CITY OF HOOD RIVER

PLANNING DEPARTMENT

211 2nd Street, Hood River, OR 97031 Phone: 541-387-5210

STAFF REPORT
VARIANCE

September 1, 2020

Application submitted: June 5, 2020
Application complete: June 30, 2020
120-day deadline: October 28, 2020

To: City of Hood River Planning Commission
From: Jennifer Kaden, Associate Planner
RE: File No. 2020-14 – Variance to Maximum Building Height for an Addition of a Roof over an existing 3rd Story Deck in the Urban High Density Residential (R-3) Zone

I. BACKGROUND INFORMATION:

A. **REQUEST:** Variance to the maximum allowed building height for a Roof Addition over an Existing Deck. (See Attachment "A")

B. **APPLICANTS:** Lisa Irwin and Tim Roddy

C. **OWNERS**: Same

D. **PROPERTY LOCATION:** 10 E. Point Court. Legal Description: 3N10E36AB Tax Lot 6500. (See Location Map, Attachment "B".)

E. **ZONING:** Urban High Density Residential (R-3)

F. **PROPERTY SIZE:** Approximately .2 acres or 8,700 +/- square feet.

G. **SURROUNDING ZONING & LAND USES:**
North: R-3, E. Hazel Ave - residential
South: R-3 - residential
East: R-3 - residential
West: R-1, residential

H. **APPLICABLE HOOD RIVER MUNICIPAL CODE (HRMC) CRITERIA:**
1. HRMC 17.09.040 – Quasi-Judicial Actions
2. HRMC 17.03.030 – Urban High Density Residential (R-3) Zone
3. HRMC 17.04.040 – General Exceptions to Building Height Limitations
3. HRMC 17.05 – Nonconforming Uses and Structures
4. HRMC 17.18 – Variances

I. **AGENCY COMMENTS:**
1. Leonard Damian, City Fire Department – Comments attached (Attachment D)
2. Danielle Meyers, City Building Department – Comments attached (Attachment E).

I. **ADJACENT PROPERTY OWNER COMMENTS**: Property owners within 250 feet of the subject parcel were notified of this request. The following written comments were received in response to the notice:

1. Scott Skelton, comments attached (Attachment G)

K. **HISTORY**

1. Variance application submitted June 5, 2020
2. Application deemed complete June 30, 2020
3. Agency referrals emailed July 9, 2020
4. Notice of public hearing mailed August 19, 2020
5. Planning Commission hearing scheduled September 8, 2020

L. **ATTACHMENTS:**

- Attachment "A" – Applicant's application and written narrative
- Attachment "B" – Location Map
- Attachment "C" – Building Permit Records
- Attachment "C.2" – Staff Building Height Calculations
- Attachment "D" – Construction Drawings – proposed roof; Bell Design
- Attachment "E" – Ordinance 1920
- Attachment "F" – Fire Department comments, 7/9/20
- Attachment "G" – Building Department comments, 7/10/20 & 8/25/20
- Attachment "H" – Scott Skelton, August 28, 2020

II. FINDINGS OF FACT

A. HRMC 17.03 – LAND USE ZONES

<u>17.03.030 Urban High Density Residential Zone (R-3)</u>

A. **Permitted Uses:**

1. Detached single-family dwellings for residential use and accessory structures
2. Duplexes and triplexes for residential use
3. Multi-family dwellings for residential use, subject to HRMC 17.16
4. Manufactured homes for residential use
5. Mobile home parks subject to HRMC 17.12
6. Residential care facilities
7. Group residential, if fifteen (15) or more persons, subject to site plan review
8. Transportation facilities subject to HRMC 17.20.050(A)
9. Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review
10. Accessory uses permitted when accessory to residential use:
    a. Accessory dwelling units subject to HRMC 17.23
    b. Bed and breakfast facilities subject to HRMC 17.04.110
    c. Family day care subject to HRMC 17.04.100
    d. Home Occupations to subject to HRMC 17.04.100
    e. Hosted homeshares and vacation home rentals subject to HRMC 17.04.115
11. Townhouse projects for residential use including:
    a. Three (3) or fewer townhouses subject to HRMC 17.19

b. Four (4) or more townhouses subject to HRMC 17.16 and HRMC 17.19.

FINDINGS: The subject property is developed with an existing duplex as permitted under HRMC 17.03.03.A.2 (Permit #04-0072 & #05-0228). No change of use or additional use is proposed.

B. **Conditional Uses**.
1. Hospitals, sanitariums, rest homes, nursing or convalescent home
2. Schools and child care centers
3. Public parks, playgrounds, and related facilities
4. Utility or pumping substations
5. Religious institutions
6. Planned unit developments
7. Professional offices
8. Hostels

FINDINGS: A conditional use is not proposed.

C. **Site Development Standards**. Except for townhouse projects which are subject to HRMC 17.19, the minimum site development requirements are as follows:
1. The minimum lot or parcel size shall be 5,000 square feet.
2. Minimum requirement for building sites: Per detached single dwelling unit or duplex, a minimum of 5,000 square feet. Each unit thereafter shall require an additional 1,500 square feet.
3. A minimum frontage of fifty (50) feet on a dedicated public street.
4. A minimum frontage of thirty (30) feet on a dedicated public cul-de-sac.
5. Lot Coverage: Subject to HRMC 17.04.120

FINDINGS: The subject property is approximately 8,700 +/- square feet in area with more than 50 feet of frontage on Hazel Avenue. No change to lot coverage is proposed and no changes to the site configuration are proposed.

D. **Setback Requirements**. The minimum setback requirements shall be as follows:
1. No structure shall be placed closer than ten (10) feet from the public right-of-way line of a dedicated public street.
2. Garages that directly face adjacent streets shall be at least twenty (20) feet from the nearest public right-of-way lines of the dedicated public streets. Garages so constructed to not face an adjacent street may be ten (10) feet from the nearest right-of-way line of the dedicated public street. Detached garages so constructed to not face an adjacent public dedicated alley may be five (5) feet from the right-of-way line.
3. Side yard/ rear yard.
   a. No structure shall be placed closer than five (5) feet from the side property line.
   b. Structures greater than twenty-eight (28) feet in height shall be eight (8) feet from the side property line.
   c. No structure shall be placed closer than five (5) feet from the rear property line.
   d. Projections may not encroach more than three (3) inches for each foot of required yard setback width.
   e. Structures greater than 28 feet in height shall be ten (10) feet from the rear property line.

FINDINGS: As depicted on a 2004 Site Plan in the building permit records (Attachment C), the existing structure is located approximately 8 feet from the western and southern property lines, and at least 15 feet from the Hazel Avenue right-of-way. As depicted on the attached proposed construction drawings (Attachment D), the proposed roof structure is within the footprint of the existing structure and no change to setbacks is proposed.

E. **Maximum building height:** Thirty-five (35) feet for all uses except residential development; twenty-eight (28) feet for all residential development. Multi-family dwellings are permitted up to thirty-five (35) feet. All other residential development may be conditionally permitted up to thirty-five (35) feet subject to HRMC 17.06.

FINDINGS: Pursuant to HRMC 17.03.030(E), the maximum allowed height for residential development in the R-3 zone 28 feet as measured from existing grade, unless a Conditional Use Permit is approved to allow a maximum building height of 35 feet as measured from existing grade. Pursuant to HRMC 17.01.060, when the grade change is greater than 10 feet, building height is measured from a point 10 feet above the lowest existing grade of the proposed building:

> **BUILDING HEIGHT** means a vertical distance above a reference datum measured to the highest point of a building. The reference datum shall be selected by either of the following, whatever yields the greater building height:
>
> 1. The elevation of the highest adjoining sidewalk or upper ground surface within a five (5) foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten (10) feet above the lowest grade.
> 2. An elevation ten (10) feet higher than the lowest grade when the sidewalk or ground surface described in item one (1) above is more than ten (10) feet above the lowest grade. The height of a stepped or terraced building is the maximum height of any segment of the building.

Building permit records indicate that at the time a permit was issued for the original dwelling (Permit #04-0072), the maximum allowed building height was 35 feet, also measured from existing grade and using the same methodology for sites with slopes greater than 10 feet. No conditional use for the 35-foot allowed height was required at the time.

Permit records indicate the proposed structure height "….is below 35 with the 10' slope accommodation…." (Attachment C). It is not clear from the permit records what elevation the building height was measured from, however the records indicate an existing grade elevation at the low point of the building site was 118' above sea level (ASL), which would allow for a maximum building height of 163' ASL at the time (118' + 10' + 35' = 163'). If the height was calculated from finished grade on the low side of the structure (124' ASL), then the maximum allowed height would have been 169' ASL at the time (124' + 10' + 35' = 169').

Pursuant to the current maximum allowed building height of 28', the current maximum allowed height of a new structure – or addition to an existing structure – on the subject property is 156' ASL (118' + 10' + 28' = 156').

Staff estimates the height of the existing structure is approximately 166.15' ASL as illustrated on Attachment C.2. Information submitted by the applicant in Exhibit B of Attachment A indicates the roof ridge elevation is approximately 166.83' ASL. No information about the height of the proposed roof structure as measured 'above sea level' was provided, however the applicant estimates it would be 2 – 2.5 feet lower that the existing roof ridge, which calculates to approximately 164.33 - 164.83 feet ASL, more than 8 feet higher than the currently allowed maximum roof height of 156'.

As such, the roof cannot be permitted under the provisions of HRMC 17.03.030.E.

F. **Parking Regulations**.
   1. All individual dwelling units, duplexes, and triplexes shall be provided with two (2) parking spaces for each unit on the building site, one (1) of which may be within the required front yard setback area.
   2. Multi-family dwellings shall be required to furnish one and one-half (1½) off-street parking spaces per dwelling unit on or adjacent to the building site.
   3. Required setback areas may be utilized for off-street parking for multi-family dwellings.
   4. Parking spaces utilizing access from a public dedicated alley may be located within the setback area.
   5. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances:
      a. New construction
      b. Change of use
      c. New or expanded parking area
   6. Bicycle parking as required by HRMC 17.20.040.

FINDINGS: Pursuant to HRMC 17.03.030.F.1, four on-site parking spaces are required for the existing duplex. No change to the parking configuration is proposed.

G. **Signs:** All signs shall be in conformance with the sign regulations in this title.

FINDINGS: No new signs are proposed.

H. **Landscaping**. All landscaping shall be in conformance with the landscape standards in this title.

FINDINGS: Pursuant to HRMC 17.17.010(A), the proposed use is not subject to the landscaping standards of HRMC 17.17.

2. HRMC 17.05 – Non-conforming Uses and Structures

17.05.030 Nonconforming Structure

A. Continuation. A nonconforming structure that was allowed when established, but is no longer permitted in the subject zone because it does not conform to the existing height, setback, coverage, area, or other requirements, may continue so long as it complies with all of the following requirements:
   1. The structure is not enlarged, moved, or altered in a way that increases its nonconformity; however, the structure may be altered to decrease in nonconformity.

2. If a nonconforming structure is damaged by any means, the structure may only be reconstructed or replaced to conform to its pre-damage nonconforming state. Otherwise, the structure shall be reconstructed in accordance with the provisions of this ordinance.
3. If a nonconforming structure is moved, it must conform to the standards of the zone to which it is moved.

FINDINGS: HRMC 17.01.060 defines a non-conforming structure as one that was a lawful existing structure at the time the zoning ordinance, or any amendment, became effective. The maximum allowed building height for residential development in the R-3 zone changed from 35 feet to 28 feet in 2007, Ordinance 1920 (Attachment E). As explained above, the existing duplex structure exceeds the maximum allowed building height of 28 feet, but was permitted in conformance with building height standard appliable at the time of building permit issuance (Permit #04-0072) and, therefore, is a lawful existing structure.

As a nonconforming structure, the duplex is permitted to continue as long as it is not altered in such a way that it increases its nonconformity. The duplex is nonconforming in that it exceeds the maximum allowed building height. The applicant proposes to construct a roof to cover a 3rd-story deck, essentially a rooftop deck, to resolve an ongoing issue with water and sun damage on the existing deck. The height of the proposed roof structure (estimated to be approximately 164.33 – 164.83 feet ASL) would exceed the current allowed maximum height of approximately 156' ASL and increase the overall amount or volume of the structure that exceeds the allowed height and, thus, increasing the nonconformity of the existing structure. As such, the roof cannot be permitted under the provisions of HRMC 17.05.030. As such, the applicant requests a variance for relief from the height standard.

3. **HRMC 17.18 – Variances**

17.18.010 - Purpose. Where physical difficulties, unnecessary hardship, and results inconsistent with the general purpose of this Title may result from the strict applications of certain provisions thereof, a variance may be granted as provided in this Chapter. This Chapter may not be used to allow a use that is not in conformity with the uses specified by this Title for the zone in which the land is located. In granting a variance, the City may impose conditions similar to those provided for conditional uses to protect the best interests of the surrounding property and property owners, the neighborhood, or the City as a whole.

FINDINGS: In general, the purpose of variances is to provide relief from the strict application of development standards in cases where lawful development of a property may not be otherwise feasible due to site or other conditions and where the proposed variation from the standard(s) does not adversely impact adjacent uses or conflict with the purpose for the standard.

The applicant provided a written narrative to explain why a variance should be granted to allow construction of a roof that exceeds the allowable building height but is lower than the tallest roof ridge of the structure (Attachment A).

In this case, the purpose of the maximum allowed building height is to provide a limit on the scale of residential development as it relates to vertical height in a manner that is applicable to all residential development in the R-3 zone.

<u>17.18.020 - Procedure</u>. The procedure for taking action in a variance application shall be as follows:

1. **The property owner may initiate a request for a variance by filing an application with the Planning Director. The applicant shall submit a complete application as specified in the *Application and Plan Requirements* (Section 17.06.020).**
2. **The application shall include a statement and evidence showing that all of the criteria in Section 17.18.030 are met.**
3. **Before the Planning Commission may act on a variance application, it shall hold a public hearing following procedures established in *Review Procedures: Quasi-Judicial Actions* (Section 17.09.040).**

FINDINGS: The property owner initiated the request for a Variance by filing an application with the Planning Director. The application includes a written narrative addressing the criteria for a variance (Attachment A). The Planning Commission is holding a public hearing to review the request for a variance, subject to the procedures for a Quasi-Judicial Action per HRMC 17.09.040. As such, the proposal is consistent with these requirements.

<u>17.18.030 - Criteria for Granting a Variance</u>. A variance may be granted if it meets <u>all</u> of the following criteria:

1. **There are unique or unusual circumstances which apply to the site which do not typically apply elsewhere.**

FINDINGS: The applicant states that the unique or unusual circumstance of the deck to be covered by the proposed structure is the "intense heat on the deck from direct, constant sun exposure" which results in an "expansion/contraction phenomenon that causes cracking" different from the other decks on the structure (Attachment A). The described current problem is that water is seeping into the substructure of the deck, which is located above living area in the structure.

The circumstances of the site are not unique or unusual. There are myriad sites in Hood River zoned R-3 with steep slopes. Many, although staff has not attempted to quantify the number, were developed under the prior building height standard of 35 feet. All such sites are subject to zoning standard applicable at the time of permit application for any redevelopment or additions. Further, while each building site may have varying degrees of exposure due based on existing vegetation and topography, all building sites in Hood River are subject to Hood River weather conditions. Staff does not have a feasible way to determine whether there are other nonconforming structures that exceed the current building height standard and were constructed with 3rd story, rooftop decks with southwest exposure.

