

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

April 14, 2004

Mr. James Lombardo
Builder of Lot 29, Hope Avenue

Dear Mr. Lombardo:

RE: Stop work order, Hope Avenue- Lot 29
(CBL#390B029) (ID#2003-0260)

The City has received a second revised site plan in response to the January 28, 2004, and February 6, 2004 letters (non-compliance to the site plan).

Upon review, the City has the following comments:

The submittal appears to address the drainage concerns between lots 28 and 29, however, the City cannot approve the submittals for the following reasons:

1. The driveway slope exceeds normal design standards. The proposed driveway slope is approximately 17%. To put this into perspective, the maximum slope for proposed City streets is 8%.
2. The potential impacts on lot 30:
 - a. Grading and drainage limitations.
 - b. Finish Floor Elevation: Lot 30's approved FFE is 87.0 on the approved subdivision. This appears unattainable at this time.
 - c. Driveway construction/slope may exceed normal design standards as a result of this proposal.

Lot 30 is one of the more restrictive lots, thus one of the more difficult lots to build in this subdivision. The addition of more restrictions due to the buildout of lot 29 only worsens the situation and 'passes' these issues along to the next lot.

To resolve this situation we suggest that a house plan with grading be engineered for lot 30 demonstrating how it can be built in conjunction with lot 29. If the City and the owner of lot 30 agree on the house plan and it is recorded in the registry, that would resolve our concerns. With

TO: Inspections Department
FROM: Jay Reynolds, Development Review Coordinator
DATE: September 16, 2004
RE: C. of O. for #99 Hope Avenue, PRP III, lot 29
(CBL 390B029) (ID 2003-0260)

After visiting #99 Hope Avenue, I have the following comments:

Site work complete:

At this time, I recommend issuing a permanent Certificate of Occupancy.

Please contact me if you have any questions or comments.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
File: Urban Insight

File: O:\plan\drc\hopelot29f.doc