

Willamette Greenway Conditional Use:

10663 SE Riverway Lane

Milwaukie, Or

Narrative:

We are proposing a 531 square foot expansion of the existing residence.

And a new 1,600 sf garage

19.401.6 Approval criteria/Willamette Greenway:

- A. N/A Not an urban use.
- B. Our proposed addition will be compatible with the scenic, natural, historic, economic and recreational character of the river.
The existing house we are proposing to add on to is the river's edge. It is more than one hundred and eighty feet from the river and there is an existing property between this house and the river.

Therefore, due to this proximity, we feel our proposal does not effect the scenic, natural, historic, economic and recreational character of the river.
- C. Our proposed addition will not effect views toward or away from the river
Because of the above-mentioned proximity, we feel the proposed addition will have no affect on views toward or away from the river
The proposed expansion of this residence will be minimal and will not noticeably effect views to or from the river
- D. N/A This residence does not abut the river.
- E. N/A This residence does not abut the river.
- F. N/A This residence does not abut the river.
- G. Our proposed addition will not effect views from the river to downtown.
Downtown cannot be seen from this house.
- H. Our proposed addition will not effect the natural environment.
It is more than one hundred and eighty feet from the river and there is an existing property between this house and the river.
- I. N/A
- J. Our proposed addition is in conformance to Comprehensive Plan policies.
We are in accordance with chapter 3, Environmental and Natural Resources:
We are adhering to the requirements of the Willamette Greenway Zone, none of the rest apply.
We are in accordance with chapter 4, Land Use:

We meet the criteria & policies for R2 Medium Density zoning

K. N/A This residence does not abut the river.

L. N/A This residence does not abut the river.

19.905.8 De Facto Conditional Use Status

Our proposed addition falls under this category.

Base zone requirements:

Our proposal meets the R2 base zone requirements as follows:

Minimum lot size: 5,000 sf req'd; 24,829 sf provided **complies**

Proposed residence area: 3,078 + 531 sf = **3,609 sf**

Proposed garage: **1,600 sf**

Lot coverage: maximum of 45% req'd; 21 % provided **complies**

Height: 3 stories max req'd 1 story provided **complies**

Off street parking: Garage provided **complies**

Setbacks: Side yard required: 5 feet

Provided: 5 feet **complies**

Rear yard required: 15 feet

Provided: 65 feet **complies**

Front yard required: 15 feet

Provided: 16 feet **complies**

Respectfully submitted

Carter Case

Applicant

503 863 4235

Forni Residence
10663 SE Riverway Lane
Milwaukie, Or

**Case Design Group
232 S.E. Oak Street
Portland Oregon 97214**

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DATE	DESCRIPTION
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3/27/11	
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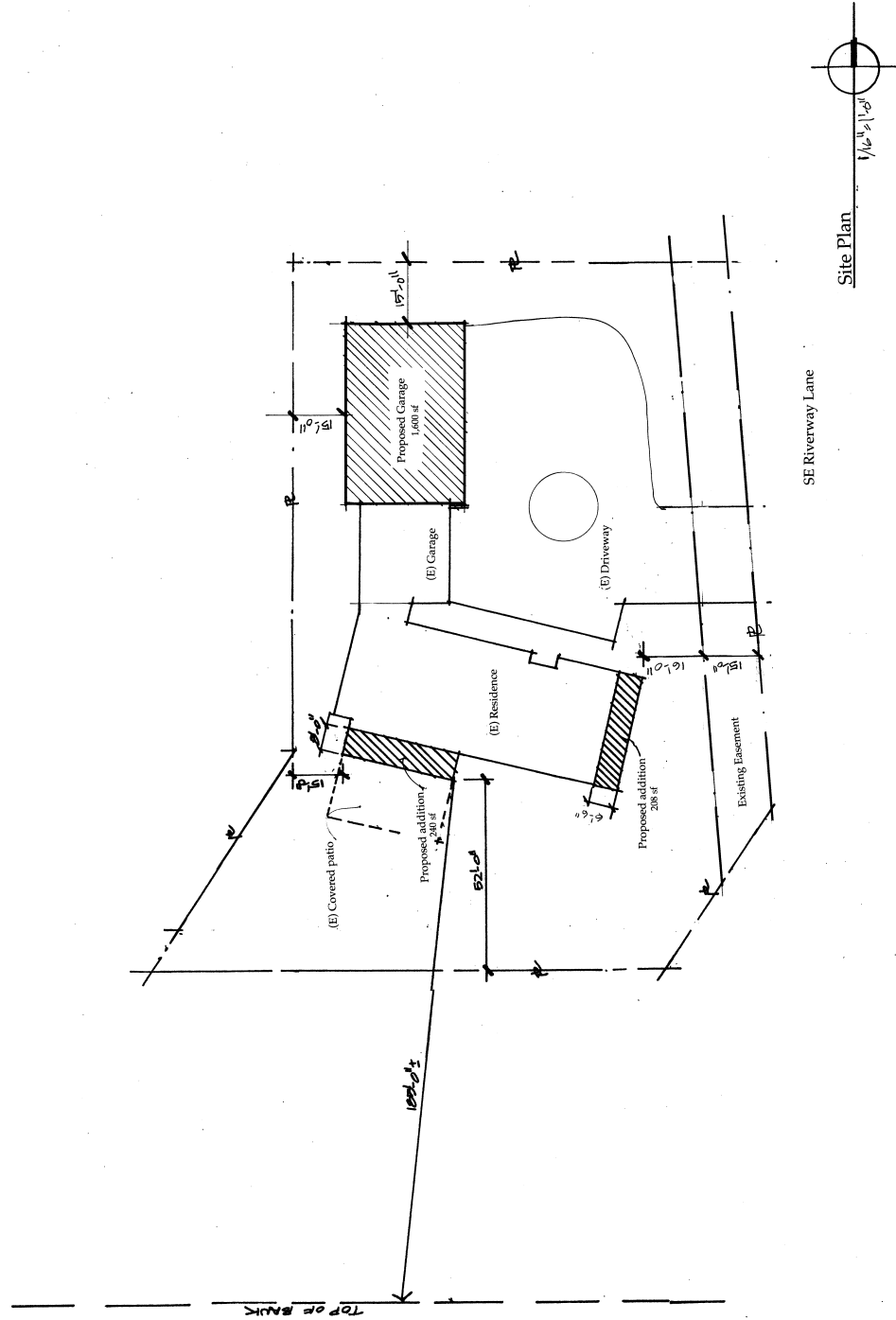
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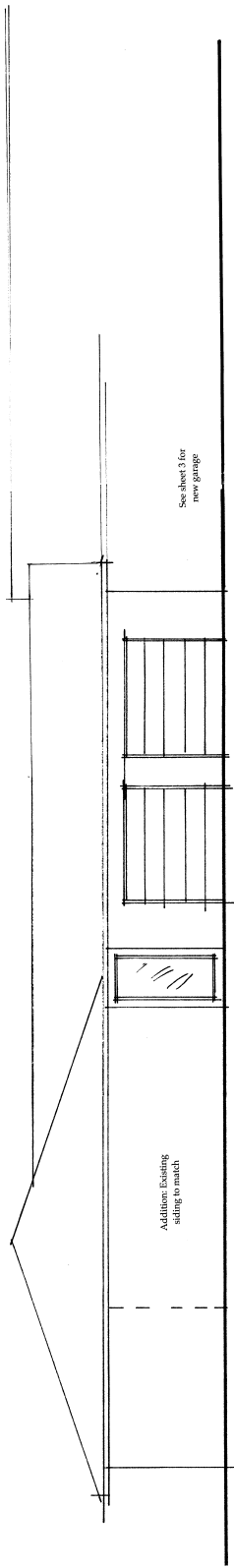
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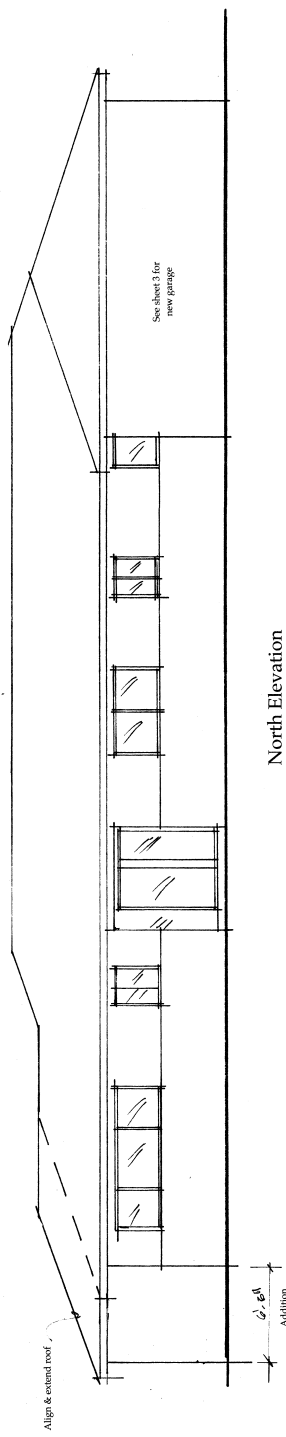
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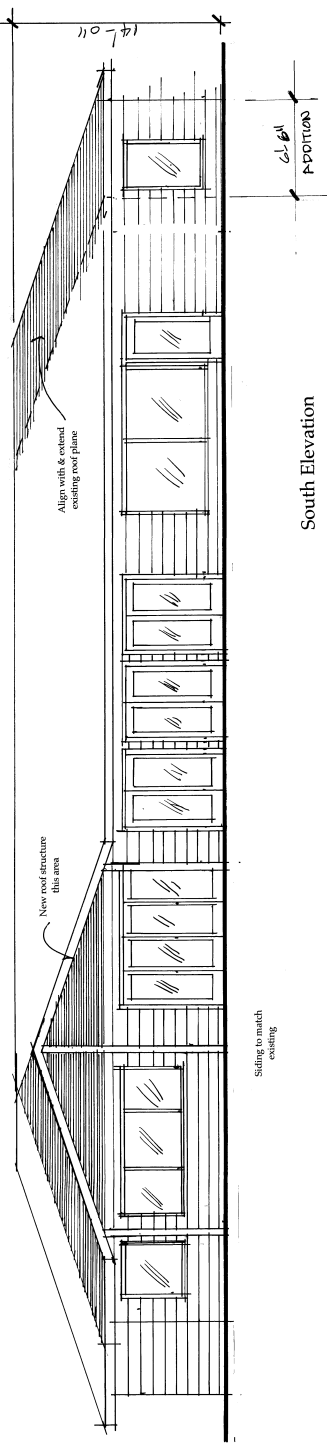