Prior to approving a variance, the Planning Commission will need to determine if the applicant's written narrative adequately addresses this criterion or if additional findings should be made specifying the unique and unusual circumstances that apply to this site.

2. **The proposal's benefits will be greater than any negative impacts on the development of the adjacent lawful uses; and will further the purpose and intent of this title and the Comprehensive Plan of the City.**

FINDINGS: In the written narrative, the applicant suggests the benefit of the proposal is to "prevent irreversible structural damage" (Attachment A) caused by water and sun exposure on the deck. The applicant explains that the proposed roof structure will be lower than the roof ridge of the existing structure and designed to blend with the architectural style of the building. The applicant argues there will be no negative impacts on views from adjacent properties.

There are no specific policies or implementation strategies in the Comprehensive Plan addressing maximum building height. The Comprehensive Plan has housing goals including "promote and encourage the maintenance of existing housing and "homes are permitted withing the City provided they meet the applicable building and safety codes and the requirements of the Zoning Ordinance." As addressed in HRMC 17.01.020, the purpose of Title 17 is to provide the principal means of implementation of the Comprehensive Plan. Staff notes that the preamble for Ordinance 1920 suggests the impetus for the change in building height was community input expressing concern about the height, bulk, and scale of residential development.

Adjacent lawful uses include townhouses to the west (East Pointe Estates PUD; File No. 2002-27), an existing single-family dwelling (115 E. Hazel) and vacant lot to the south, and single-family dwellings to the north and east (across Hazel Ave.). The dwellings are constructed at various heights with varying existing grade elevations. It appears the townhouses located west of the subject property also were permitted and constructed using a 35-foot building height standard.

No letters were submitted from adjacent property owners in support of or in opposition to the Variance request. One letter was submitted by a nearby property owner (Attachment F) who expressed opposition to the variance request.

Prior to approving a variance, the Planning Commission will need to determine if the applicant's written narrative adequately addresses this criterion or if additional findings should be made specifying how the benefits of the proposed variance will be greater than negative impacts on adjacent lawful uses and will further the purpose and intent of the Zoning Ordinance and the Comprehensive Plan.

3. **The circumstances or conditions have not been willfully or purposely self-imposed.**

FINDINGS: The applicant states that two circumstances or conditions were not willfully or self-imposed: the amended building height standard adopted after the applicant built the subject home, and the "act of nature" causing the damage to the structure. (Attachment A).

As noted above, the building height standard was amended by Ordinance 1920 in 2007. As a result, there are myriad residential structures in the city constructed at the previous allowed height of 35 feet that are now subject to the 28-foot standard for any redevelopment or additions. Staff agrees that the change in standard was not self-imposed by the applicant. Comments from the City Building Official, however, suggest that the root cause of the specific current problem is one of original design and construction (Attachment G).

Prior to approving a variance, the planning commission should determine if the applicant's written narrative adequately addresses this criterion or if additional findings should be made specifying how the circumstances or conditions have not been willfully or purposely self-imposed.

4. **The variance requested is the minimum variance which would alleviate the hardship.**

FINDINGS: The applicant states that the requested height of the proposed roof structure to cover the deck is "as flat as possible" and will tie into the "current roof line just above the deck's door header" with a height approximately 2 feet below the tallest roof ridge of the structure (Attachment A). According to the written narrative, the dimensions of the proposed roof cover are "only enough to shelter the deck" and the roof is needed to "prevent irreversible structural damage" (Attachment A). The applicant notes that alternative solutions, such as installing an awning or cooling system are impractical.

Comments from the City Building Official offer suggested alternatives to building a roof cover over the deck to resolve the issue including installation of concrete or vinyl insulated deck materials (Attachment G).

Prior to approving a variance, the Planning Commission should determine if the applicant's written narrative adequately addresses this criterion, if additional findings should be made specifying how the variance is the minimum necessary to alleviate the hardship, or if an alternative setback would be the minimum necessary setback reduction and alleviate the stated hardship.

17.18.040 - Time Limits. A variance is valid for a period of two (2) years from the written Notice of Decision, or the decision on an appeal, whichever is later.

A single one (1) year extension may be granted by the Director prior to the expiration date if the applicant can demonstrate that circumstance or conditions, not known or foreseeable at the time of original application, warrant an extension of the permit. The extension request must be received by the department no later than thirty (30) days prior to the expiration of the permit.

FINDINGS: If a variance is granted, in order to ensure compliance with these requirements, **a condition of approval is recommended that the Variance shall be valid for a period of two (2) years from the written Notice of Decision, or the decision on an appeal, whichever is later. A single one (1) year extension may be granted by the Director prior to the expiration date if the applicant can demonstrate that circumstance or conditions, not known or foreseeable at the time of original application, warrant an extension of the permit. The extension request must be received by the department no later than thirty (30) days prior to the expiration of the permit.**

17.18.050 - Limitations of Re-application. No reapplication of a property owner for a variance shall be considered by the Planning Commission within a six (6) months period immediately following a previous denial of such request.

FINDINGS: If the variance is denied, a new variance application will not be heard by the Planning Commission within the 6-month period following the written Notice of Decision, or the decision on an appeal, whichever is later.

III. **CONCLUSIONS:** The city's Zoning Ordinance requires new development to meet maximum building height standards specified in the underlying zoning district of the affected property. In the Urban High Density Residential (R-3) Zone (and all residential zones), residential development is allowed a maximum height of 28 feet as measured from existing grade. The purpose for the building height

standard, along with setbacks and lot coverage, is to provide a general limitations on the height, bulk, and scale of residential development.

The subject property was developed prior to the adoption of the current building height standard of 28 feet. At the time building permits were approved for the subject structure, the permitted maximum building height was 35 feet. As such, the existing structure is considered a legal, nonconforming structure with respect to building height.

The applicant proposes to add a roof structure over an existing 3rd story deck in order to correct an apparent design and construction flaw that has resulted in damage to the deck from sun and water exposure. The applicant explains that problem is on-going and the owners have tried to address the problem by applying various deck sealants but have not achieved a long-term solution to the problem. The applicants explain that issue is now leading to structural damage of the deck substructure and propose a roof to cover the deck as the only feasible long-term solution. Because the proposed roof would be taller than the current maximum allowed building height, the applicants request approval of a variance to allow construction of the proposed roof structure.

As explained by the City Building Official, alternatives to the variance may include conventional construction methods such as reconstruction of the deck with concrete or vinyl insulated material (Attachment G). It is not clear that the owners have pursued these alternatives.

Comments were received from one nearby property owner (Attachment H) who objects to the variance request because he believes there were errors in the original permitting process.

The applicant submitted a written explanation of the circumstances that led to a request for a variance to the maximum building height standard for residential development (Attachment A). Prior to approving a variance the planning commission must determine whether the applicant's written narrative adequately addresses the criteria, or if additional findings of compliance with one or more criteria are necessary. Pursuant to HRMC 17.09.040(F.5), the applicant has the burden of proof to show how the application complies with the applicable criteria or can be made to comply through application of conditions of approval. To approve the Variance, the Planning Commission will need to make findings of consistency with each of the four variance criteria.

IV. <u>DRAFT CONDITIONS OF APPROVAL:</u> If the Planning Commission makes findings of consistency with the four variance criteria, staff recommends approval of the Variance to the maximum allowed building height is subject to the following conditions:

1. The owners shall obtain a valid building permit prior to commencing construction of the roof over the subject 3rd story deck.

2. The roof shall be designed and constructed at the minimum necessary height to avoid conflict with the door accessing the deck and at a height below the tallest roof ridge of the overall structure, with the minimum necessary roof pitch for adequate drainage, and with the minimum necessary length and width dimensions to cover the deck.

3. The roof over the deck shall be constructed of materials acceptable in the Wildland Urban Interface (WUI) overlay.

4. The Variance shall be valid for a period of two (2) years from the written Notice of Decision, or the decision on an appeal, whichever is later. A single one (1) year extension may be granted by the Director prior to the expiration date if the applicant can demonstrate that circumstance or conditions, not known or foreseeable at the time of original application, warrant an extension of the permit. The extension request must be received by the department no later than thirty (30) days prior to the expiration of the permit.

5. This approval does not condone nor require interference with existing easements, covenants, deeds or restrictions of record which affect this or adjacent properties.

6. Failure to comply with these conditions will nullify this permit.

CAMPBELL PHILLIPS PC
Attorneys at Law

June 1, 2020

City of Hood River Planning Department
211 2nd St.
Hood River, OR 97031
planning@cityofhoodriver.gov

Re: Variance Application

Dear Planning Department:

Enclosed please find three copies of a Variance Application for property located at 10 E. Point Ct., Hood River along with a check in the amount of $1,933.00 for the application fee.

If you have any questions, please contact me at kcampbell@campbellphillipslaw.com or 541-371-5585. Thank you.

Sincerely,

CAMPBELL PHILLIPS PC

Kristen A. Campbell

KAC: bkd
By first class mail and email
Enclosures
Cc: Lisa Irwin and Tim Roddy

Attachment A - File No. 2020-14

File No.: _____
Fee: _____
Date Submitted: _____

CITY OF HOOD RIVER
VARIANCE APPLICATION

Submit the completed application form **with three (3) paper copies of all application materials including full- and reduced sized plans and written analysis, one electronic copy (original .pdf) and appropriate fees** to the City of Hood River Planning Department, 211 2nd St., Hood River, OR 97031. Additional paper copies may be required as determined by staff. If you have any questions, please contact the Planning Department at (541) 387-5210.

APPLICANT:

Name: Lisa Irwin and Tim Roddy

Address: (physical) 10 East Point Ct., Hood River, OR 97031

(mailing) 19115 NE 42nd Ct., Ridgefield, WA 98642

(email) irwin36@msn.com

Telephone: 360-607-7557 (cell) Cell Phone: 503-819-6690

Signature: Tim Roddy and Lisa Irwin Roddy (Jun 1, 2020 15:07 PDT)

PARCEL OWNER: (if different than applicant)

Name: Same

Address: (mailing) _____

Telephone: _____ Cell Phone: _____

Signature: _____

Authorization of parcel owner required.

PARCEL INFORMATION:

Township 3N Range 10E Section 36AB Tax Lot(s) 6500

Current Zoning: R3 Parcel Size: _____

Property Location (cross streets or address): 10 E. Point Ct. Hood River, OR

REQUEST:

Type of: ☐ Interpretation ☐ Administrative relief ☐ Dimensional variance ☐ Inability to use land Variance

Brief Explanation of Request: _____

REQUIRED WRITTEN ANALYSIS: (See Next Page)

INTRODUCTION

Lisa Irwin and Tim Roddy ("Applicants") purchased a vacant parcel located at 10 East Point Court, Hood River, in 1998. See Deed attached as Exhibit A. The Applicants constructed their home in 2006. According to those architectural plans (the "Plans"), the height of the home is 32'10".[1] See Plans attached as Exhibit B. It is important to note that at the time the home was constructed, the City of Hood River Municipal Code height limitation for this R-1 parcel was 35 feet.

Shortly after construction, the Applicants became aware of intense sun exposure on the south facing upper deck surface, which is an uncovered exposed deck (the "Deck"). See depiction on attached Exhibit B. The sun exposure is intense, constant and direct. By 2008, the sun was causing degradation in materials and systematic splitting and flaking of the entire surface of the Deck, which subjects the underlying structure to significant water damage and dry rot.

As evidenced below, over the course of 12 years the Applicants consulted with numerous experts in the field and have resurfaced the Deck several times with the recommended products. They have also explored alternatives such as awnings and cooling systems, which were not practical. Each and every measure has failed to date and water is seeping into the substructure and creating an unsafe situation. See photographs attached as Exhibit C.

As a last resort to prevent irreversible structural damage, Bell Engineering recently designed a plan to cover the Deck, which was submitted to the City at the end of February. The Applicants were advised that the City could not approve the plan due to revised height limitations. Specifically, the height limitation for this parcel is now 28 feet as opposed to the 35 feet limitation applicable when the Applicants constructed their home. See 17.03.030 Urban Low Density Residential Zone (R-3). Despite the fact that the roof cover would sit two feet below the peak of the home, the City opined that the deck cover would exceed the current limitations by 1.5 feet. After numerous subsequent conversations with the City in an effort aimed at resolution, the Applicant respectfully requests that the City grant this variance so that they may commence with covering the Deck before they endure damage.

ANALYSIS

1. **There are unique or unusual circumstances which apply to this site which do not typically apply elsewhere.**

The origin of the problem is the intense heat on the deck surface from direct, constant sun exposure and the resulting expansion/contraction phenomenon that causes cracking. All

[1] Height references are best approximate calculations based on existing, attached, existing plans.

four additional decks on the home have original deck surface and are in excellent condition. Every product and measure recommended by various experts has failed. The sole remaining option is to cover the deck with solid structure to provide shade and protect against weather elements.

2. **The proposal's benefits will be greater than any negative impacts on the development of the adjacent lawsuit uses; and will further the purpose and intent of this title and Comprehensive Plan.**

This project will result in covering an area approximately 12 x 10 or 14 x 12 with a cover that blends in with the home and conforms to the character of the neighborhood. The cover would be approximately two feet or more below the existing peak. Moreover, this cover would in no way obstruct the view of any other adjacent parcel. In short, there will be no impact to any adjacent use.

3. **The circumstances or conditions have not been willfully or purposely self-imposed.**

The applicable height limitation was amended since the Applicant's purchased the property and built the home. The damage necessitating the cover is caused by an act of nature, over which the Applicants have no control. Further, the Applicants have made every reasonable effort, and expended substantial sums of money, to unsuccessfully remedy the situation short of filing for this variance.

4. **The variance requested is the minimum variance that would alleviate the hardship. Provide an explanation indicating what measures you have explored as possible alternatives to the variance.**

The proposed cover is two feet below the peak of the house. The proposed cover is a mere 14 feet long, only enough to shelter the Deck. The proposed pitch of the cover is as flat as possible, a mere 12 inch drop every 12 feet, as evidenced in the Plans. The following is a timeline of attempted alternatives:

Spring 2006: 5 decks (NE corner exposed deck, NW corner covered deck, south facing covered deck, NE covered deck and the subject SW exposed deck) were all surfaced using advanced waterproofing and industrial grade glass fiber resin sealant system[2]. The contractor was Joe Szeremi of Polymite NW.

---

[2] Fiberglass is well regarded as one of the best deck coating materials to achieve a waterproof, weather-resistant surface.

During construction a scupper drainage system was installed on the Deck. This system has provided excellent drainage with no surface water accumulation since 2006. However, deterioration of the Deck surface has disrupted the grade flow of water.

Summer 2008:- Large cracking had uniformly developed on the Deck surface.

October 07, 2008: - Polymite NW stripped and resurfaced the Deck using the same fiberglass matrix system. $1,000.00.

2010:- Large cracks had again developed on the Deck.

2011: Additional cracking compounded the existing large cracks. Applicants consulted with Ray Grimme, a renowned expert specializing in deck surfaces.

