

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



# Permit Revision Submittal Requirements and Application

A Permit Revision is required when there are proposed changes to the project after the permit has been issued. This may arise due to discrepancies between the city-approved permit drawings and actual field conditions, or the customer has changed their mind about an aspect of the project. In all cases, a revision to the existing permit must be submitted, reviewed and approved.

Minimum Submittal Requirements (check all boxes and sign below):

- □ A copy of this application.
- □ One PDF copy of plans for electronic submittals or three copies for paper submittals.
- □ All plans must clearly reflect the proposed change(s). Changes must be bubbled.
- Drawings and calculations must be stamped and signed by the Architect and/or the Engineer of Record, if applicable.
- Project narrative for extensive revisions.
- One PDF copy of calculations and other supporting documents for electronic submittals or two copies for paper submittals.
- Copy of Inspector's correction notice, if the revision is due to an inspection correction. One PDF copy for electronic submittals and two copies for paper submittals.

### Applicant Information:

Applicant Name	
Street Address	City/State/ZIP
Email	Phone
Value of Proposed Revision	Issued Permit #
Job Site Address	
Description of Revision	

w **Applicant Signature** Date

#### Fees:

An invoice with permit fees will be sent to the applicant once minimum submittal requirements have been verified. Permit Revisions are subject to fees associated with plan review, processing and any increase in project value.

The Bureau of Development Services fee schedule is on the BDS web site: www.portlandoregon.gov/bds/article/102792

#### Helpful Information:

Bureau of Development Services |City of Portland, Oregon 1900 SW 4th Avenue, Portland, OR 97201 For Hours Call 503-823-7310 or visit www.portlandoregon.gov/bds

#### Important Telephone Numbers:

BDS main number	503-823-7300
DSC automated information line	503-823-7310
Building code information	503-823-1456
BDS 24-hour inspection request line	503-823-7000
Residential information for one- and two-family dwelling	503-823-7388
General Permit Processing and Fee Estimate info	503-823-7357
Zoning Information Line	503-823-7526
City of Portland TTY	503-823-6868

# Life Safety/structural Checksheet Response

Permit #: 20-216684 RS Date: 1/22/21

Customer name and phone number: Mike 503-515-6495

Item number	Description of changes, corrections, additions, etc.	Location on plans	
1	Owners have been staying with relatives during this		
	process and will not be living there until remodel is done.		
2, 3, 4, 5	N/A – garage not being done at this time.		
6, 7	N/A – I believe that these comments are regarding the		
	new attachment of the garage to the house.		
8	ok		
	The valuation and description on this permit has changed. We had to exclude the		
	The valuation and description on this permit has changed. We had to exclude the garage remodel/addition due to setback issues.		
	The new description should be: SECOND FLOOR REMODEL EXISTING BATHROOM, EXISTING MAIN FLR CH		
	REMODEL BATHROOM, REMODEL EXISTING BATHROOM, EXISTING MAIN FLK CH	NING/LIVING, CHANGE EXI	ISTING
	DEDROOM TO OFFICE. ***ADDED TRADE PERMITS 12 7 20***		
	New valuation is \$35,000		
		Red'd 1/22/21	
L	1		



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# LIFE SAFETY + STRUCTURAL CHECKSHEET

Review Date: May 9, 2022

Application #: 20-216684-REV-01-RS IVR #: 4793576

То:	APPLICANT	MIKE MONTGOMERY SIMPL HOME DESIGNS 4931 SW 76TH AVE, PMB 211 PORTLAND, OR 97225	Work Alt Email	(503) 515-6495 (503) 516-4825 mike@simplhomedesigns.co m
			1	
From:	RESIDENTIAL		Phone	(503) 865-6531

From:	RESIDENTIAL		Phone	(503) 865-6531
	PLANS	JASON BUERKLE	Email	Jason.Buerkle@portlandoreg
	EXAMINER			on.gov

cc:		REGAN SORENSON & ALEXANDRA SORENSON	
	OWNER	1602 SE MILLER ST	
		PORTLAND, OR 97202	

### **PROJECT INFORMATION**

Street Address:	1602 SE MI	LLER ST			
Description of Work:	SINGLE PDF - REVISION TO CONVERT GARAGE TO ADD BEDROOM, BATH AND CLOSET AND ATTACH TO HOUSE				
The following assumption	The following assumptions were made when reviewing your project:				
Building Area	ì	Stories	Sprinklers		
630 SF		2			

#### **PLAN REVIEW**



Dan Ryan, Commissioner Rebecca Esau, Director Phone: (503) 823-7300 Fax: (503) 823-6983 TTY: (503) 823-6868 www.portland.gov/bds

### FROM CONCEPT TO CONSTRUCTION

Based on the plans submitted, the items listed below appear to be missing or not in conformance with the Oregon Residential Specialty Code and/or other City requirements.

