



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, March 20, 2014

**City Hall
22500 Salamo Road**

Willamette Conference Room

8:00 am **Applicant is requesting a variance to the setback in order to replace the decks and extend a bedroom behind the home.**

Applicant: **Coni Rosati**

Subject Property Address: **5781 Terrace Drive**

Neighborhood Assn: **Bolton and Sunset**

Planner: **Tom Soppe**

Project #: **PA-14-17**





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 3/20/14	TIME: 8AM	PROJECT #: PA-14-17
STAFF CONTACT: TOM SOPPE		FEE: 350

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

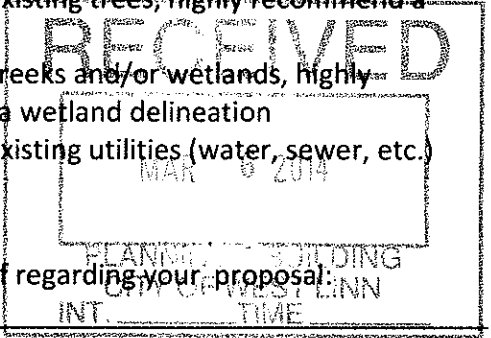
Address of Subject Property (or map/tax lot): 5781 Terrace Dr. (MAP: 22E30CB04500)

Brief Description of Proposal: The home does not currently meet the city's requirement for setback. We are requesting a variance on the setback in order to replace the decks and extend A bedroom behind the home to the same dimension relative to the setback.

Applicant's Name: Coni Rosati
Mailing Address: 5781 Terrace Drive, West Linn, OR 97068
Phone No: (760) 580-0421 Email Address: croati@medovate.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)



Please list any questions or issues that you may have for city staff regarding your proposal:

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Coni Rosati
Property owner's signature Date 2-28-14

Property owner's mailing address (if different from above)

SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON AN ASSUMED ELEVATION ON SITE. NO RECORD OR CITY BENCHMARK WAS USED FOR THIS SURVEY, THEREFORE THIS SURVEY IS NOT RELATED TO ANY RECORD DATUM.





THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 7897, RECORDS OF CLACKAMAS COUNTY.

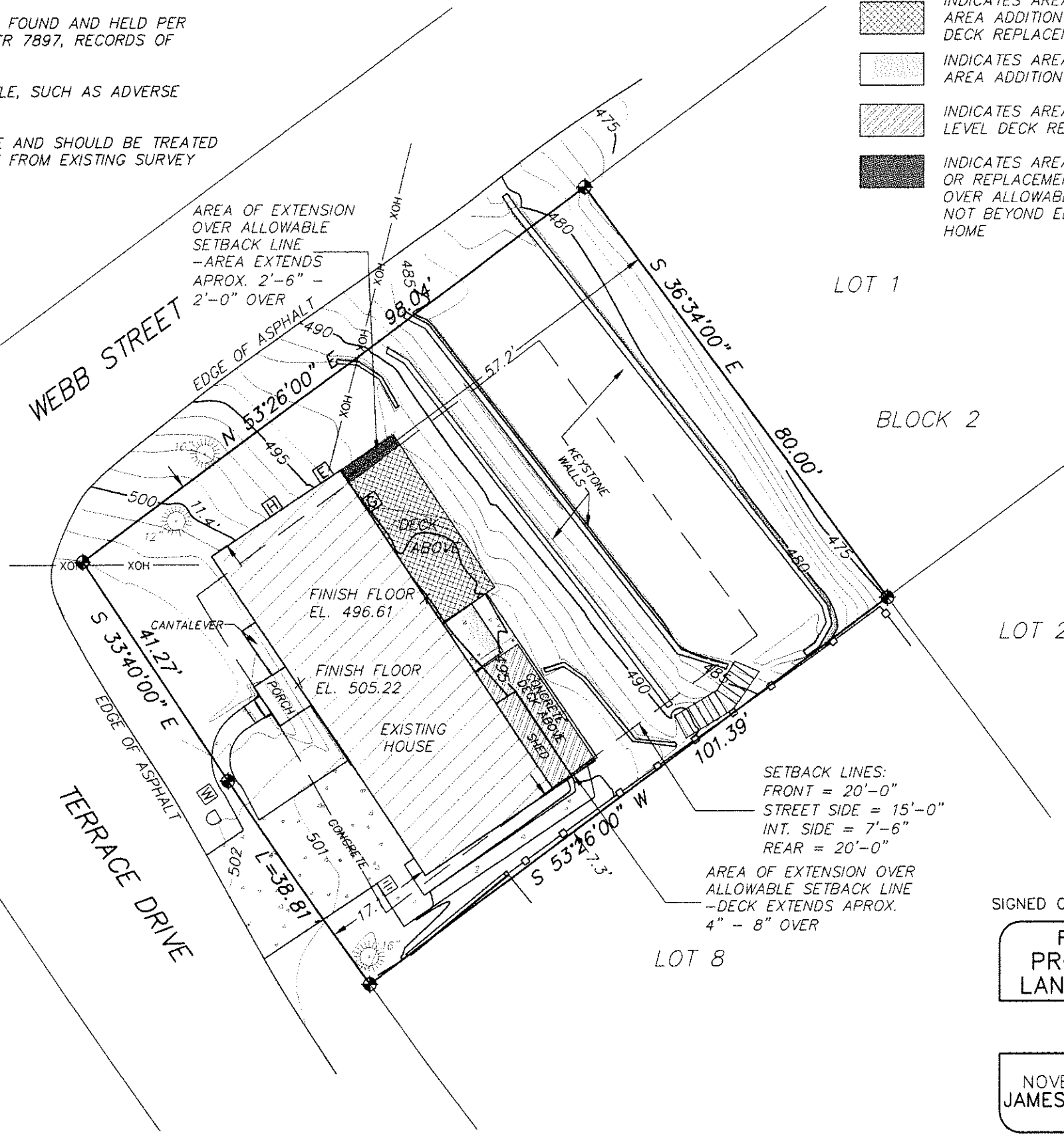
NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.