October 27, 2011: Mr. Grimes stripped and applied Durabak 18, a marine grade elastomer product, specifically regarded for its stretchability. Durabak 18 is intended for marine applications including pool decks along with other outdoor surfaces exposed to direct sunlight. $1,370.00.

July 03, 2012: More cracking had developed and the Deck was resurfaced again using Durabak 18. $485.00.

May 23, 2014 - Substantial cracking has developed. Applicants again consulted with decking specialists regarding different products that would withstand southwest sun exposure and resulting expansion and contraction. A marine grade polymer resin product with elasticity and flexibility properties was applied by Samuel Ortega. $900.00.

August 03, 2017 - Significant cracking and flaking had again developed. Applicants undertook a complete deck resurface. $1,000.00.

2018 – More cracking and flaking occurred. See photographic evidenced attached as Exhibit C. The Deck surface is now substantially deteriorated and has led to exposure of the wood substructure. This deck is directly above living space. Because of the disrupted surface, water accumulates and seeps into substructure. Applicants are concerned about the mounting water damage to underlying structure.

Fall 2019 -Applicants consulted with two construction contractors, SMP Construction and Hood River Construction (the initial architect and original structural engineer, respectively) to discuss other possibilities, including covering the deck. Both opined that the only long-term option is to cover the Deck with a roof structure. Tim Sweeney directed Applicants to Bell Engineering Design. Evony Hubert, a design engineer, designed a shed type cover that would tie into the current roof line just above the Deck's door header. Bell Engineering engineered the loads and build out with a design that conforms aesthetically

to the neighborhood. No one realized that this build out from the existing roof line, two feet below the peak, would subject the Applicants to height limitations that were revised since the original construction.

February 2020: – Bell Design plan was completed and submitted to the City. See Exhibit D.

Other Solutions Explored: 1) Cooled water mist system, which is not guaranteed to work and deemed impractical due to the volume of water required and the complexity of the engineering; and 2) awning system, which was deemed impractical with high winds.

CONCLUSION

According to the original architectural plans the subject house peak height is 32'10". The proposed cover is the minimal variance. Specifically, it would initiate at the roof line just above the deck's door header, at a flat pitch, around 2-2.5 feet below the existing peak of the home. The Applicants have exhausted all reasonable alternatives. The cover is critical to prevent further structural damage to the home and conforms to the character of the neighborhood. Finally, not only does the cover not impact any other view of adjacent parcels. Based on the foregoing, the Applicants respectfully request approval of a variance to allow for construction of the cover in accordance with the Bell Engineering plans.

HOOD RIVER COUNTY, OR 2011-01865
D-WD 06/27/2011 10:16 AM
Cnt=1 Stn=14 LEAH DAY
$10.00 $11.00 $15.00 $10.00 $46.00

I certify that this instrument was received and recorded in the records of said county.

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

After recording return to:

Darin D. Honn
Sussman Shank LLP
1000 SW Broadway, Suite 1400
Portland, OR 97205-3089

Send all tax statements to:

Timothy J. Roddy and Lisa M. Irwin,
Trustees
Roddy-Irwin Family Trust
19115 NE 42nd Court
Ridgefield, WA 98642

STATUTORY SPECIAL WARRANTY DEED

Timothy J. Roddy and Lisa M. Irwin, Grantors, convey and specially warrant to Timothy J. Roddy and Lisa M. Irwin, Trustees, Roddy-Irwin Family Trust, Grantee, the property located at 10 East Point Court, Hood River, Hood River County, Oregon, free of encumbrances created or suffered by the Grantor except as specifically set forth herein, and described on Exhibit A attached hereto and made a part hereof by this reference.

See attached Exhibit A

Tax Assessor's Parcel No. 3N10E36-AB-06500

The true and actual consideration for this transfer is $0 and consists of or includes other property or other value given or promised.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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

EXHIBIT
A-1

1-3

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 14th day of June, 2011.

GRANTORS:

Timothy J. Roddy

Lisa M. Irwin

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on June 14, 2011 by Timothy J. Roddy.

OFFICIAL SEAL
CAROLYN Q GAFFNEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 455117
MY COMMISSION EXPIRES FEBRUARY 07, 2015

Notary Public for Oregon
My Commission Expires: 2-7-15

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on June 14, 2011 by Lisa M. Irwin.

OFFICIAL SEAL
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Notary Public for Oregon
My Commission Expires: 2-7-15

F:\CLIENTS\21442\001\ESTATE PLANNING DOCUMENTS\DEED-10 EAST POINT COURT.DOC

EXHIBIT
A-2

EXHIBIT A

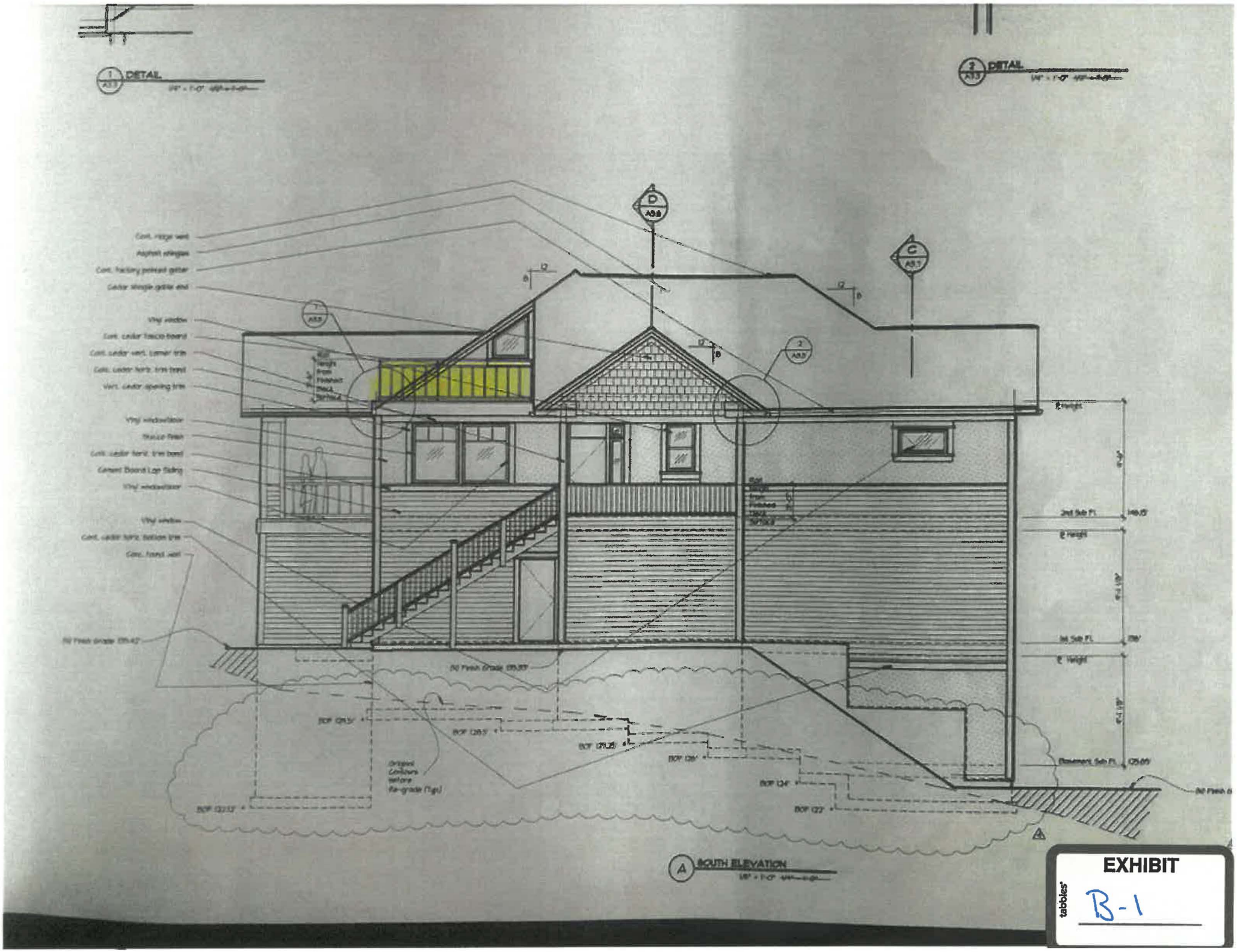
Parcel I: Beginning at the Southeast corner of Lot 8, Block 6, WINANS ADDITION TO THE CITY OF HOOD RIVER, in the City of Hood River, County of Hood River and State of Oregon; thence Northwesterly to a point on the West line of said lot that is 40 feet North of the Southwest corner thereof; thence Northwesterly to a point in the centerline of East Second Street as now vacated that is 60 feet North of the South line of said Winans Addition; thence South 60 feet along said street centerline to the South line of said Winans Addition; thence Easterly along said South line 75 feet, more or less, to the point of beginning.

Parcel 2: Lot 5, Block 7, WINANS ADDITIONAL TO THE CITY OF HOOD RIVER, in the City of Hood River, County of Hood River and State of Oregon, EXCEPT that portion conveyed to the City of Hood River by deed, recorded September 12, 1974, as Recorder's Fee No. 741720, Film Records.---

TOGETHER WITH that portion of vacated 2nd Street which inured thereto, by reason of the vaction thereof.----

EXHIBIT

A-3


1 A13 DETAIL
2 A13 DETAIL
Cont. ridge vent
Asphalt shingles
Cont. factory painted gutter
Cedar shingle gable end
Vinyl window
Cont. cedar fascia board
Cont. cedar vert. corner trim
Cont. cedar horiz. trim band
Vert. cedar opening trim
Vinyl window/door
Stucco finish
Cont. cedar horiz. trim band
Cement Board Lap Siding
Vinyl window/door
Vinyl window
Cont. cedar horiz. bottom trim
Conc. found. wall
D A9.6
C A9.1
7 A9.5
2 A9.5
2nd Sub Fl.
1st Sub Fl.
Basement Sub Fl.
Original Contours before Re-grade (Typ)
A SOUTH ELEVATION
EXHIBIT
B-1

Roddy Residence
Hazel Street
Hood River, Oregon

HALF SIZE PRINTS
Note Revised Scale

SCHEDULE OF DRAWINGS

A0.1	TITLE SHEET				4 07/09/04
A1.1	SITE PLAN				
A2.1	BASEMENT FLOOR PLAN	1 04/26/04	2 05/18/04		
A2.2	FIRST FLOOR PLAN	1 04/26/04	2 05/18/04		
A2.3	SECOND FLOOR PLAN	1 04/26/04	2 05/18/04		
A2.4	ATTIC PLAN	1 04/26/04	2 05/18/04		
A2.5	ROOF PLAN	1 04/26/04	2 05/18/04		
A3.1	EXTERIOR ELEVATIONS		2 05/18/04		4 07/09/04
A3.2	EXTERIOR ELEVATIONS		2 05/18/04		4 07/09/04
A3.3	EXTERIOR ELEVATIONS		2 05/18/04		4 07/09/04
A3.4	EXTERIOR ELEVATIONS		2 05/18/04		4 07/09/04
A3.5	SECTION	1 04/26/04	2 05/18/04		
A3.6	SECTION	1 04/26/04	2 05/18/04		
A3.7	SECTION	1 04/26/04	2 05/18/04		
A3.8	SECTION	1 04/26/04	2 05/18/04		
A3.9	SECTION	1 04/26/04	2 05/18/04		
A3.10	SECTION	1 04/26/04	2 05/18/04	3 06/28/04	
A4.1	not used				
A5.1	TYPICAL CONSTRUCTION NOTES			3 06/28/04	
A6.1	not used				
A7.1	INTERIOR ELEVATIONS				
A8.1	REFLECTED CEILING PLAN, FLOOR FINISHES PLAN				
A9.1	FINISH/ DOOR/ WINDOW SCHEDULES				4 07/09/04
S1.1	LATERAL CALCS & BEAM SCHEDULE		2 05/18/04	3 06/28/04	
S2.1	FOUNDATION PLAN		2 05/18/04	3 06/28/04	4 07/09/04
S2.2	CRAWL SPACE WALLS & BASEMENT FLOOR - FRAMING PLAN		2 05/18/04	3 06/28/04	
S2.3	BASEMENT WALLS & FIRST FLOOR - FRAMING PLAN		2 05/18/04		
S2.4	FIRST FLOOR WALLS & SECOND FLOOR - FRAMING PLAN		2 05/18/04		
S2.5	SECOND FLOOR WALLS & ATTIC FLOOR - FRAMING PLAN - ROOF SUPPORT FRAMING		2 05/18/04	3 06/28/04	
S2.6	ATTIC WALLS & ROOF SUPPORT FRAMING ABOVE ATTIC		2 05/18/04		
S2.7	ROOF FRAMING PLAN		2 05/18/04		
S2.8	STRUCTURAL ELEVATIONS		2 05/18/04		4 07/09/04
S2.9	STRUCTURAL DETAILS - FRAME A		2 05/18/04		
S2.10	STRUCTURAL DETAILS - GARAGE DOOR WALL		2 05/18/04	3 06/28/04	
S2.11	STRUCTURAL DETAILS - TYPICAL DRAG STRUT DETAIL		2 05/18/04		
S2.12	STRUCTURAL DETAILS		2 05/18/04	3 06/28/04	
S2.13	STRUCTURAL DETAILS		2 05/18/04	3 06/28/04	
M1.1	MECHANICAL NOTES & SCHEDULES (not incl at this time)				
M2.1	MECHANICAL PLAN - BASEMENT		2 05/18/04		4 07/09/04
M2.2	MECHANICAL PLAN -FIRST FLOOR		2 05/18/04		4 07/09/04
M2.3	MECHANICAL PLAN - SECOND FLOOR		2 05/18/04	3 06/28/04	4 07/09/04
M2.4	MECHANICAL PLAN - ATTIC (not included at this time)				
E1.1	ELECTRICAL NOTES & SCHEDULES (not included at this time)				
E2.1	ELECTRICAL PLAN - BASEMENT				4 07/09/04
E2.2	ELECTRICAL PLAN - FIRST FLOOR				4 07/09/04
E2.3	ELECTRICAL PLAN - SECOND FLOOR				4 07/09/04
E2.4	ELECTRICAL PLAN - ATTIC				4 07/09/04

4

Square Footage Totals

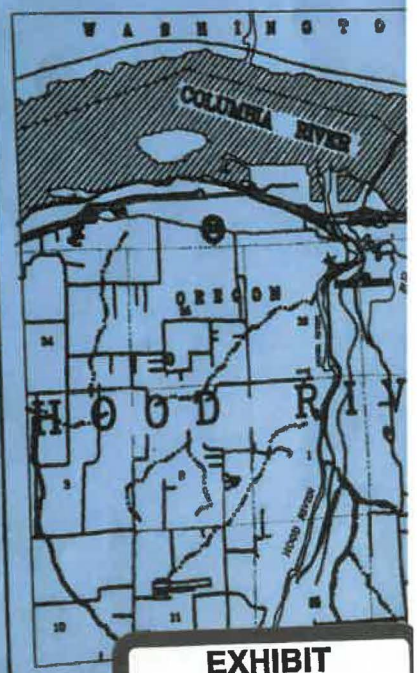
	Basement	First Floor	Second Floor	Attic	Sub Totals
Living Area	1527 sq ft	1524 sq ft	1998 sq ft	-	5049 sq ft
Garage Area	-	813 sq ft	-	-	813 sq ft
Other	-	-	-	371 sq ft	371 sq ft
Deck Area	-	162 sq ft	257 sq ft	263 sq ft	662 sq ft
Total Per Floor w/o Deck Areas	1527 sq ft	2337 sq ft	1998 sq ft	371 sq ft	6233 sq ft

LEGAL DESCRIPTION:
TAX LOT 8500, SECTION 36AB,
TOWNSHIP 3 NORTH, RANGE 10 E,
HOOD RIVER, OREGON

DIRECTORY

ARCHITECT:
Arthur Larsen, Architect pc
100 E Port Marina Drive, Suite 100
Hood River, OR 97031-2345
(541) 386-5431 Tel
(541) 387-3241 Fax
larsenarch@gorge.net

STRUCTURAL CONSULTANT
Hoffner Consulting
PO Box 584
1143 Jasper Lane
Mosier, OR 97040
choffner@gorge.net



REVISIONS

1 REVISION 1 - 04/26/04
SEE SCHEDULE OF DRAW

3 REVISION 3 - 06/28/04
SEE SCHEDULE OF DRAW

EXHIBIT
B-2

ZONING NOTES:

Site has greater than 10' Elevation change.
Finish Grade is 124' at North,
Ridge is 42'-10".
Calc: 10' + 35' = 45' Allowable.