East Elevation



North Elevation



South Elevation

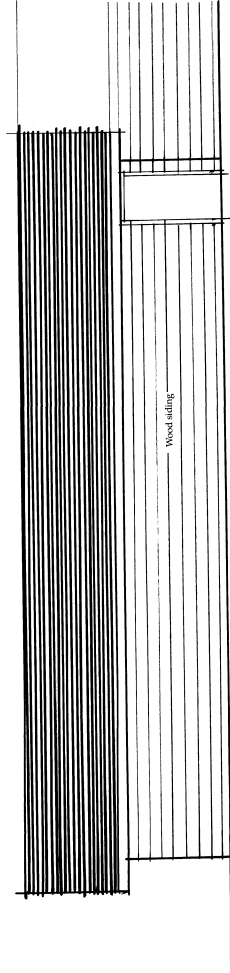
Forni Residence
10663 SE Riverway Lane
Milwaukie, Or

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DESCRIPTION:

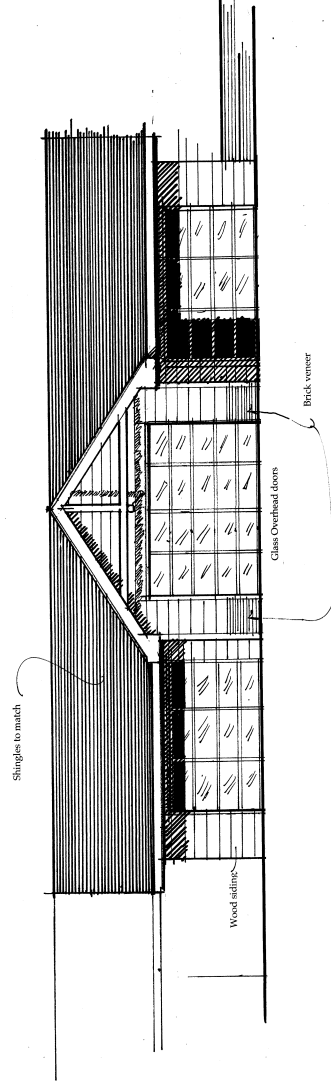
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10663 SE Riverway Lane
Milwaukie, Or

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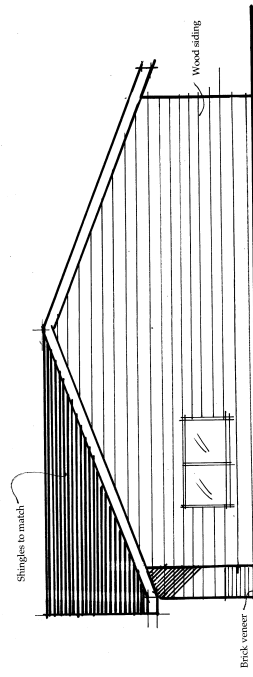
P.M. Chan Design Group



West Elevation



East Elevation 1/4" = 1'-0"



North Elevation