCTION NOTES:

1. ENSURE ALL EXISTING UTILITIES ARE INACTIVE/DISCONNECTED PRIOR TO COMMENCING CONSTRUCTION.
2. REMOVE EXISTING 95' MONOPOLE.
3. CLEAN OFF ALL FOUNDATIONS AND SLABS FROM ANY PROTRUSIONS. ENSURE ALL TRIP HAZARDS ARE REMOVED FROM ANY FOUNDATION.
4. CUT ANCHOR BOLTS FLUSH TO CONCRETE
5. REMOVE CHAIN-LINK FENCE AND GATE (±176 LF)
6. REMOVE SHELTER TO BE REMOVED.
7. REMOVE ICE-BRIDGE AND POST FOOTINGS.
8. REMOVE H-FRAMES AND ASSOCIATED EQUIPMENT.
9. REMOVE TELCO AND POWER HAND HOLES, VAULTS.
10. SNIP ALL GROUND WIRES TO BELOW GRADE.
11. REMOVE ALL ELECTRIC AND LOW VOLTAGE CONDUCTORS
12. CUT AND CAP ALL CONDUITS TO BE FLUSH WITH GRADE
13. REMOVE GRAVEL AND RESTORE COMPOUND TO NATURAL GRADE AND CONDITION.
14. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH AMERICAN TOWER CONSTRUCTION SPECIFICATIONS SECTION 024110 FOR DEMOLITION AND SECTION 017400 FOR CONSTRUCTION WASTE MANAGEMENT.



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SITE ADDRESS:
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SEAL:

REGISTERED PROFESSIONAL
ENGINEER
90902PE
OREGON
JANUARY 12, 2016
PATRICK P. BARRY

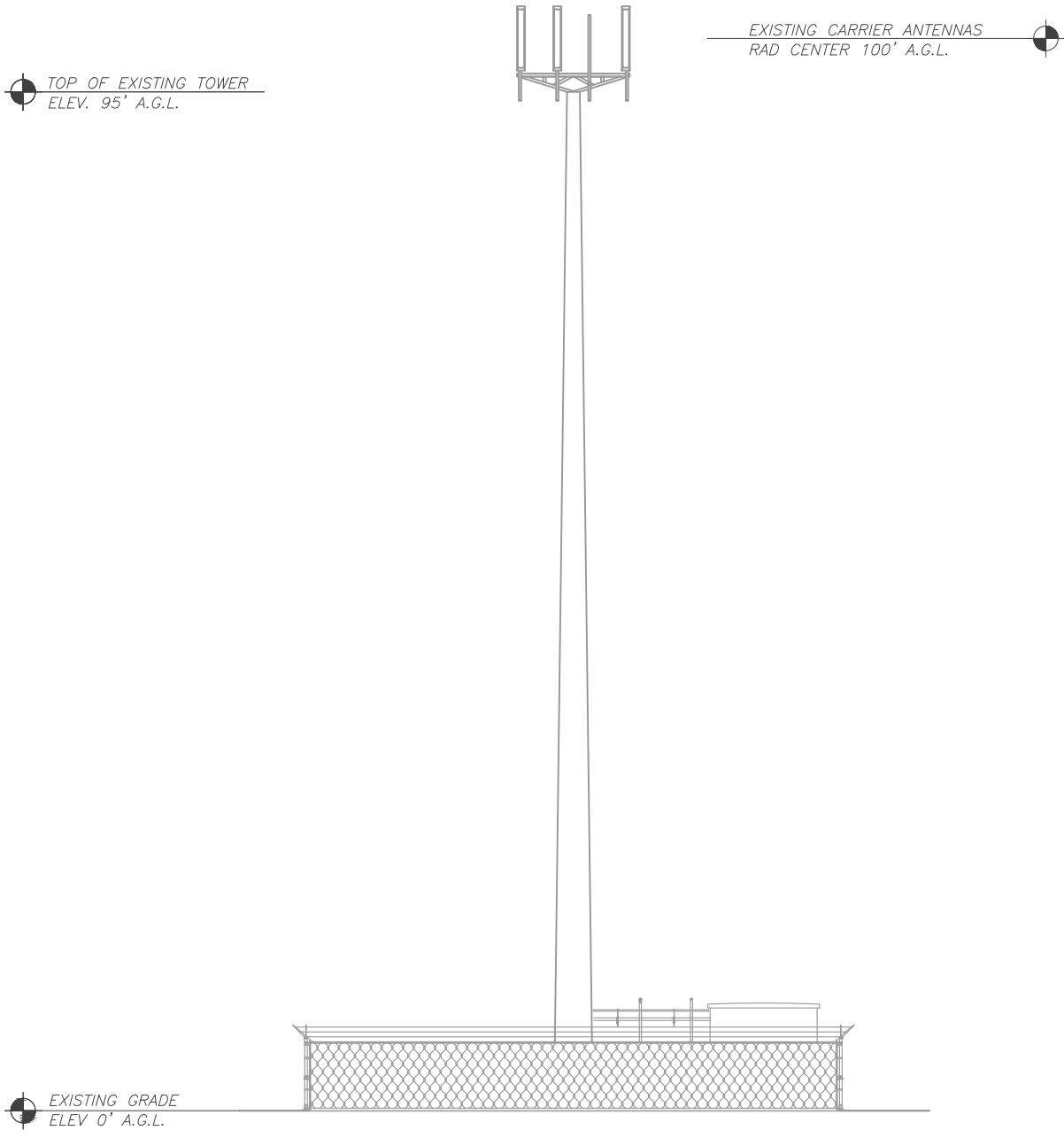
Exp: 12/31/2025

Digitally Signed: 2024-03-13

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COMPOUND PLAN

SHEET NUMBER:	REVISION:
C-101	0



1 EXISTING TOWER ELEVATION
SCALE: NOT TO SCALE



2 PROPOSED TOWER ELEVATION
SCALE: NOT TO SCALE



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TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-102	0