EXHIBIT
B-3

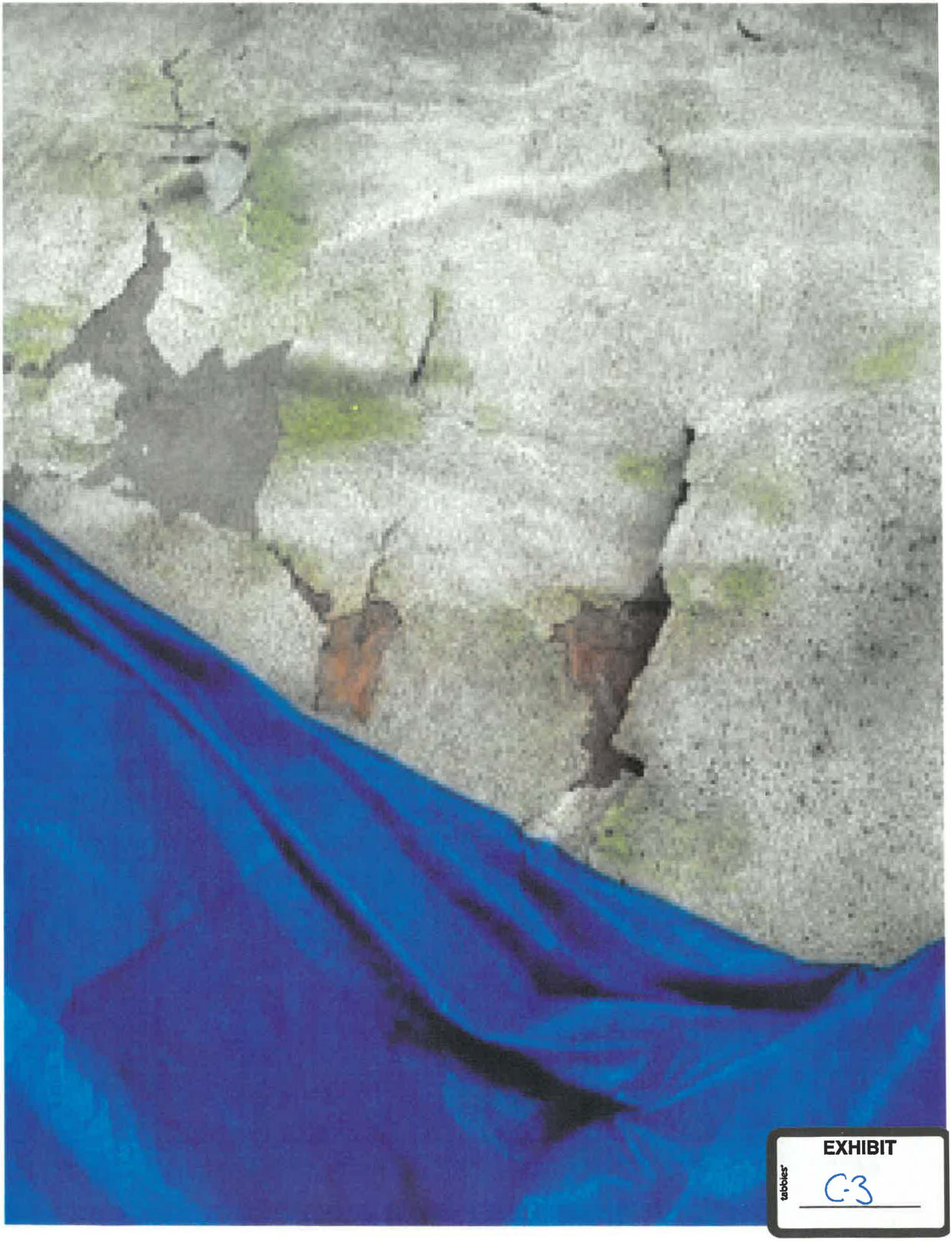
EXHIBIT

tabbies

C-1

EXHIBIT

C-2



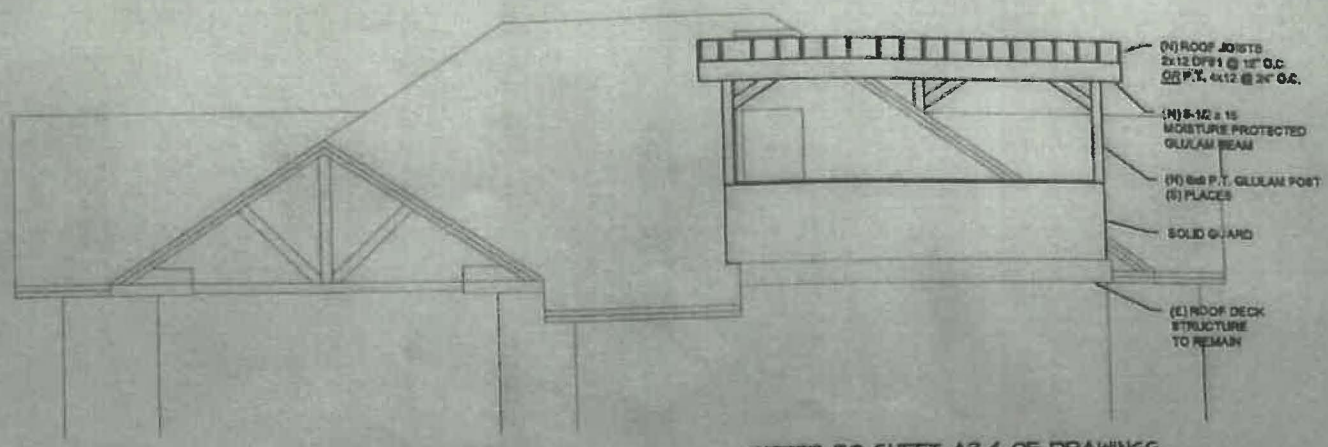
EXHIBIT

tabbies

C-3

EXHIBIT

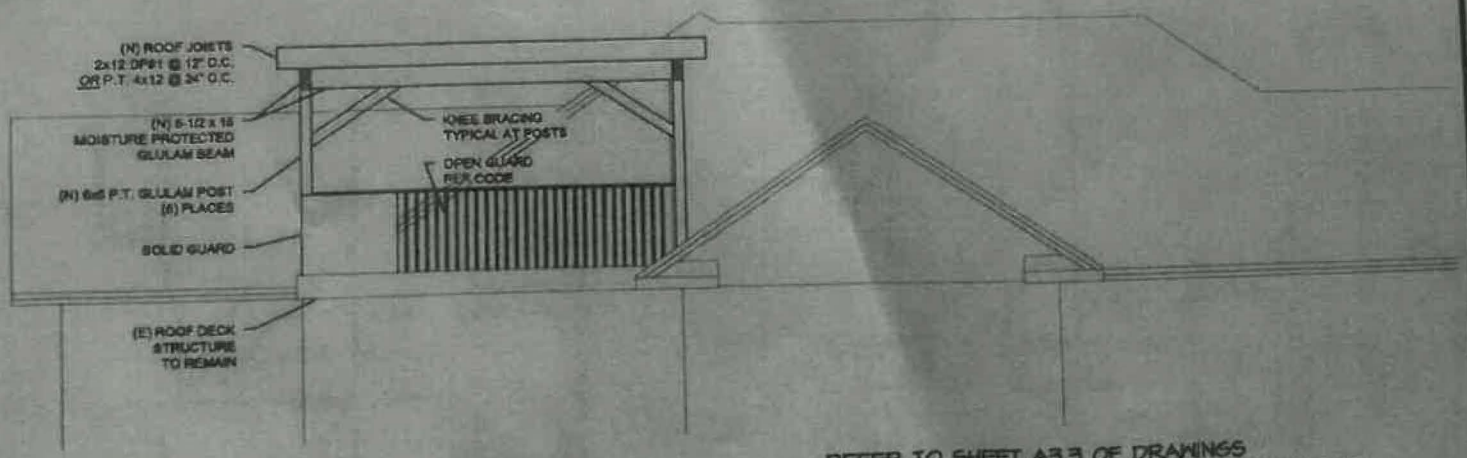
C-4



PARTIAL WEST ELEVATION

SCALE: 1/8" = 1'-0"

REFER TO SHEET A3.4 OF DRAWINGS
BY ARTHUR LARSEN ARCHITECT JOB NO.28002
FOR FULL BUILDING ELEVATION



PARTIAL SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

REFER TO SHEET A3.3 OF DRAWINGS
BY ARTHUR LARSEN ARCHITECT JOB NO.28002
FOR FULL BUILDING ELEVATION

BELL DESIGN COMPANY

CIVIL ENGINEERING LAND SURVEYING

400 WEST STEUBEN STREET, P.O.B. 308, BINGEN, WA. 98605

PHONE (509) 493-3866 FAX (509) 493-3865

DECK COVER ADDITION

RODDY RESIDENCE

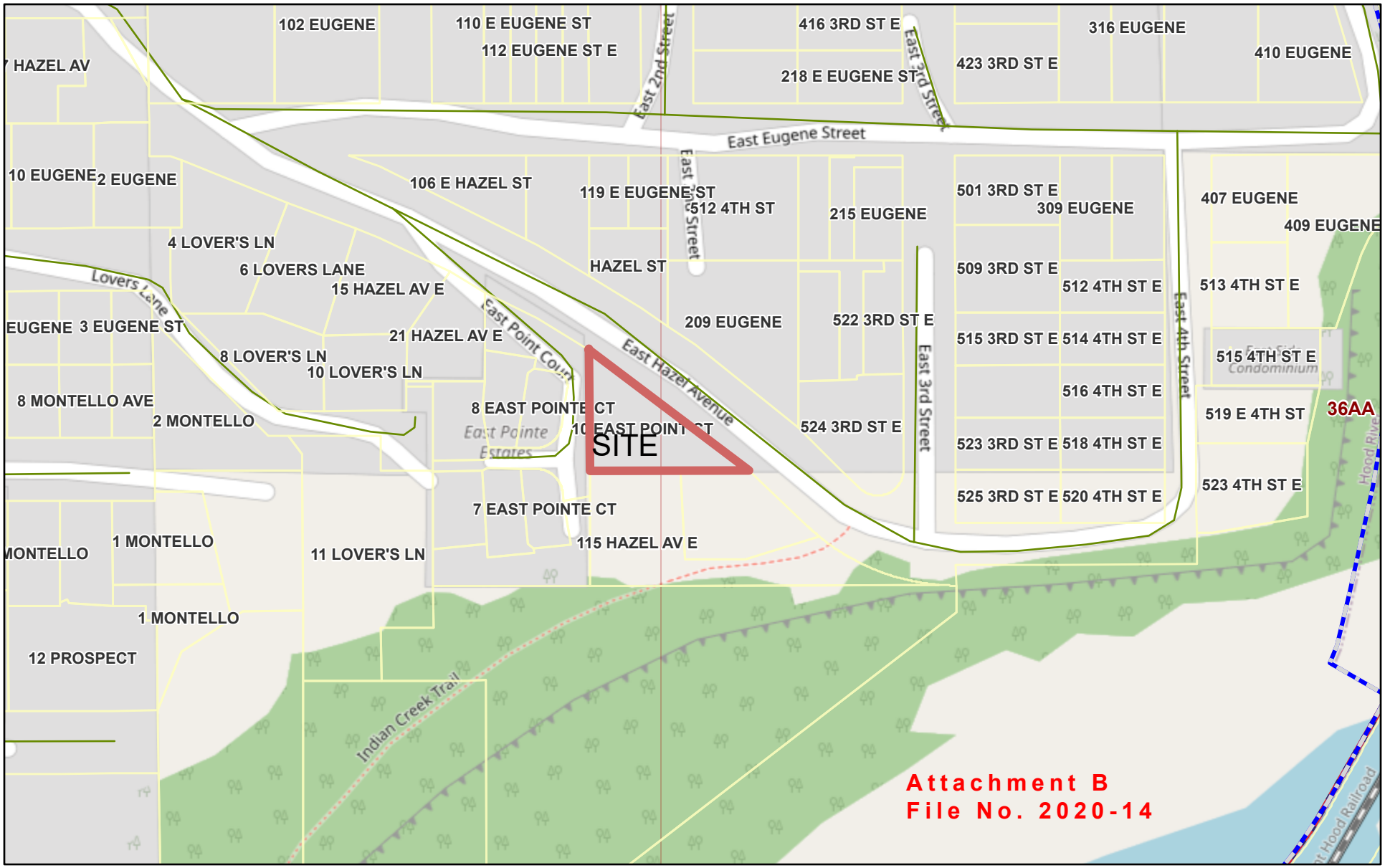
10 E. POINTE CT. HOOD R

SK-1

EXHIBIT

D

File No. 2020-14 - Location Map



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City Limits

Urban Growth Boundary

Hood River SITUS Addresses

QuarterQuarterGRID

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

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United States Postal Service | Map data © OpenStreetMap contributors, CC-BY-SA |

City of Hood River
Plan Review
04-0072

Subject Address: 12 E. Point Court

Owner of Record: Tim Roddy
Lisa Irwin (360) 576-0338
19115 NE 42nd Ct.
Ridgefield, WA

Contractor: Not Determined

Description of Work: Construction of a new wood-framed Single Family Dwelling w/attached garage. House 5420 sq. ft.; Garage 813 sq. ft. Decks 662 sq. ft.

Codes of Reference: 2003 One and Two Family Dwelling Specialty Code.

Planning Comments:

Setback Requirements: The minimum setback requirements shall be as follows:

Front yard: No structure shall be placed closer than ten (10) feet from the nearest public right-of-way line of a dedicated public street. Garages that directly face adjacent streets shall be at least twenty (20) feet from the nearest public right-of-way lines of the dedicated public streets.
Side yard: No structure shall be placed closer than 8 feet from the side property line for building heights from 28-35 feet.
Rear yard: No structure shall be placed closer than 10 feet from the rear property line building heights from 28-35 feet.
Projections: Projections may not encroach more than three (3) inches for each foot of required yard width.

