

From: [Roland Boschmann](#)
To: [Hugo Agosto](#); colejohnson43@gmail.com; [Ryan Hirte](#); [Ryan Ekre](#)
Cc: [Ian Jones](#); [Sam Thomas](#); [Lee Gwyn](#)
Subject: FW: Class 3 Site Plan Review – Modification_5669 Commercial Street SE.
Date: Monday, September 12, 2022 11:02:01 AM
Attachments: [image001.png](#)

Hugo.

I talked with you on the phone last week and was expecting an email from you. Hopefully this e-mail will get the ball rolling & we can work out what we need to do to get the changes reviewed.

Changes that affect the SPR include:

An added 300sf 2nd floor Deck, and new covered patio area below.

- This affects the permeable/non-permeable areas numbers in the chart minorly due to the larger patio area (+183sf). [Sec 220.005.(a)(1)(C)(iv)]
- I was told that the added Deck would require a Modification to the SPR so I prepared the revised site plan that we sent in for your review.

We are also showing the new proposed site wall which shouldn't require a Modification because fence construction is exempted from SPR. [Sec 220.005.(a)(2)(A)(vii)]

Other clouded changes are just there to call out minor changes made to the site plan since the original SPR was submitted & should also not require a Modification.

Future phases will be developed under separate development permits & are shown for context regarding how this project will fit into future development.

These proposed modifications meet all Standards of the UDC & do not change the class of site plan review required for this project. They do not substantially change the original approval & will not result in significant changes to the physical appearance of the development. [Sec 220.010.(d)(1)&(2)]

Please let me know if this email provides you with sufficient information to continue with your review.

Thanks

Roland Boschmann
Project Captain



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