

ONE & TWO FAMILY RESIDENTIAL ZONING PLAN REVIEW SHEET

APPLICANT: This sheet is part of your approved building permit. This sheet must be attached to the plans at the construction site.

Address: 5901 SE Holgate
 R# 623830 Lot Size: 4943
 Addition, Block, and Lot: PP 2008-118; Lot 2
 Zone: R2.5 Plan District: -
 Primary Structure Allowed N PUD/Cluster Y N
 Transit St. or Ped Dist Y N Parking Required? Y N

Permit # 13-150208 RS; 13-150239 RS (gar)
 Planner: ESandy Date: 5.24.13

City of Portland
 Bureau of
 Development Services
 By ESandy Date 6.21.13
 Approved by
 Planning and Zoning Review

LU/PR HISTORY: 07-163264 LDP
Recorded?

Conditions of approval satisfied? N N/A
 Conditions of approval satisfied? Y N N/A
 Conditions of approval satisfied? Y N N/A

BASE ZONE STANDARDS

Minimum Setbacks	Req'd	Proposed	Projection
Front	<u>10</u>	<u>10</u>	
Left Side	<u>10</u>	<u>10</u>	<u>garage to 5' OK</u>
Right Side	<u>10</u>	<u>10</u>	
Rear	<u>10</u>	<u>10</u>	
Garage	<u>18</u>	<u>OK</u>	
Max Transit			N/A

T1 Inches Required 10" T1 Inches Proposed 16"
 # new trees proposed 8(2') # preserved _____
 Circle any: Tree Pres. Plan Arborist Rpt. Rev. Arborist Rpt.
 Verified location of sewer/water lines outside of RPZ

Trees required to be preserved:

Species	Diameter	RPZ	T1	LD	Other
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Maximum Height 30 (allowed) 25 (proposed)
 Base Point 1 Base Point 2 Base Point Elevation? _____

Maximum Front/Side Yard Paving
 40% or 20% = 9' (allowed) 9' (proposed)
 Parking Pad outside front or side street setback? Y N N/A

Maximum Building Coverage
1818 (allowed) 1287 (proposed)
 Include Eaves (Pre-8-30-03)? Y N
 Include Decks over 6' above grade? Y N

FLAG LOT STANDARDS Apply? Y N
 Setbacks 10 (N) 10 (S) 10 (E) 10 (W)
 Building Coverage met? (flag portion only) Y N
 Minimum L3 Landscaping Met for flag lots less than 10,000sf?
 Y N N/A

Minimum Outdoor Area
290 s.f. & 12 ft by 17 ft Met? Y N

BASE ZONE DESIGN STANDARDS (9-3-99)

Apply? Y N

Longest Street Facing Dwelling Unit Wall?	Main Floor	Second Floor	Both/Other
33.110.230 Main Entrance Faces Street? and			<input type="radio"/> Y <input type="radio"/> N
Within 8' of longest DU Wall? and			<input type="radio"/> Y <input type="radio"/> N
Faces public street if corner (4/24/10)?			<input type="radio"/> Y <input type="radio"/> N <input type="radio"/> N/A
33.110.253 Length of Garage Wall is 50% or less? or			<input type="radio"/> Y <input type="radio"/> N
12' or less on a façade 24' or less?			<input type="radio"/> Y <input type="radio"/> N <input type="radio"/> N/A
33.110.253 Garage flush/behind longest DU wall? or			<input type="radio"/> Y <input type="radio"/> N
Within 6' of DU wall (40% gar. and porch)?			<input type="radio"/> Y <input type="radio"/> N <input type="radio"/> N/A
33.110.232 15% of Street Facing Façade windows/Main Entrance Doors?			
Front: _____ (req'd) _____ (prop'd)			
Side: _____ (req'd) _____ (prop'd)			<input type="radio"/> Y <input type="radio"/> N <input type="radio"/> N/A

ADDITIONAL DEVELOPMENT STANDARDS (33.110.213)

Apply? Y N

Maximum Height
 1.5 x _____ (width) = _____ (allowed) _____ (proposed)

Maximum Building Coverage
 40% = _____ (allowed) _____ (proposed)

Main Entrance less than 4' above grade? Y N
 Minimum 3.5" Trim? Y N
 Garage Door facing street no greater than 8' wide? Y N
 Minimum 12" Eaves? Y N
 Exterior Finish Materials okay? Y N
 Maximum of 2 attached Houses? Y N N/A

NARROW LOT STANDARDS (7-1-02/4-24-10)

Apply? Y N

33.110.215 Maximum Height
 1.2 or 1.5 x (width) = _____ (allowed) _____ (proposed)

33.110.253 Maximum Width of Garage Wall
 50% = _____ (allowed)* _____ (proposed)
 *Not allowed on front façade if façade is less than 22' long

33.110.253 Main Entrance less than 4' above grade? Y N
 33.610.200.D Alley Access Used? Y N
 33.110.240.C Minimum Landscaping for attached houses? Y N

JOHNSON CREEK STANDARDS (South Sub. or Floodplain)

Apply? Y N

Maximum Impervious Area 50% x _____ (site size) = _____ (allowed) _____ (proposed)

Tree Removal? Y N
 Tree Preservation Plan? Y N

COMMUNITY DESIGN STANDARDS

Apply? Y N

EROSION CONTROL

Simple Site Form Site Plan N/A - assigned to SD

OTHER OVERLAYS, DISTRICTS, INSPECTOR NOTES, ETC.