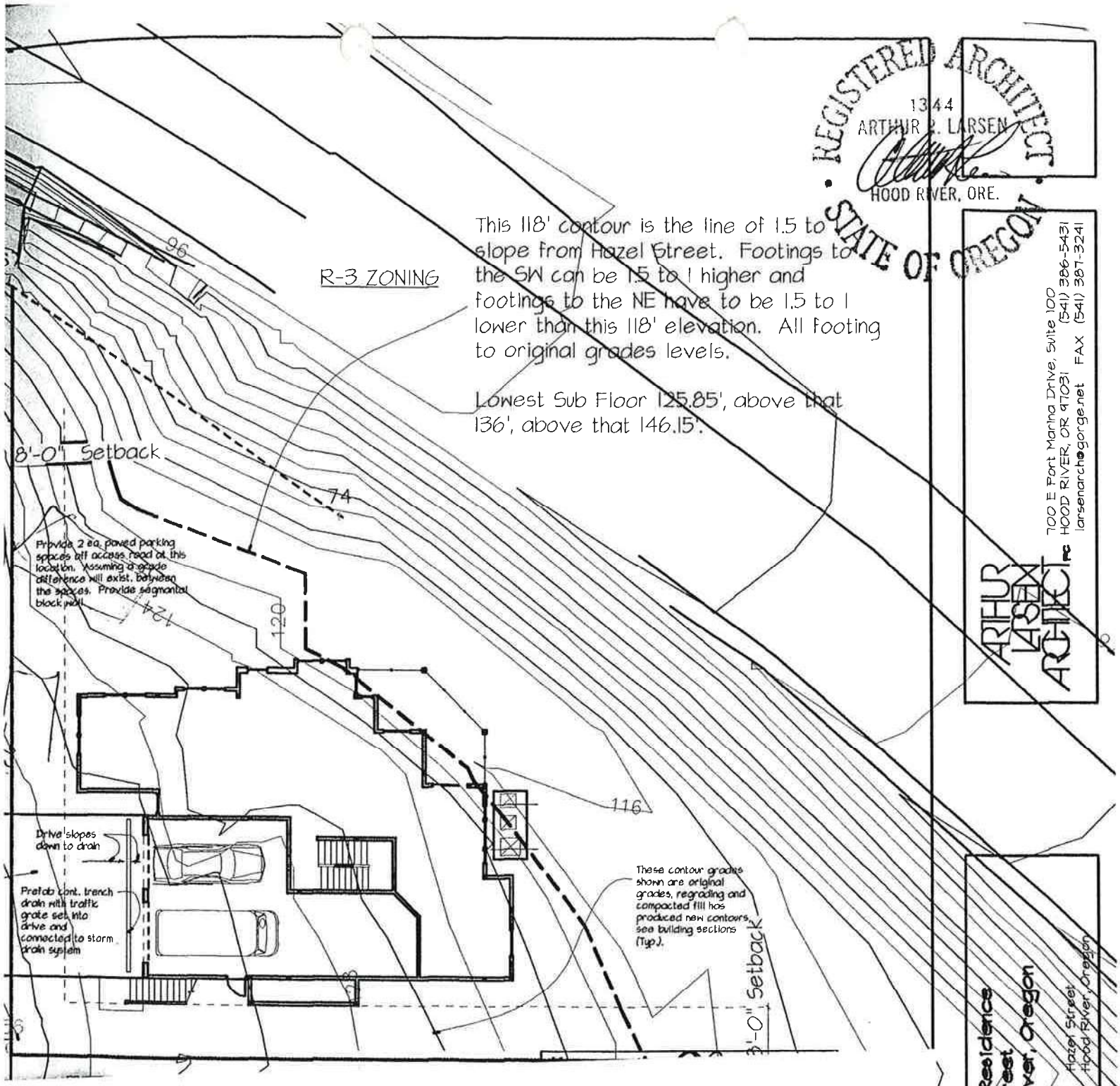
The property is triangular shaped and consists of 2 side yards and 1 front yard.

Maximum Building Height: 35 feet. As proposed the building exceeds 28 feet but is below 35 feet with the 10' slope accommodation and meets 8 foot setbacks.

ANY CHANGES TO THE SUBMITTED SITE PLAN REQUIRE REVIEW AND APPROVAL BY THE CITY.

Fire Comments:

The following requirements of the Oregon Uniform Fire Code (OUFC), 1998 edition, and the Urban Wildland Interface Code, 2000 edition, shall be met prior



Zone:	R3
Front setback:	10/20
Side setback:	8
Rear setback:	corner
Parking:	2 per unit (2 units = 4 spaces)

It is the property owner's responsibility to know the legal location of their property lines.

Height: 35'

A NORTH ELEVATION
1/8" = 1'-0" 1/4" = 1'-0"

C:\0CAD\Roddy 280\Progress Drawings\Design 6a\R280 PLAN CK.dwg, 4/22/2004 11:05:45 AM, HP DeskJet 1220C

REGISTERED ARCHITECT
1344
ARTHUR R. LARSEN
HOOD RIVER, ORE.
STATE OF OREGON

ARTHUR LARSEN ARCHITECT PC
700 E Port Marina Drive, Suite 100
Hood River, OR 97031 (541) 386-5431
larsenarchitect@gorge.net FAX (541) 387-3241

Roddy Residence
Hazel Street
Hood River, Oregon

Site Address: Hazel Street
Hood River, Oregon

ELEVATIONS
ALTERNATE 6A

HALF SIZE PRINTS
Note Revised Scale

Job No: 28002
Date:
04/23/04
04/20/04
04/16/04
04/15/04
04/09/04
04/07/04
03/23/04
03/18/04
04/14/04

A3.1

- (ALTERNATE ONE)

Delete Stucco finish on all Exterior walls of Basement and provide veneer of Synthetic Round Stone

A NORTH ELEVATION

1/8" = 1'-0" ~~1/4" = 1'-0"~~

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REGISTERED ARCHITECT 1344 ARTHUR R. LARSEN HOOD RIVER, ORE. STATE OF OREGON

ARTHUR LARSEN ARCHITECT PC
700 E Port Marina Drive, Suite 100
Hood River, OR 97031 (541) 386-5181
larsenarch@oregon.net FAX (541) 387-3241

Roddy Residence
Hazel Street
Hood River, Oregon

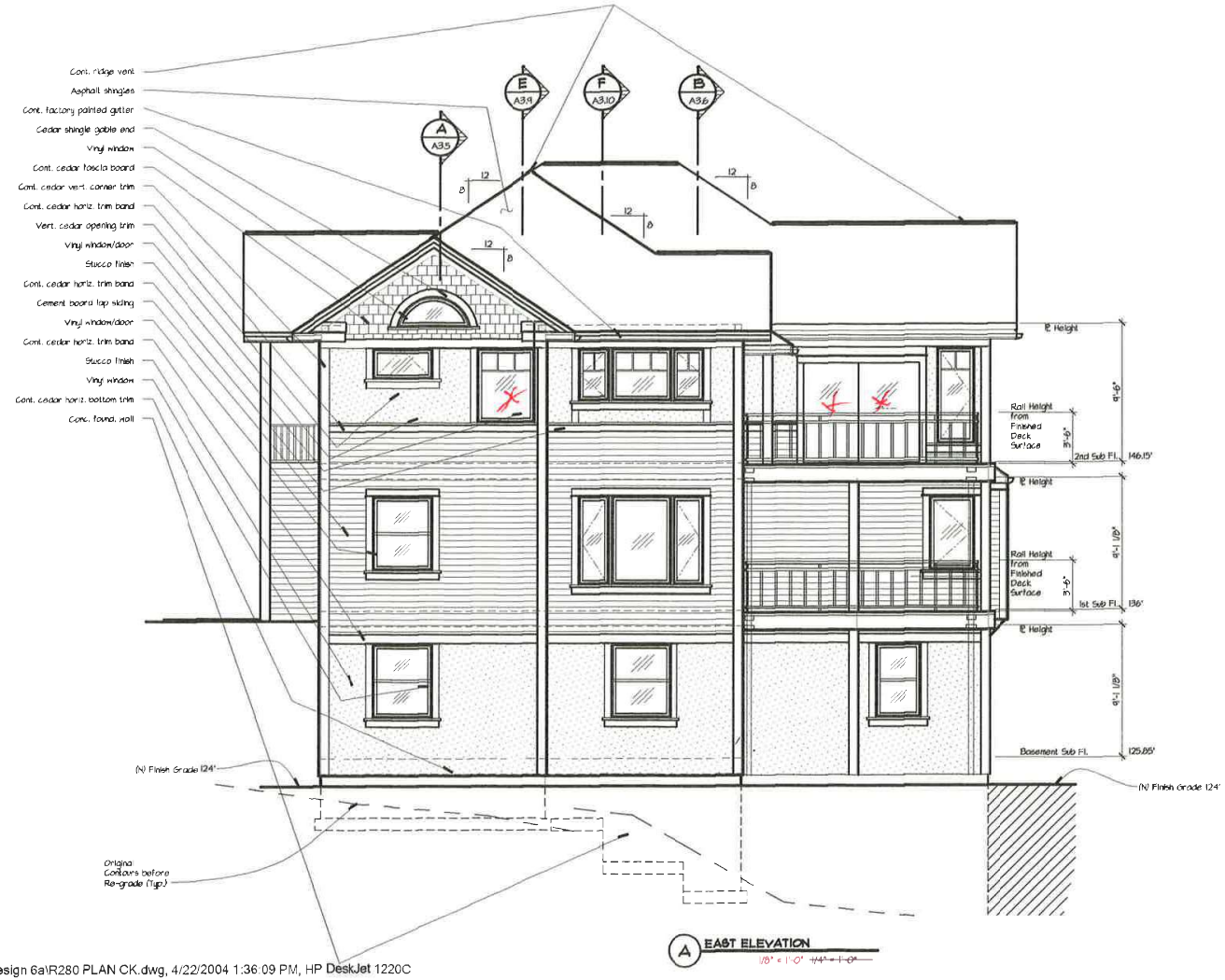
Site Address: Hazel Street
Hood River, Oregon

ELEVATIONS
ALTERNATE 6B

HALF SIZE PRINTS
Note Revised Scale

Job No: 28002
Date:
04/23/04
04/20/04
04/16/04
04/15/04
04/07/04
03/23/04
03/19/04
04/14/04 02/18/04

A3.1



A EAST ELEVATION
1/8" = 1'-0" 1/4" = 1'-0"

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REGISTERED ARCHITECT
1344
ARTHUR R. LARSEN
HOOD RIVER, ORE.
STATE OF OREGON

ARTHUR LARSEN ARCHITECT Inc.
100 E Port Martha Drive, Suite 100
Hood River, OR 97031 (541) 386-5431
larsenarc@oregon.net FAX (541) 387-3241

Roddy Residence
Hazel Street
Hood River, Oregon

Site Address: Hazel Street
Hood River, Oregon

ELEVATIONS

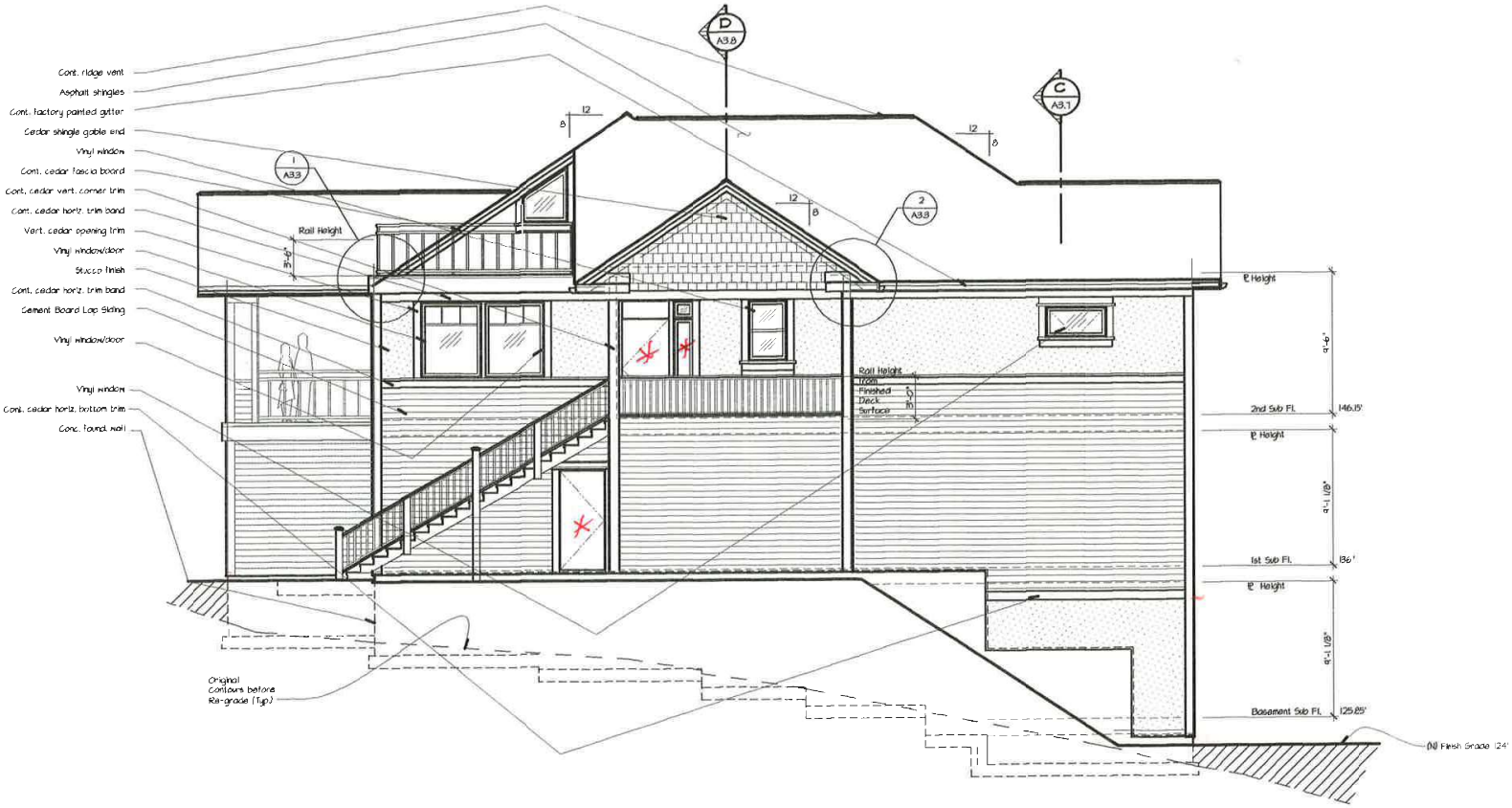
HALF SIZE PRINTS
Note Revised Scale

Job No: 28002
Date:
04/23/04
04/20/04
04/16/04
04/15/04
04/04/04
04/07/04
03/23/04
03/19/04
02/18/04