Please provide all corrections and changes to the originally submitted drawings with revision clouds. A subsequent review will not be conducted without appropriately addressing review comments as instructed on the Life Safety Checksheet response form.

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Please click here for instructions to reply to plan review checksheets:

## https://www.portland.gov/bds/permit-review-process/checksheet-submittingcorrections-electronically

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Please note the following resources used for citing and referencing current building code:

City of Portland Title 24-Building Regulations: https://www.portlandoregon.gov/citycode/28188

2021 Oregon Residential Specialty Code: https://codes.iccsafe.org/content/ORRSC2021P1

Code book history:

https://www.oregon.gov/bcd/codes-stand/Pages/codebook-history.aspx

2019 Oregon Structural Specialty Code (italics) / except Chapter 1, per City of Portland Title 24: <u>https://codes.iccsafe.org/content/OSSC2019P1</u>

Habitable Space Standards for Existing Elements within 1 & 2 Family Dwellings: https://www.portlandoregon.gov/bds/article/68635

**Building Code Appeals:** 

https://www.portlandoregon.gov/bds/appeals/index.cfm?action=new

lt	em #	Locati on on plans	Code Section	Clarification / Correction Required
1		C/S2 44/S5	1704.2 1704.3	Please complete and return the attached Special Inspection form prior to issuance of the permit. Special inspections are required for the following:



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			• Titen bolts @ C/S2 + 44/S5			
			The completed form can be fax returned to Special Inspections at (503) 823-4172, to 2nd Floor Document Services, or by email to:			
			specialinspectionschecksheets@portlandoregon.gov.			
			The special inspection items noted on the form should also be clearly listed on the drawings.			
			The project owner shall provide a copy of this special inspection form to the special inspection agency and engineer of record.			
			(3) TOTAL FRFP FOUNDATION PLATES W/(2) % DIA X 4'S TIEN ANONE BOLTS ENERGY NOT (E) DF22 NOTE: INSTALATION OF SPECIAL INFECTION (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)			
2	1	R302.1	Please address fire separation distances at adjacent property lines for newly converted habitable space.			





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# City of Portland, Oregon Bureau of Development Services

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4	B/D4.0	R106.1.1 R302.1	Please identify adjacent construction if applicable or remove from drawings? Further, is this overhang consistent on the newly proposed addition? If so, please reconcile with comments above regarding fire separation and venting non- conformance.
5	/	R106.1.1	Where is the proposed rear elevation drawing? Please indicate proposed roof framing in relation to real property line.
6	/	R106.1.1 107.2.1	Please coordinate roof assembly design:



#### End of Checksheet

#### INSTRUCTIONS

To respond to this Checksheet, you may need to revise your plans, your supporting documents, or provide additional information. When you finish with your changes, please submit your updated plans and supporting documents. Make sure to include the attached Checksheet Response Form. Visit the BDS Permit Review Process website for more helpful information and available services: https://www.portland.gov/bds/permit-review-process

If you want to report a delay, a regulatory conflict or other issue that you have been unable to resolve with your City review team, please visit https://www.portland.gov/bds/development-permit-processes/report-problem

If you have questions about this Checksheet, please contact me at the email address or phone number listed above. To check the status of your project, go to https://www.portlandmaps.com/advanced/?action=permits. Or you may request the status to be faxed to you, by calling 503.823.7000 and selecting option 4. Please have your IVR number and fax number available.



Application fees cover an initial plan review and two checksheets. Starting with the third checksheet, additional fees will be added. These fees are based on the current Fee Schedule: https://www.portland.gov/bds/current-fee-schedules#toc-city-of-portland-fee-schedules

Appeals: Pursuant to City Code Chapters 24.10, 25.07, 26.03, 27.02, and 28.03, you may appeal any code provision cited in this Checksheet to the BDS Administrative Board of Appeal within 180 calendar days of the review date. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portland.gov/bds/file-appeal or call (503) 823-7300 for assistance. Permit application expiration will not be extended pending resolution of any administrative appeal.

