



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

Ted Wheeler, Mayor
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www.portlandoregon.gov/bds

**NOTICE OF PROPOSED
DEVELOPMENT IN AN ENVIRONMENTAL ZONE**

Date: 7/2/19
To: Neighborhood Association and Interested Persons
From: Tyler Mann, City Planner, 503-823-5062, Tyler.Mann@portlandoregon.gov
Re: The City has received a building permit application for development within an **environmental zone**. The purpose of this notice is to inform neighbors and interested persons of permitting 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: 19-176293 RS
Project Description: Proposal for removal of an existing bay window and construction of new porch within an Environmental Conservation Zone.
Applicant: JOHN MACNELLA - CORRIB CONSTRUCTION, LLC
Site Location: 3755 SE REEDWAY ST
Legal Description: MONTROSE, LOT 10 TL 3100
Zone: R5c Quarter Section Map: 3634 Tax Account #: R220951

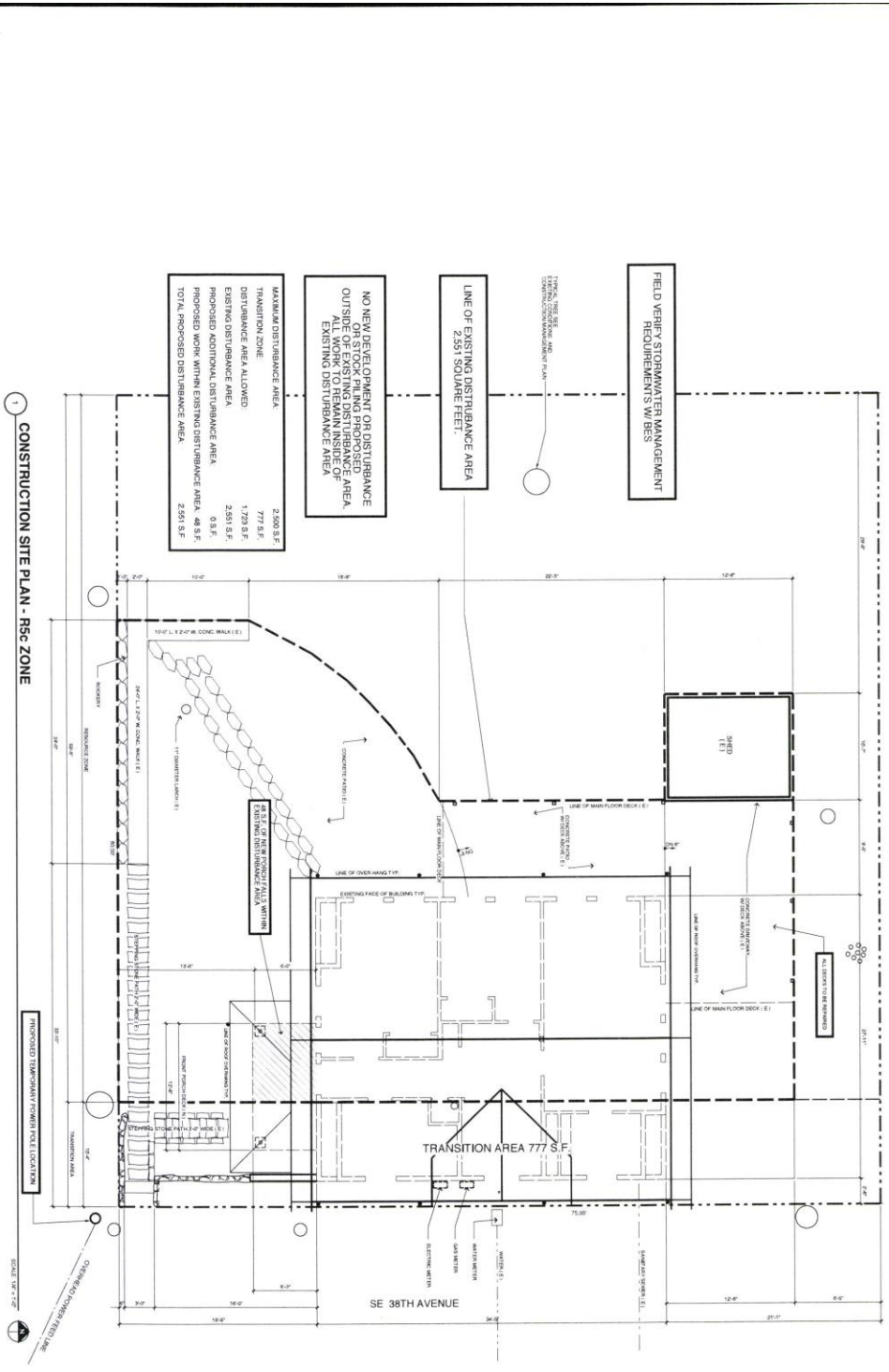
The permit is being reviewed for compliance with the following environmental development standards:

- General development subject to Section 33.430.140;

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 Tyler Mann at the above phone number or email address with any questions. Please reference the permit number and your request.



MAXIMUM DISTURBANCE AREA	2,500 S.F.
TRANSITION ZONE	777 S.F.
DISTURBANCE AREA ALLOWED	1,723 S.F.
EXISTING DISTURBANCE AREA	2,551 S.F.
PROPOSED ADDITIONAL DISTURBANCE AREA	0 S.F.
PROPOSED WORK WITHIN EXISTING DISTURBANCE AREA	48 S.F.
TOTAL PROPOSED DISTURBANCE AREA	2,551 S.F.

NO NEW DEVELOPMENT OR DISTURBANCE OUTSIDE OF STOCK PILING PROPOSED AREA. WORK TO REMAIN INSIDE OF EXISTING DISTURBANCE AREA.

LINE OF EXISTING DISTURBANCE AREA 2551 SQUARE FEET

FIELD VERIFY STORMWATER MANAGEMENT REQUIREMENTS W/RES

1 CONSTRUCTION SITE PLAN - R5c ZONE

PROPOSED TRANSITION AREA 777 S.F. LOCATION

SCALE 1/8" = 1'-0"

1.3 SHEET

REVISION	DATE	BY	CHK
06.10.19			
06.20.19			
06.19			

Consolidation
Site Plan

Renovation Drawings
Ritmans / Skillkorn Residence
3755 SE Reedway St
Portland, Oregon

The Design Department
Professional Engineer
P.E. Number
David M. Smith
License Number
0000000000
0000000000
0000000000