A3.2

1 A3.3 DETAIL
1/4" = 1'-0" ~~1/2" = 1'-0"~~

2 A3.3 DETAIL
1/4" = 1'-0" ~~1/2" = 1'-0"~~



A SOUTH ELEVATION
1/8" = 1'-0" ~~1/4" = 1'-0"~~

REGISTERED ARCHITECT
1344
ARTHUR R. LARSEN
HOOD RIVER, ORE.
STATE OF OREGON

ARTHUR LARSEN ARCHITECT PC
700 E Port Marina Drive, Suite 100
Hood River, OR 97031 (541) 386-5431
larsenarchitect@gorge.net FAX (541) 387-5241

Roddy Residence
Hazel Street
Hood River, Oregon

Site Address: Hazel Street
Hood River, Oregon

ELEVATIONS

Job No: 28002
Date:
04/23/04
04/20/04
04/16/04
04/15/04
04/09/04
04/01/04
03/23/04
03/14/04
02/18/04

A3.3

HALF SIZE PRINTS
Note Revised Scale

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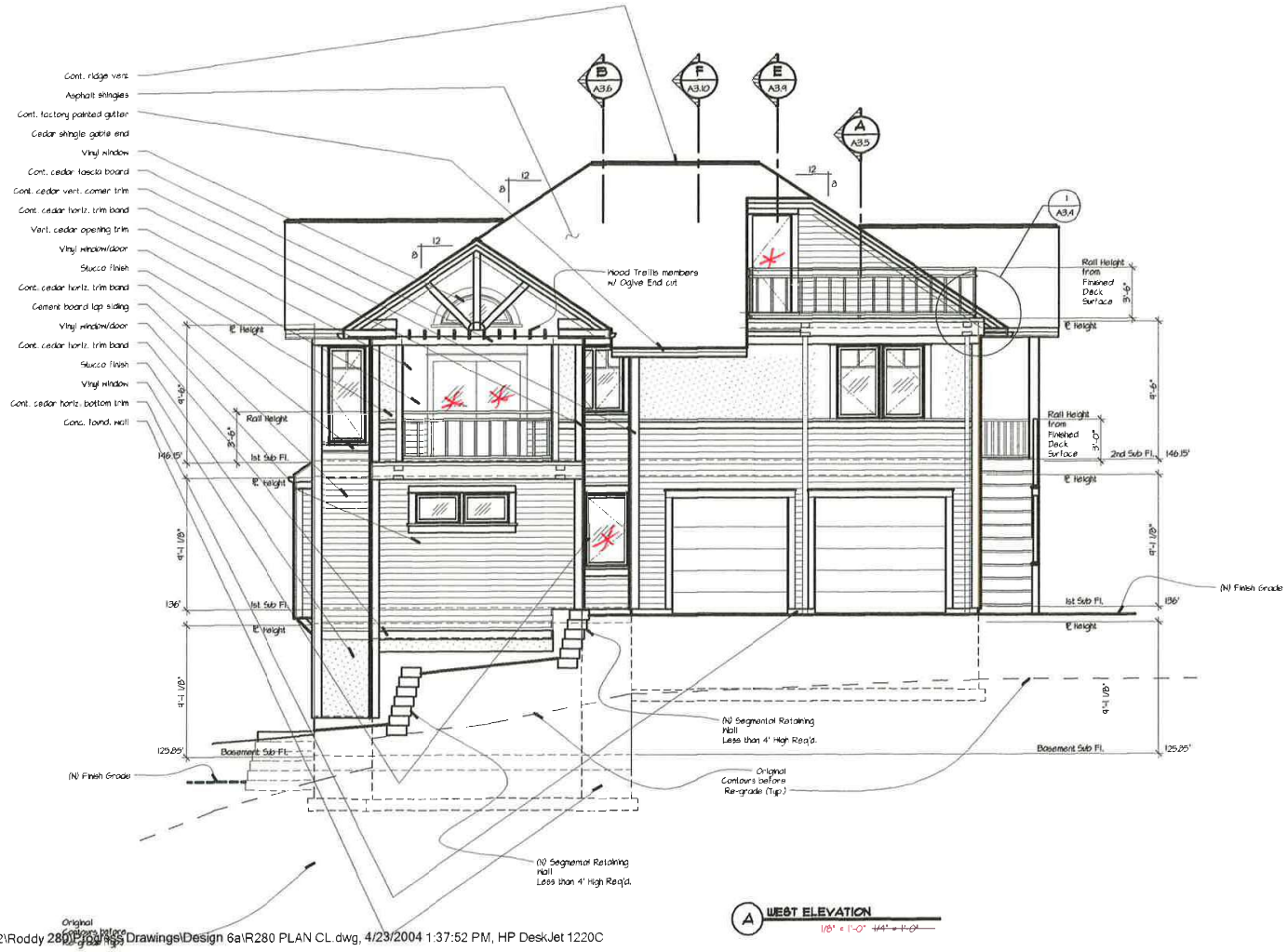


A WEST ELEVATION
1/8" = 1'-0" ~~1/4" = 1'-0"~~

1 A3.4 DETAIL
1/4" = 1'-0" ~~1/2" = 1'-0"~~

REGISTERED ARCHITECT
1344
ARTHUR R. LARSEN
HOOD RIVER, ORE.
STATE OF OREGON

ARTHUR LARSEN ARCHITECT INC
100 E Port Marina Drive, Suite 100
Hood River, OR 97031
larsenarc@oregon.net
(541) 386-5431
FAX (541) 387-3241

Roddy Residence
Hazel Street
Hood River, Oregon

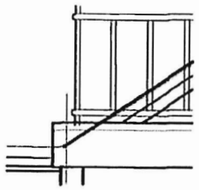
Site Address: Hazel Street
Hood River, Oregon

ELEVATIONS

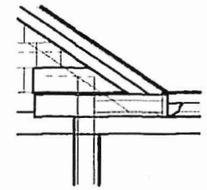
Job No: 28002
Date:
04/23/04
04/20/04
04/16/04
04/15/04
04/09/04
04/08/04
04/01/04
03/23/04
03/19/04
02/18/04

A3.4

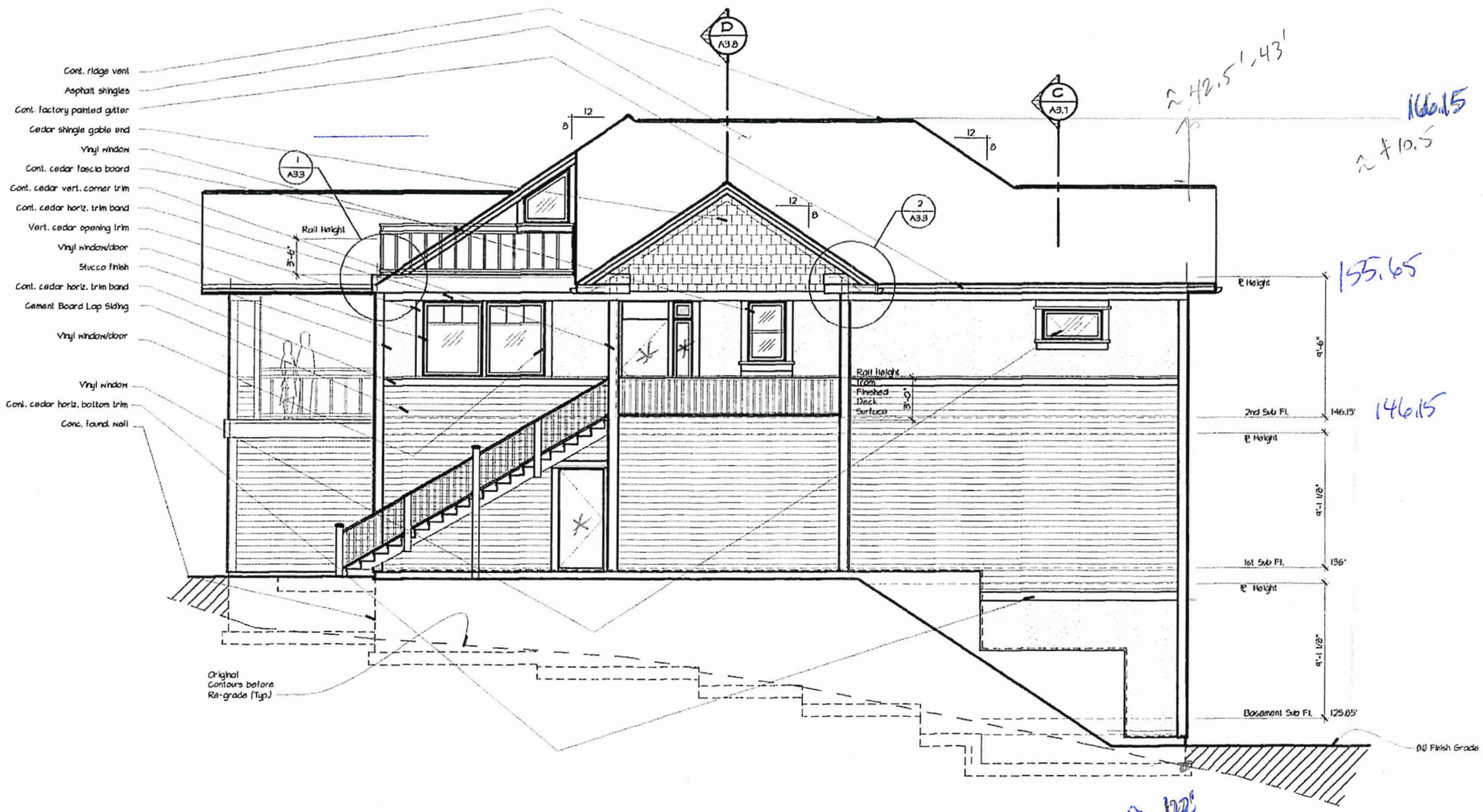
HALF SIZE PRINTS
Note Revised Scale



1 A3.3 DETAIL
1/4" = 1'-0" 1/2" = 1'-0"



2 A3.3 DETAIL
1/4" = 1'-0" 1/2" = 1'-0"



A SOUTH ELEVATION
1/8" = 1'-0" 1/4" = 1'-0"

Exist Low grade
= 118
+10 = 128
Max height 156'

REGISTERED ARCHITECT
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04/09/04
04/07/04
03/23/04
03/19/04
02/18/04

HALF SIZE PRINTS
Note Revised Scale

A3.3

Attachment C.2 - File No. 2020-14

\\Mgserver\0Cad\0CAD 2002\Roddy 280\Progress Drawings\Design 6a\R280 PLAN CL.dwg, 4/23/2004 1:37:40 PM, HP DeskJet 1220C

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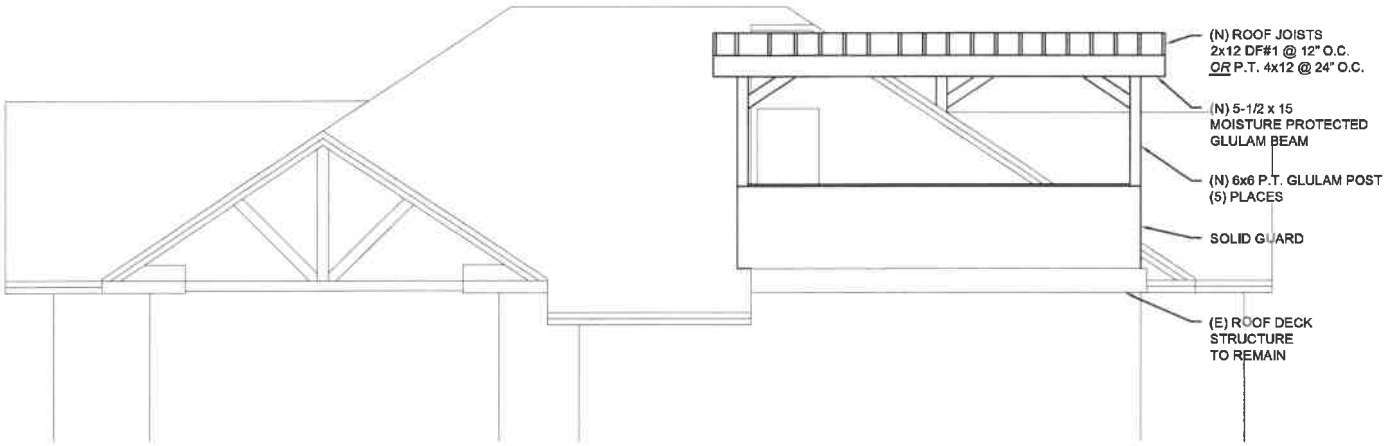
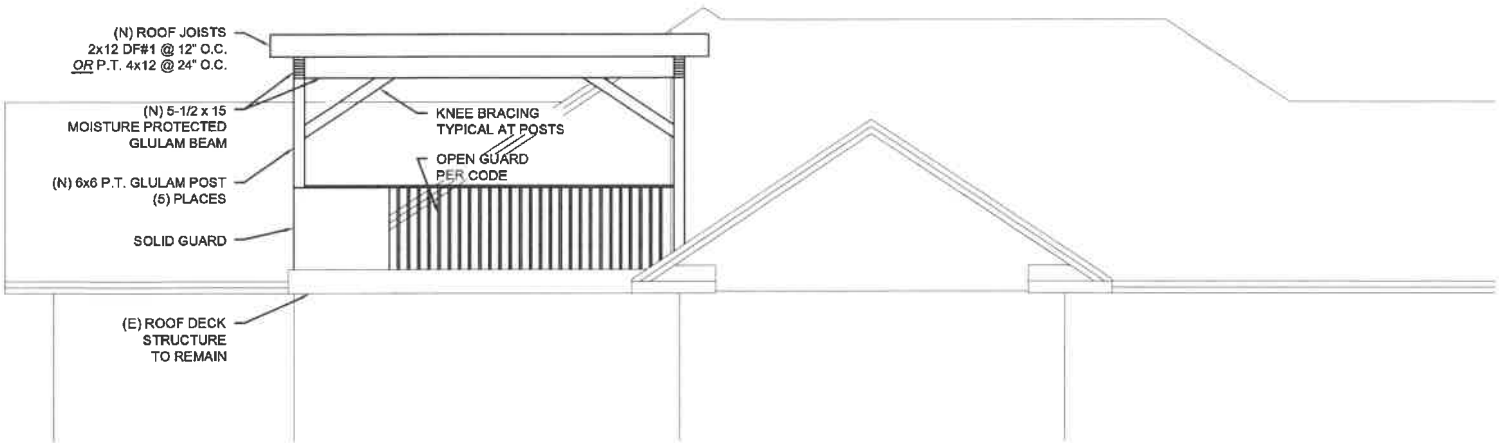


PARTIAL WEST ELEVATION

SCALE: 1/8" = 1'-0"