## Life Safety Checksheet Response

### Permit #: <u>20-216684-REV-01-RS</u>

Date: \_\_\_\_\_

## Customer name and phone number: Mike 503-515-6495

*Note:* In the spaces below, please provide specific information concerning the changes that you have made in response to the checksheet. Note the checksheet item number, your response or a description of the revision, and the location of the change on the plans (i.e. page number and/or detail number). Use as many lines as needed. *If the item is not in response to a checksheet, write "Applicant" in the column labeled "Checksheet item number."* 

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
1	Form has been submitted and special inspection noted on plans	D3.0, S2
2	I added fire wall detail and note for sheetrock	D3.0
3	Overhangs removed on 2 walls from all plan pages.	D4.0, D5.1, S1
	Ventilation has been updated	D4.0
4	plan page has been updated	D5.1
5	rear elevation was mis-labled.	D5.1
	Roof framing is shown on S page	S5
6	roof framing shown on S pages	S4, S5

Plan Bin Location: SINGLE PDF



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## LIFE SAFETY + STRUCTURAL CHECKSHEET Review Date: May 9, 2022

Application #: 20-216684-REV-01-RS IVR #: 4793576

		iuy o,	202	
RECHECK	<b>( 01</b> )	: July	12,	2022

APPLICANT     4931 SW 76TH AVE, PMB 211 PORTLAND, OR 97225     Email     mike@simplhomedesigns.co m       From:     RESIDENTIAL PLANS     JASON BUERKLE     Phone Email     (503) 865-6531 Email	То:		MIKE MONTGOMERY SIMPL HOME DESIGNS	Work	(503) 515-6495
PLANS JASON BUERKLE Email Jason.Buerkle@portlandoreg		APPLICANT	•		1 0
	From:	-	JASON BUERKLE		

cc: REGAN SORENSON & ALEXANDRA SORENSON OWNER 1602 SE MILLER ST PORTLAND, OR 97202	
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## **PROJECT INFORMATION**

Street Address:	1602 SE MIL	LER ST	
Description of Work:		F - VALUE ADDED REVISION TO CON CLOSET AND ATTACH TO HOUSE	NVERT GARAGE TO ADD BEDROOM,
The following assumptio	ns were made	e when reviewing your project:	
Building Area		Stories	Sprinklers
630 SF		2	

### **PLAN REVIEW**



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### FROM CONCEPT TO CONSTRUCTION

Based on the plans submitted, the items listed below appear to be missing or not in conformance with the Oregon Residential Specialty Code and/or other City requirements.

Please provide all corrections and changes to the originally submitted drawings with revision clouds. A subsequent review will not be conducted without appropriately addressing review comments as instructed on the Life Safety Checksheet response form.

///

Please click here for instructions to reply to plan review checksheets:

## https://www.portland.gov/bds/permit-review-process/checksheet-submittingcorrections-electronically

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Please note the following resources used for citing and referencing current building code:

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2021 Oregon Residential Specialty Code: <u>https://codes.iccsafe.org/content/ORRSC2021P1</u>

Code book history:

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2019 Oregon Structural Specialty Code (italics) / except Chapter 1, per City of Portland Title 24: <u>https://codes.iccsafe.org/content/OSSC2019P1</u>

Habitable Space Standards for Existing Elements within 1 & 2 Family Dwellings: https://www.portlandoregon.gov/bds/article/68635

Building Code Appeals:

https://www.portlandoregon.gov/bds/appeals/index.cfm?action=new

lt	em #	Locati on on plans	Code Section	Clarification / Correction Required
1		C/S2 44/S5	1704.2 1704.3	Please complete and return the attached Special Inspection form prior to issuance of the permit. Special inspections are required for the following:



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			• Titen bolts @ C/S2 + 44/S5	
			The completed form can be fax returned to Special Inspections at (503) 823-4172, to 2nd Floor Document Services, or by email to: <a href="mailto:specialinspectionschecksheets@portlandoregon.gov">specialinspectionschecksheets@portlandoregon.gov</a> . The special inspection items noted on the form should also be clearly listed on the drawings.	
			The project owner shall provide a copy of this special inspection form to the special inspection agency and engineer of record.	
			<pre>image: contract of the second of the se</pre>	
2	1	R302.1	Please address fire separation distances at adjacent property lines for newly converted habitable space.	



