



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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**NOTICE OF MINOR VIOLATION REMOVAL AND
REPLANTING IN AN ENVIRONMENTAL ZONE**

Date: September 20, 2018

To: Neighborhood Association and Interested Persons

From: Timothy Novak, City Planner, 503-823-5395,
Timothy.Novak@portlandoregon.gov

Re: The City has received an application to correct a minor violation with removal of unpermitted concrete driveway, walkways, and patio and replanting within an **environmental overlay zone**. The purpose of this notice is to inform neighbors and interested persons of activities and projects within the environmental zones that will utilize the Environmental Development Standards of Zoning Code Chapter 33.430. This is not a Land Use Review notice.

Permit Number: 17-260775-ZP

Project Description: Removal of unpermitted concrete in the rear and side yards. Replanting in the disturbed area and on an adjacent site within the Environmental Conservation Overlay Zone.

Applicant: Judy Chen

Site Location: 16446 SE High Meadow Loop

Legal Description: POWELL BUTTE HEIGHTS #2, LOT 39 (Addt'l plantings at Lot M)

Zone: R10c, South Subdistrict of Johnson Creek Plan District

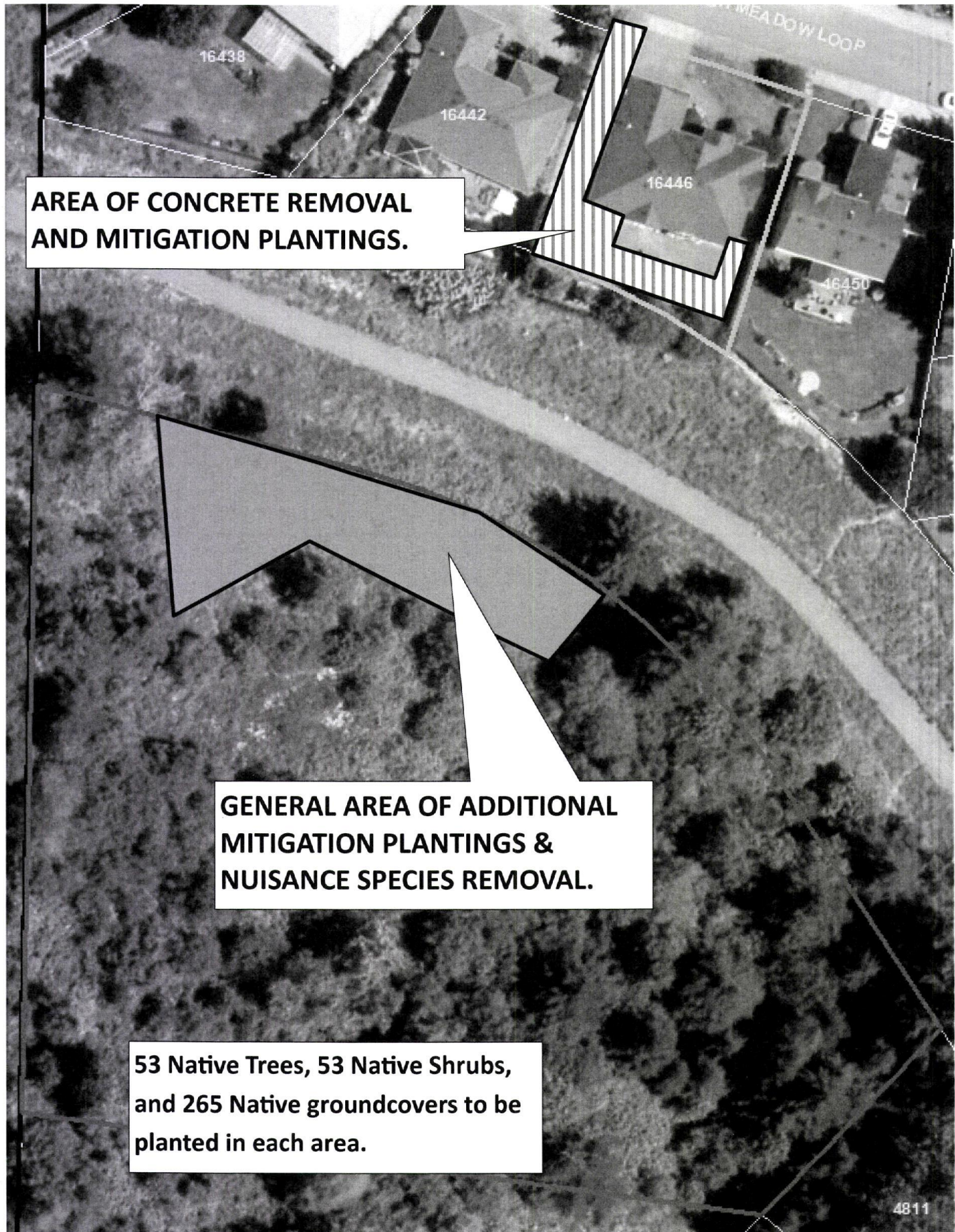
Quarter Section Map: 3547 **Tax Account #:** R249227 (Addt'l plantings at R249186)

The application is being reviewed for compliance with the environmental development standards in section 33.430.405.B – Option One, Remove and Repair. This option results in removal of illegal development, replanting, and repair of any damage.

The site plan is enclosed and displayed on a notice board on site. Plans may be examined at **BDS Permitting Services, second floor of 1900 SW 4th Avenue**, Monday – Wednesday and Fridays from 8:00 AM to 3:00 PM and Thursdays from 8:00 AM to Noon. Copies of the site plans and development standards can be obtained for a fee. The development standards are available online at www.portlandonline.com/zoningcode.

Any interested person may comment on the application by writing and specifically identifying errors or non-compliance with development standards. Comments should be directed to the staff person noted above. Comments may be used to clarify or improve the accuracy of the site plan, but may not be used by the City to influence the issuance of a permit for a project that meets development standards. **An inspector will visit the site to verify the accuracy of the site plan prior to issuance of any permits.**

Contact Timothy Novak at the above phone number or email address with any questions. Please reference the permit number and your request.



AREA OF CONCRETE REMOVAL AND MITIGATION PLANTINGS.

GENERAL AREA OF ADDITIONAL MITIGATION PLANTINGS & NUISANCE SPECIES REMOVAL.

53 Native Trees, 53 Native Shrubs, and 265 Native groundcovers to be planted in each area.