REFER TO SHEET A3.4 OF DRAWINGS
BY ARTHUR LARSEN ARCHITECT JOB NO.28002
FOR FULL BUILDING ELEVATION



PARTIAL SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

REFER TO SHEET A3.3 OF DRAWINGS
BY ARTHUR LARSEN ARCHITECT JOB NO.28002
FOR FULL BUILDING ELEVATION

Attachment D - File No. 2020-14

BELL DESIGN COMPANY

CIVIL ENGINEERING LAND SURVEYING

900 WEST STEUBEN STREET, P.O.B. 308, BINGEN, WA. 98605
PHONE (509) 493-3886 FAX (509) 493-3885

DECK COVER ADDITION

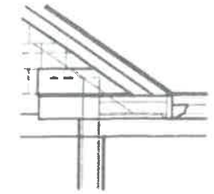
RODDY RESIDENCE

10 E. POINTE CT. HOOD RIVER, OR

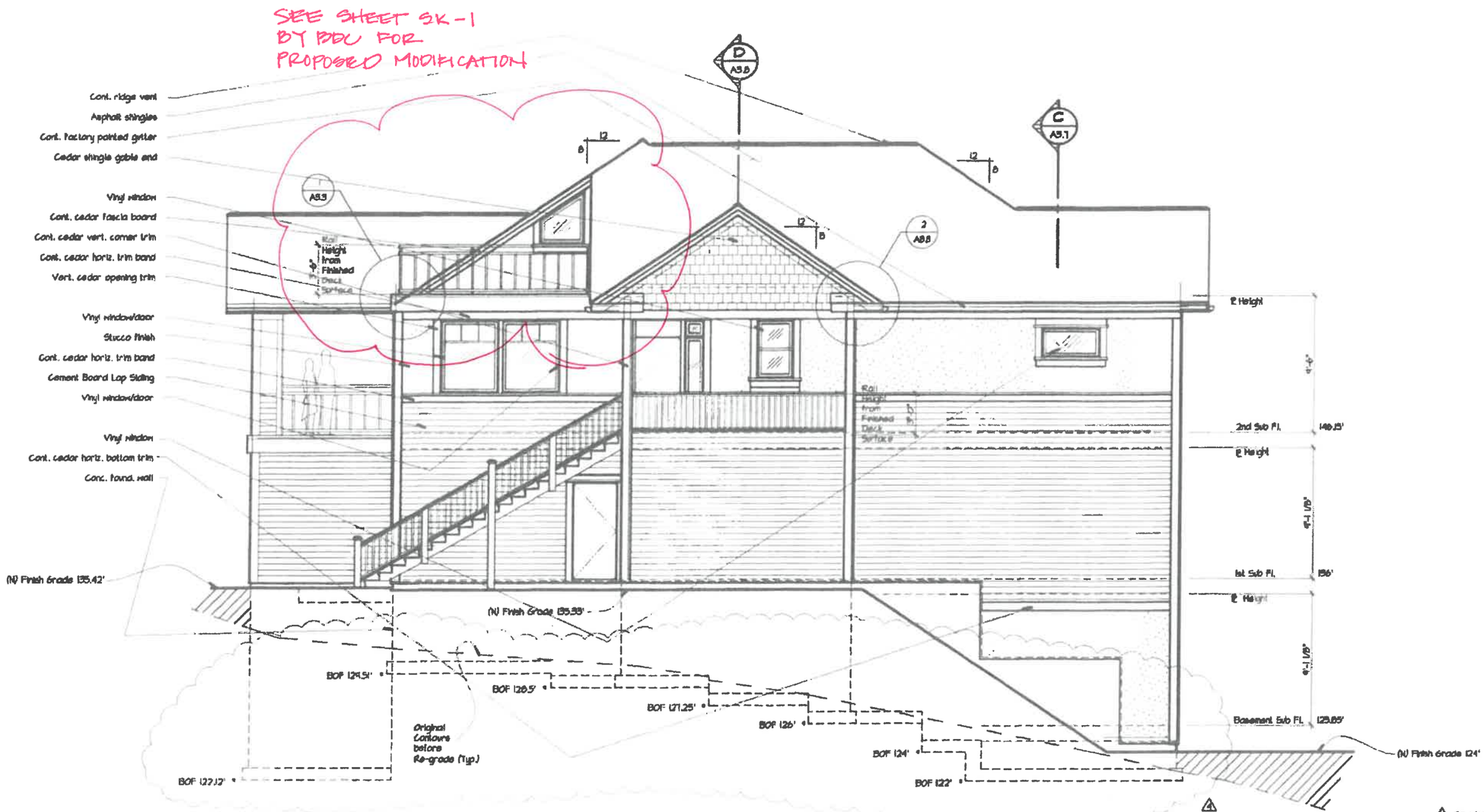
SK-1

REPLACES DETAIL	NA
JOB NO.	19B288
DATE	
DRAWN BY	EAH
CHECKED BY	DAB

1 A3.3 DETAIL
1/4" = 1'-0" ~~1/2" = 1'-0"~~



2 A3.3 DETAIL
1/4" = 1'-0" ~~1/2" = 1'-0"~~



A SOUTH ELEVATION
1/8" = 1'-0" ~~1/4" = 1'-0"~~

HALF SIZE PRINTS
Note Revised Scale

4 REVISION 4- 07/09/04
FOUNDATION DEPTHS/ ELECTRICAL/ PLUMBING

4 REVISION 2- 05/18/04
BOTTOM OF FOOTING ELEVATIONS ADDED

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larsenarchitect@gorge.net FAX (541) 387-3241

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Site Address: Hazel Street
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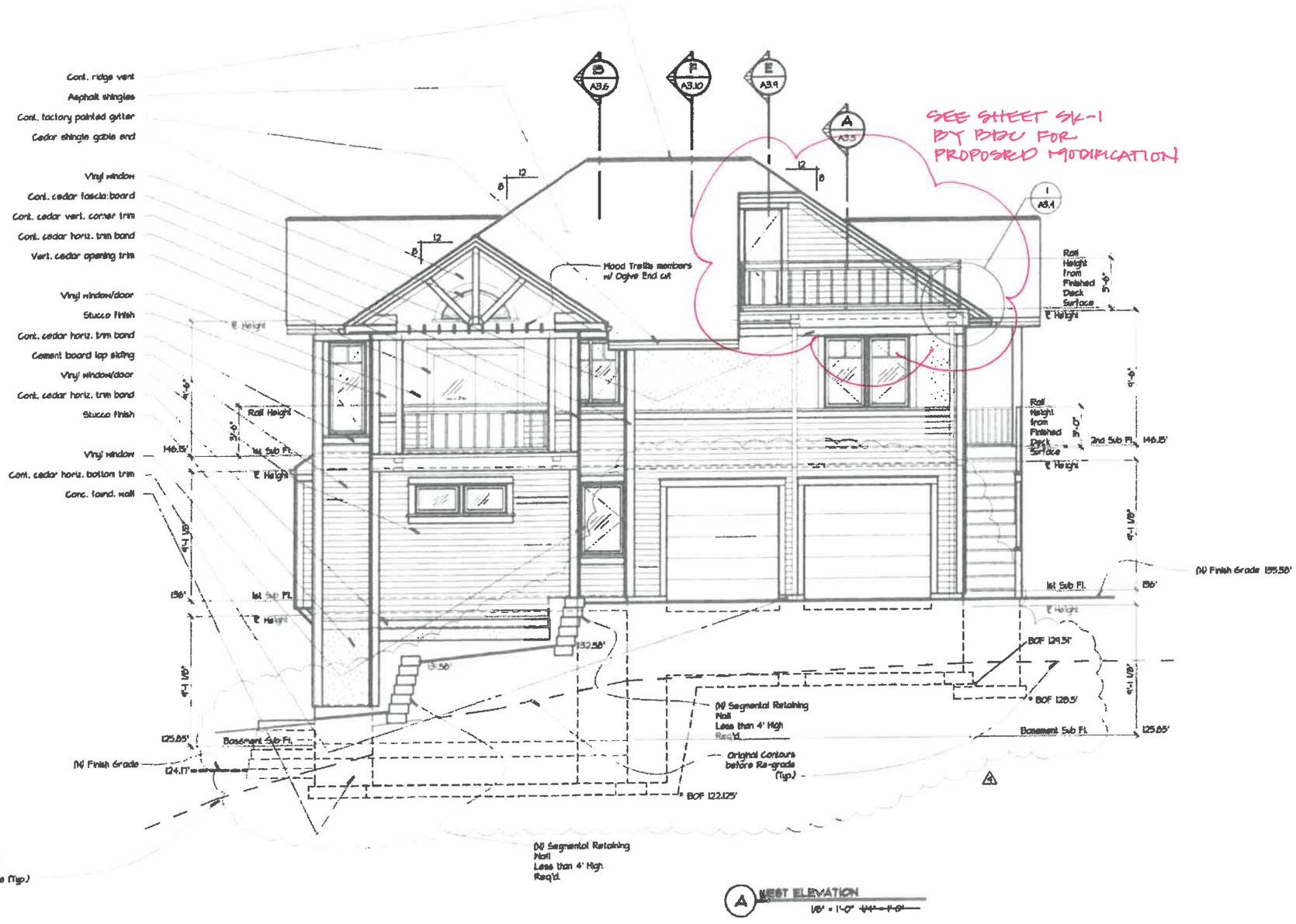
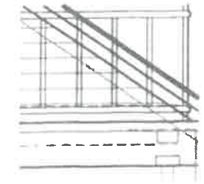
ELEVATIONS

Job No: 28002
Date:

A3.3



A WEST ELEVATION
1/8" = 1'-0"



1 A3.4 DETAIL
1/4" = 1'-0"

HALF SIZE PRINTS
Note Revised Scale

2 REVISION 4- 07/09/04
FOUNDATION DEPTHS/ ELECTRICAL/ PLUMBING

2 REVISION 2- 05/18/04
BOTTOM OF FOOTING ELEVATIONS ADDED

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ELEVATIONS

Job No: 28002
Date:

A3.4

BY CODIFIED Date 1/8/09

ORDINANCE NO. 1920

(An ordinance Sections 17.03.010—Urban Low Density Residential Zone (R-1), 17.03.020—Urban Standard Density Residential Zone (R-2), 17.03.030—Urban High Density Residential Zone (R-3) and 17.05.040—Non-Conforming Uses and Structures—Exceptions, of the Hood River Municipal Code)

WHEREAS, the City undertook a visioning process that involved a written survey and town hall meetings;

WHEREAS, the following amendments to Title 17 respond to issues raised during the visioning process;

WHEREAS, the following amendments are consistent with the City's Comprehensive Plan as set forth in the attached Findings of Fact and Conclusions of Law, which are approved and hereby incorporated by reference;

NOW, THEREFORE, THE CITY OF HOOD RIVER ORDAINS AS FOLLOWS:

Sections 17.03.010, .020, and .030 of the Hood River Municipal Code are amended to read as follows (additions shown in underline and deletions shown in strike out):

17.03.10 Urban Low Density Residential Zone (R-1)

A. **Permitted Uses.**
   1. Single family dwellings and accessory structures
   2. Home Occupations
   3. Manufactured homes
   4. Mobile home parks
   5. Family day care
   6. Residential care facilities
   7. Transportation facilities pursuant to 17.20.050(A)

B. **Conditional Uses.**
   In the R-1 zone the following uses are allowed subject to the provisions of Chapter 17.06:
   1. Planned unit developments
   2. Schools and child care centers
   3. Public parks, playgrounds, and related facilities
   4. Utility or pumping substations
   5. Churches

C. **Site Development Requirements.**
   1. Minimum Lot Size: The minimum lot or parcel size shall be 7,000 square feet.

2. The minimum requirements for building sites are as follows:
    a. Per dwelling, unit a minimum of 7,000 square feet.
    b. A minimum frontage of fifty (50) feet on a dedicated public street.
    c. A minimum frontage of thirty (30) feet on a public dedicated cul-de-sac.
3. Lot Coverage: Pursuant to 17.04.120

D. **Setback Requirements**.

The minimum setback requirements shall be as follows:

1. No structure shall be placed closer than ten (10) feet from the nearest public right-of-way line of a dedicated public street.
2. Garages that directly face adjacent streets shall be at least twenty (20) feet from the nearest public right-of-way lines of the dedicated public streets. Garages so constructed to not face an adjacent street may be ten (10) feet from the nearest right-of-way line of the dedicated public street. Detached garages so constructed to not face an adjacent public dedicated alley may be five (5) feet from the right-of-way line.
3. Side yard/rear yard.
    a. No structure shall be placed closer than six (6) feet from the side property line.
    b. Structures greater than twenty-eight (28) feet in height shall be eight (8) feet from the side property line.
    c. No structure shall be placed closer than ten (10) feet from the rear property line.
    d. Projections may not encroach more than three (3) inches for each foot of required yard setback width.

E. **Maximum Building Height**:

Thirty-five (35) feet <u>for all uses except residential uses; twenty-eight (28) feet for all residential uses.</u>

* * *

[the remainder of this section intentionally omitted]

17.03.20 Urban Standard Density Residential Zone (R-2)

A. **Permitted Uses**.

1. Single-family dwellings and accessory structures
2. Duplexes
3. Home occupations
4. Manufactured homes
5. Bed and breakfast facilities
6. Mobile home parks
7. Family day care
8. Residential care facilities

9. Group residential, if less than fifteen (15) persons
10. Transportation facilities pursuant to 17.20.050(A)

B. **Conditional Uses.**
1. Planned unit developments
2. Schools and child care centers
3. Public parks, playgrounds, and related facilities
4. Utility or pumping substations
5. Churches
6. Townhouse projects

C. **Site Development Standards.**
The minimum lot or parcel size shall be 5,000 square feet. The minimum requirements for building sites are as follows:
1. Per dwelling unit or duplex, a minimum of 5,000 square feet.
2. Per townhouse building, a minimum of 2,100 square feet.
3. A minimum frontage of fifty (50) feet on a dedicated public street.
4. A minimum frontage of thirty (30) feet on a dedicated public cul-de-sac.
5. Lot Coverage: Pursuant to 17.04.120

D. **Setback Requirements.**
The minimum setback requirements shall be as follows:
1. No structure shall be placed closer than ten (10) feet from the nearest public right-of-way line of a dedicated public street.
2. Garages that directly face adjacent streets shall be at least twenty (20) feet from the nearest public right-of-way lines of the dedicated public streets. Garages so constructed to not face an adjacent street may be ten (10) feet from the nearest right-of-way line of the dedicated public street. Detached garages so constructed to not face an adjacent public dedicated alley may be five (5) feet from the right-of-way line.
3. Side yard/ rear yard.
    a. No structure shall be placed closer than five (5) feet from the side property line.
    b. Structures greater than twenty-eight (28) feet in height shall be eight (8) feet from the side property line.
    c. No structure shall be placed closer than ten (10) feet from the rear property line.
    d. Projections may not encroach more than three (3) inches for each foot of required yard setback width.