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			City of Portland, Oregon Bureau of Development Services FROM CONCEPT TO CONSTRUCTION	Dan Ryan, Commissioner Rebecca Esau, Director Phone: (503) 823-7300 Fax: (503) 823-6983 TTY: (503) 823-6868 www.portland.gov/bds
			WEST ELEVATION OF ADDITION	REGAN AND ALLIE SORENSON ADDITION AT 1602 SE MILLER ST
3	/	R106.1.1 R302.1 R806	Please reconcile roof plan, sections, and elevatio and overhangs adjacent real property lines. Please revise detailing, venting, and insulation str	



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			RECHECK 01: Item partially resolved. Please provide venting in the lower third of the roof assembly in addition to the proposed exhaust at the ridge.	
			<b>R806.2 Minimum vent area.</b> The minimum net free ventilating area shall be $\frac{1}{150}$ of the area of the vented space.	
			<b>Exception:</b> The minimum net free ventilation area shall be $\frac{1}{_{300}}$ of the vented space provided both of the following conditions are met:	
			1. A Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.	
			2. Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically. The balance of the required ventilation provided shall be located in the bottom one-third of the <i>attic</i> space. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.	
4	B/D4.0	R106.1.1 R302.1	Please identify adjacent construction if applicable or remove from drawings? Further, is this overhang consistent on the newly proposed addition? If so, please reconcile with comments above regarding fire separation and venting non-conformance.	
			PHE GPEN LCCATED THE LOWE OPENING I MINUMU 1	
			CROSS SECTION B/D4.0	
			RECHECK 01: Item resolved. Thank you.	



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7	1	N1101.1	<ul> <li>RECHECK 01: Please account for the newly proposed change of use square footage with appropriate additional energy measures.</li> <li>N1101.2.3.1 Change of use. A building that changes use, without any changes to the components regulated in this chapter, is required to comply with Table N1101.2 to the greatest extent practical. Changes of use that are greater than 30 percent of the existing building heated floor area or more than 400 square feet (37 m<sup>2</sup>) in area, whichever is less, shall be required to select one measure from Table N1101.3.</li> </ul>
8	S2.2	R101.2 107.2.1	Please provide updated code citations for this jurisdiction: 2021 ORSC 2019 OSSC GENERAL NOTES: 1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, AND UNFORM BUILDING CODE OF ANY APPLICABLE STATE, COUNTY OR LOCAL JURISDICTION. 2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. 3. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. 4. ALL ARCHITECTURAL CONSIDERATIONS, INTELIDING STAIRS AND HAND RAILINGS AND THEIR CONNECTIONS, INTELUDING STAIRS AND HAND RAILINGS CHEESS REQUIREMENTS, FLASHING, INSULATION, SETBACKS, HEIGHT RESTRICTIONS, ETC ARE BY OTHERS. 5. ALL FINISHES FOR CORROSION RESISTANCE OF STEEL (SUCH AS GALVANIZATION OR SATINLESS) AND/OR DECAY PROTECTION OF TIMBER

End of Checksheet

#### INSTRUCTIONS

To respond to this Checksheet, you may need to revise your plans, your supporting documents, or provide additional information. When you finish with your changes, please submit your updated plans and supporting documents. Make sure to include the attached Checksheet Response Form. Visit the BDS Permit Review Process website for more helpful information and available services: https://www.portland.gov/bds/permit-review-process



If you want to report a delay, a regulatory conflict or other issue that you have been unable to resolve with your City review team, please visit https://www.portland.gov/bds/development-permit-processes/report-problem

If you have questions about this Checksheet, please contact me at the email address or phone number listed above. To check the status of your project, go to https://www.portlandmaps.com/advanced/?action=permits. Or you may request the status to be faxed to you, by calling 503.823.7000 and selecting option 4. Please have your IVR number and fax number available.

Application fees cover an initial plan review and two checksheets. Starting with the third checksheet, additional fees will be added. These fees are based on the current Fee Schedule: https://www.portland.gov/bds/current-fee-schedules#toc-city-of-portland-fee-schedules

Appeals: Pursuant to City Code Chapters 24.10, 25.07, 26.03, 27.02, and 28.03, you may appeal any code provision cited in this Checksheet to the BDS Administrative Board of Appeal within 180 calendar days of the review date. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portland.gov/bds/file-appeal or call (503) 823-7300 for assistance. Permit application expiration will not be extended pending resolution of any administrative appeal.

## Life Safety + Structural Checksheet Response #2

#### Permit #: <u>20-216684-REV-01-RS</u>

Date: \_\_\_\_\_

# Customer name and phone number: Mike 503-515-6495

*Note:* In the spaces below, please provide specific information concerning the changes that you have made in response to the checksheet. Note the checksheet item number, your response or a description of the revision, and the location of the change on the plans (i.e. page number and/or detail number). Use as many lines as needed. *If the item is not in response to a checksheet, write "Applicant" in the column labeled "Checksheet item number."* 

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
1	Form was finally signed off	
2	window removed from East side elevation	D5.0
3	added note for mushroom vents 3' from PL	D4.0
5	Have updated page numbers	D5.0
7	2017 additional measures shown	D3.0 D4.0
8	note updated	S2

Plan Bin Location: SINGLE PDF



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ZONING PLAN EXAMINATION CHECKSHEET

Application #

20-216684-REV-01-RS

Review Date April 29, 2022

То:	APPLICANT	MIKE MONTGOMERY SIMPL HOME DESIGNS 4931 SW 76TH AVE, PMB 211 PORTLAND, OR 97225	Work Alt Email	503 515-6495 503 516-4825 mike@simplhomedesigns.com
From:	PLANNING & ZONING	THOMAS SOPPE	Phone Email	503-865-6443 Thomas.Soppe@portlandoregon.gov
cc:	OWNER	REGAN SORENSON & ALEXANDRA SORENSON 1602 SE MILLER ST PORTLAND, OR 97202	Email	(503) 360-8708 reganallie28@gmail.com

### **PROJECT INFORMATION**

Street Address:	1602 SE MILLER ST
Description of Work:	SINGLE PDF - REVISION TO CONVERT GARAGE TO ADD BEDROOM, BATH AND CLOSET AND ATTACH TO HOUSE

## PLAN REVIEW

Based on the plans and specifications submitted, the following items appear to be missing or not in conformance with the zoning code requirements.

#	ltem	Clarification/Correction Required
1.	<u>33.700.020</u> <u>Compliance with</u> <u>LU 21-083608 AD</u>	Requests for uses and development which are not allowed by right require a land use review. The development proposed in this permit was approved via Land Use Case No. LU 21-083608 AD. The plans generally conform to LU 21-083608 AD, with the following exceptions:
		<ul> <li>Condition of Approval A states, "As part of the building permit application submit- tal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.3. The sheets on which this information appears must be labeled, 'Pro- posal and design as approved in Case File # LU 21-083608 AD.'" Please add this language to the site plan, elevations page, and floor plan page.</li> </ul>
		The plans must be revised to conform to LU 21-083608 AD. Note that additional checksheet items may be necessary based on review of the requested information.

To respond to this Checksheet, you may need to revise your plans, your supporting documents, or provide additional information. When you finish with your changes, please submit your updated plans and supporting documents. Make sure to include the attached Checksheet Response Form. Visit the BDS Permit Review Process website for more helpful information and available services: https://www.portland.gov/bds/permit-review-process

If you want to report a delay, a regulatory conflict or other issue that you have been unable to resolve with your City review team, please visit https://www.portland.gov/bds/development-permit-processes/report-problem

If you have questions about this Checksheet, please contact me at the email address or phone number listed above. To check the status of your project, go to https://www.portlandmaps.com/advanced/?action=permits. Or you may request the status to be faxed to you, by calling 503.823.7000 and selecting option 4. Please have your IVR number and fax number available.

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<u>Title 33 appeal process</u>: Pursuant to City Code Chapter 33.700 Administration and Enforcement, there is not an, "appeal," process established for Zoning development standards referenced in this check sheet. Zoning standards can in some cases be waived or modified through a Land Use Review process called an, "Adjustment." An Adjustment is a discretionary land use review process that evaluates proposals to waive or modify zoning requirements against approval criteria listed in City Code chapter 33.805.040.A-F. For more information regarding Adjustments, please either contact me, or see <u>https://www.portlandoregon.gov/bds/article/72422</u>. Chapter 33.700 also explains that Zoning Code Use\_regulations are not appealable. Uses are either allowed by right, in some cases allowed through land use review processes, or Prohibited.

<u>Title 11 appeal process</u>: Pursuant to City Code Chapter 11.50, you may request an administrative review or appeal of Title 11 provisions cited in this checksheet to the BDS Director within 180 calendar days of the review date. For information on the administrative review process, please contact the staff shown on this check sheet. Permit application expiration will not be extended pending resolution of any administrative review or appeal.

# **Zoning Plan Examination Checksheet Response**

Date:

\_\_\_\_\_

## Permit #: 20-216684-REV-01-RS

Customer name and phone number: Mike 503-515-6495

**NOTE:** Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.

#	Description of changes, revisions, additions, etc.	Checksheet and item #
1	The note has been added and the overhang removed	site plan, D3.0, D5.1

\_\_\_\_\_

(for office use only)