E. **Maximum Building Height.**
Thirty-five (35) feet <u>for all uses except residential uses; twenty-eight (28) feet for all residential uses.</u>

* * *

[the remainder of this section intentionally omitted]

17.03.30 Urban High Density Residential Zone (R-3)

A. **Permitted Uses.**
   1. Single-family dwellings and accessory structures
   2. Duplexes and triplexes
   3. Multi-family dwellings, subject to site plan review
   4. Rooming and boarding houses
   5. Manufactured homes
   6. Home occupations
   7. Bed and breakfast facilities
   8. Mobile home parks
   9. Family day care
   10. Residential care facilities
   11. Group residential, if fifteen (15) or more persons, subject to site plan review
   12. Transportation facilities pursuant to 17.20.050(A)

B. **Conditional Uses.**
   1. Hospitals, sanitariums, rest homes, nursing or convalescent home
   2. Schools and child care centers
   3. Public parks, playgrounds, and related facilities
   4. Utility or pumping substations
   5. Churches
   6. Planned unit developments
   7. Professional offices
   8. Hostels
   9. Townhouse projects

C. **Site Development Requirements.**
   1. Minimum Lot Size: Per dwelling unit or duplex, a minimum of 5,000 square feet. Each unit thereafter shall require an additional 1,500 square feet.
   2. The minimum requirements for building sites are as follows:
      a. Per dwelling unit or duplex: A minimum area of 5,000 square feet.
      b. Per townhouse building: A minimum of 5,000 square feet for the first two (2) residential units and 1,500 square feet each for any additional residential units.
      c. A minimum frontage of fifty (50) feet on a dedicated public street.
      d. A minimum frontage of thirty (30) feet on a dedicated public cul-de-sac.
   3. Lot coverage: Pursuant to 17.04.120

D. **Setback Requirements**.

The minimum setback requirements shall be as follows:

1. No structure shall be placed closer than ten (10) feet from the public right-of-way line of a public dedicated street.
2. Garages that directly face adjacent streets shall be at least twenty (20) feet from the nearest public right-of-way lines of the public dedicated streets. Garages so constructed to not face an adjacent street may be ten (10) feet from the nearest right-of-way line of the dedicated public street. Detached garages so constructed to not face an adjacent public dedicated alley may be five (5) feet from the right-of-way line.
3. Side yard/rear yard.
    a. No structure shall be placed closer than five (5) feet from the side property line.
    b. Structures greater than twenty-eight (28) feet in height shall be eight (8) feet from the side property line.
    c. No structure shall be placed closer than five (5) feet from the rear property line.
    d. Projections may not encroach more than three (3) inches for each foot of required yard setback width.
    e. Structures greater than 28 feet in height shall be ten (10) feet from the rear property line.

E. **Maximum Building Height**.

Thirty-five (35) feet for all uses except residential uses; twenty-eight (28) feet for all residential uses. Multi-family dwellings are permitted up to thirty-five (35) feet. All other residential uses may be conditionally permitted up to thirty-five (35) feet pursuant to Chapter 17.06 (Conditional Uses).

* * *

[the remainder of this section intentionally omitted]

Section 17.05.040 of the Hood River Municipal Code is amended to read as follows (additions shown in underline and deletions shown in strike out):

17.05.040 Exceptions

Any nonconforming structure being used for a residential use before the enactment of this ordinance may be

1. Rebuilt if damaged or destroyed for any reason, provided the reconstructed building has the same or fewer number of residential units, and serves the same use as the original structure.
2. Continued for residential use whether or not the structure is continuously occupied, provided that the residential use is not changed to some other use.
3. Modified and or enlarged provided that:

a. The structure maintains the same or fewer number of residential units.
b. The setback requirements for residential dwellings are met. In cases where the structure does not meet the residential zoning setback standards, the modification or enlargement to the structure is allowed provided that any expansion does not further encroach upon the setback requirements.
c. The residential off-street parking requirement shall not be reduced.
d. The nonconforming structure is not located in an existing City right-of-way.
e. The modification or enlargement does not exceed the allowed maximum building height.

Read for the first time: November 27, 2006.

Read for the second time and passed: December 11, 2006, to become effective thirty (30) days hence.

Signed December 12, 2006.

Linda Streich, Mayor

ATTEST:

Jill Rommel, City Recorder

BEFORE THE CITY OF HOOD RIVER CITY COUNCIL
HOOD RIVER, OREGON

In the Matter of the Title 17 Amendments—Lot Coverage, Townhouses as Conditional Uses, Bed and Breakfast Parking	))))	FINDINGS AND CONCLUSIONS

I. **BACKGROUND INFORMATION:** These proposed amendments to Title 17 reduce the building height for residential uses in the R-1, R-2, and R-3 zones (except for multi-family). These are part of the several code amendments drafted in response to the extensive visioning process the City undertook over the last 18 months. That process included a written questionnaire mailed to all City residents and several town hall meetings. The overwhelming response from the visioning process led City staff to look at possible code amendments that would address citizen concern for the increasing height, bulk and scale of development, with the proliferation of townhouse projects and increasingly larger homes being the focus of attention.

II. **REQUEST:** The City of Hood River made application to amend the Hood River Municipal Code as shown in Ordinance 1920.

III. APPLICABLE ORDINANCE CRITERIA:

HRMC, Chapter 17.09.050 – Legislative Actions.
HRMC, Chapter 17.09.100 – Criteria for Approval.

A. A. <u>17.09.050 – Legislative Actions</u>

Section 17.09.050 sets out the notice and hearing procedures to be followed for legislative ordinance amendments. This is a legislative ordinance amendment because it is broad in scope and does not affect few property owners or properties.

These ordinance amendments were initiated by the Council.

Public hearings are required by 17.09.050 were held before the Planning Commission and the City Council. The Planning Commission's recommendation is contained in the record.

Notices in accordance with Section 17.09.050 were provided and copies of the notices are contained in the record.

B. <u>17.09.100—Criteria for Approval</u>

This provision states that the applicant, in this case the City, has the burden of proof to show that the propose ordinance amendments comply with the City's Comprehensive Plan, the Statewide Planning Goals, and the applicable provisions of the Oregon Revised Statutes and the Hood River Municipal Code. Council finds that the City has met its burden of proof.

I. COMPREHENSIVE PLAN

GOAL 1 - CITIZEN INVOLVEMENT: Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

All applicable notice and public hearing procedures have been followed to process this legislative ordinance amendment.

GOAL 2 - LAND USE PLANNING: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

This legislative ordinance amendment follows the process and meets the applicable ordinance provisions.

GOAL 3 - AGRICULTURAL LANDS: To preserve and maintain agricultural lands.

Not applicable.

GOAL 4 - FOREST LANDS: To conserve forest lands for forest uses.

Not applicable.

GOAL 5 - OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES: To conserve open space and protect natural, historic, and scenic resources.

The ordinance amendments will not adversely impact any Goal 5 resources and will increase the amount of open space in development due to the lot coverage limitations.

GOAL 6 - AIR, WATER AND LAND RESOURCE QUALITY: To maintain and improve the quality of the air, water, and land resources of the planning area to provide a relatively pollution free environment.

The proposed ordinance amendments will not impact any Goal 6 resources.

GOAL 7 - NATURAL DISASTERS: To protect life and property from natural disasters and hazards.

Not applicable.

GOAL 8 - RECREATIONAL NEEDS: To satisfy the recreational needs of the citizens of the community and visitors to the area.

Not applicable.

GOAL 9 - ECONOMY: To diversify and improve the economy of the Hood River planning area.

Not applicable.

GOAL 10 - HOUSING: To provide for the housing needs of the residents of Hood River.

The proposed ordinance amendments will not reduce the amount of land available for housing.

GOAL 11 - PUBLIC FACILITIES AND SERVICES: To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Not applicable.

GOAL 12 - TRANSPORTATION: To provide and encourage a safe, convenient and economic transportation system, realizing maximum mobility for the citizens of the community.

Not applicable.

GOAL 13 - ENERGY CONSERVATION: To conserve energy and encourage the use of renewable energy resources.

Not applicable.

GOAL 14 - URBANIZATION: To provide for an orderly and efficient transition from rural to urban land use.

Not applicable.

4. STATEWIDE PLANNING GOALS & GUIDELINES:

GOAL 1 - CITIZEN INVOLVEMENT: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

All applicable notice and public hearing procedures have been followed to process these ordinance amendments.

GOAL 2 - LAND USE PLANNING: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

The request has been evaluated and processed according to an acknowledged Comprehensive Plan and Zoning Ordinance.

GOAL 3 - AGRICULTURAL LANDS: To preserve and maintain agricultural lands.

Not applicable.

GOAL 4 - FOREST LANDS: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Not applicable.

GOAL 5 - OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES: To conserve open space and protect natural and scenic resources.

See comments under City Comprehensive Plan Goal 5.

GOAL 6 - AIR, WATER AND LAND RESOURCE QUALITY: To maintain and improve the quality of the air, water, and land resources of the state.

The proposed ordinance amendments do not impact any Goal 6 resources.

GOAL 7 - NATURAL DISASTERS: To protect life and property from natural disasters and hazards.

Not applicable.

GOAL 8 - RECREATIONAL NEEDS: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Not applicable.

GOAL 9 - ECONOMY: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Not applicable.

GOAL 10 - HOUSING: To provide for the housing needs of the citizens of the state.

See findings under City Goal 10 above.

GOAL 11 - PUBLIC FACILITIES AND SERVICES: To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Not applicable.

GOAL 12 - TRANSPORTATION: To provide and encourage a safe, convenient and economic transportation system.

Not applicable.

GOAL 13 - ENERGY CONSERVATION: To conserve energy.

Not applicable.

GOAL 14 - URBANIZATION: To provide for an orderly and efficient transition from rural to urban land use.

DECISION: Based on the above Findings and Conclusions, the City Council approves the proposed ordinance amendments as shown in Ordinance 1920.

Jennifer Kaden

From: Leonard Damian
Sent: Thursday, July 9, 2020 2:41 PM
To: Jennifer Kaden; Danielle Meyers
Subject: RE: Request for Comments - File No. 2020-14; Irwin Variance

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer

From my perspective, the critical issue is that this is within the WUI area, making the material choices essential as it is exposed. However, the overall height is still below the current height of the building, and any new item would be mute related to the existing building and access.

I'm glad to discuss if I'm missing anything….

--Leonard

From: Jennifer Kaden <J.Kaden@cityofhoodriver.gov>
Sent: Thursday, July 9, 2020 11:17 AM
To: Leonard Damian <L.Damian@cityofhoodriver.gov>; Danielle Meyers <D.Meyers@cityofhoodriver.gov>
Subject: Request for Comments - File No. 2020-14; Irwin Variance

Hi Leonard & Danielle –
This is a Request for Comments for a Variance application – File No. 2020-14 (Irwin). Property location is 10 East Point Court (3N10E36AB Tax Lot 6500). The applicant is requesting an exception to the building height in order to construct a roof over an existing 3rd story deck. The existing house and proposed roof exceed current allowed maximum building height. (See P. 17 of attachment for drawing of proposed roof addition)

We are scheduling a hearing before the Planning Commission for this application on September 8th. Please provide any comments you have – e.g. key issues for a building permit if it is approved or concerns about the proposal from a fire or building code perspective – by Friday, August 14, 2020.

Please let me know if you have any questions or need additional information.

Jennifer Ball Kaden • Associate Planner
City of Hood River • **cityofhoodriver.gov**
211 2nd Street • Hood River, OR 97031 • P 541-387-5215

Attachment F - File No. 2020-14

DISCLAIMER: This e-mail is a public record of the City of Hood River and is subject to public disclosure unless exempt from disclosure under the Oregon Public Records Law. This e-mail is subject to the State Retention Schedule.

Jennifer Kaden

From: Danielle Meyers
Sent: Friday, July 10, 2020 8:32 AM
To: Jennifer Kaden; Leonard Damian
Cc: Danielle Meyers
Subject: RE: Request for Comments - File No. 2020-14; Irwin Variance

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jennifer,

I agree with what Leonard state, if they end up getting approved for a roof covering, we would want it to be of non-combustible construction. I am glad they have an engineered design.

As a side note, I don't buy into the fact that they need it covered in order to maintain a safe and non-damaged deck surface. From their history, the products they chose and the low prices they paid it appears they never had a quality product to put on to begin with and then kept patching it. They mentioned 2 years after having the decks done and coated because of failing, they had the same company back out to repair it and they paid $1000. It should have been warrantied. I guess what I am saying, is if you don't approve it, they would have a solution to not have a failing deck. They would likely hire a good roofing contractor and do a concrete deck or a vinyl insulated deck and could put some non combustible pavers on top for walking. There could also be some moisture trapped in the roof below the deck, as I don't know how well the house was constructed or if it is time for a new roof, etc.

Danielle

From: Jennifer Kaden <J.Kaden@cityofhoodriver.gov>
Sent: Thursday, July 9, 2020 11:17 AM
To: Leonard Damian <L.Damian@cityofhoodriver.gov>; Danielle Meyers <D.Meyers@cityofhoodriver.gov>
Subject: Request for Comments - File No. 2020-14; Irwin Variance

Hi Leonard & Danielle –
This is a Request for Comments for a Variance application – File No. 2020-14 (Irwin). Property location is 10 East Point Court (3N10E36AB Tax Lot 6500). The applicant is requesting an exception to the building height in order to construct a roof over an existing 3rd story deck. The existing house and proposed roof exceed current allowed maximum building height. (See P. 17 of attachment for drawing of proposed roof addition)

We are scheduling a hearing before the Planning Commission for this application on September 8th. Please provide any comments you have – e.g. key issues for a building permit if it is approved or concerns about the proposal from a fire or building code perspective – by Friday, August 14, 2020.

Please let me know if you have any questions or need additional information.

Jennifer Ball Kaden • Associate Planner
City of Hood River • **cityofhoodriver.gov**
211 2nd Street • Hood River, OR 97031 • P 541-387-5215

Attachment G - File No. 2020-14

Jennifer Kaden

From: Danielle Meyers
Sent: Tuesday, August 25, 2020 1:22 PM
To: Jennifer Kaden; Leonard Damian
Subject: RE: Request for Comments - File No. 2020-14; Irwin Variance

Thanks Jennifer,

If approved we will need to work closely with them on the permit. I still think this all could have been avoided with good construction craftsmanship. IF not approved, from looking at the report a long time ago I am confident it can be fixed correctly, they just need to hire an experienced crew.

Danielle

From: Jennifer Kaden <J.Kaden@cityofhoodriver.gov>
Sent: Wednesday, August 19, 2020 1:13 PM
To: Danielle Meyers <D.Meyers@cityofhoodriver.gov>; Leonard Damian <L.Damian@cityofhoodriver.gov>
Subject: RE: Request for Comments - File No. 2020-14; Irwin Variance

Danielle/Leonard –
FYI only – attached is the notice of public hearing for this application. No action needed on your part.

Thanks,
Jennifer

Jennifer Ball Kaden • Associate Planner
City of Hood River • **cityofhoodriver.gov**
211 2nd Street • Hood River, OR 97031 • P 541-387-5215

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From: Danielle Meyers <D.Meyers@cityofhoodriver.gov>
Sent: Friday, July 10, 2020 8:32 AM
To: Jennifer Kaden <J.Kaden@cityofhoodriver.gov>; Leonard Damian <L.Damian@cityofhoodriver.gov>
Cc: Danielle Meyers <D.Meyers@cityofhoodriver.gov>
Subject: RE: Request for Comments - File No. 2020-14; Irwin Variance

Hi Jennifer,

I agree with what Leonard state, if they end up getting approved for a roof covering, we would want it to be of non-combustible construction. I am glad they have an engineered design.

Jennifer Kaden

From: Scott Skelton <swskelton3@gmail.com>
Sent: Friday, August 28, 2020 9:41 AM
To: Jennifer Kaden
Subject: File no. 2020-14-Irwin VAR

Please count me as a no. The second drawing depicts a failure of planning, plan check and building inspections as it shows the structure was in violation of the height restrictions in place when it was built. The owners are family of the original owners and are lucky they weren't required to bring it into compliance before it was finished. This neighborhood is already scared in several areas due to omissions, allowing or permitting contrary to city code 1.04.060. by city staff in the past.
Sincerely, Scott Skelton
509 east 3rd street
Hood River

Attachment H - File No. 2020-14