PROPERTY LINES SHOWN HEREON ARE APPROXIMATE IN NATURE AND SHOULD BE TREATED AS SUCH, NO RESOLUTION WAS PERFORMED. LINES SHOWN ARE FROM EXISTING SURVEY DATA AND EXISTING PARCEL MAP DATA.

SCALE/TOPOGRAPHIC SURVEY

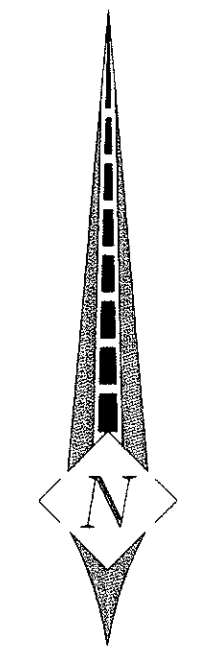
LOT 9, BLOCK 2, KRISTAN TERRACES
CITY OF WEST LINN, CLACKAMAS COUNTY

-  INDICATES AREA OF BASEMENT AREA ADDITION & MAIN LEVEL DECK REPLACEMENT
-  INDICATES AREA OF BASEMENT AREA ADDITION ONLY
-  INDICATES AREA OF UPPER LEVEL DECK REPLACEMENT
-  INDICATES AREA WHERE ADDITION OR REPLACEMENT DECK EXTENDS OVER ALLOWABLE SETBACK BUT NOT BEYOND EDGE OF EXISTING HOME











SETBACK LINES:
FRONT = 20'-0"
STREET SIDE = 15'-0"
INT. SIDE = 7'-6"
REAR = 20'-0"

AREA OF EXTENSION OVER ALLOWABLE SETBACK LINE
-DECK EXTENDS APPROX. 4" - 8" OVER



SCALE: 1" = 10'-0"

LEGEND:

-  WATER METER
-  STORM DRAIN
-  MAILBOX
-  GAS METER
-  EVERGREEN TREE
-  ELECTRIC METER
-  HEAT PUMP
-  OVERHEAD LINES

SIGNED ON: _____
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JAMES BURTON BROWN
60379

VALID THROUGH DECEMBER 31, 2015

PATRICK SCHMITT
designer, Inc.

Custom Home Design
+Consulting

8695 N.W. Ryan Street
Portland, Oregon 97229
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F : 503-297-4290
patrick@padesigninc.com
www.padesigninc.com

Written dimensions on these drawings shall have precedence over stated dimensions. Contractor shall assume responsibility for all dimensions and conditions of the job. PATRICK SCHMITT, designer, Inc. must be notified and consent to any variation from dimensions set forth here.

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GENERAL CONTRACTOR: BRENT HILLMAN & ASSOC.
PO BOX 3188 / TUALATIN, OR 97062
PH: 503-209-1794

MELLE RESIDENCE
5781 TERRACE DRIVE
WEST LINN, OR 97068
* REMODEL / ADDITION PLANS *

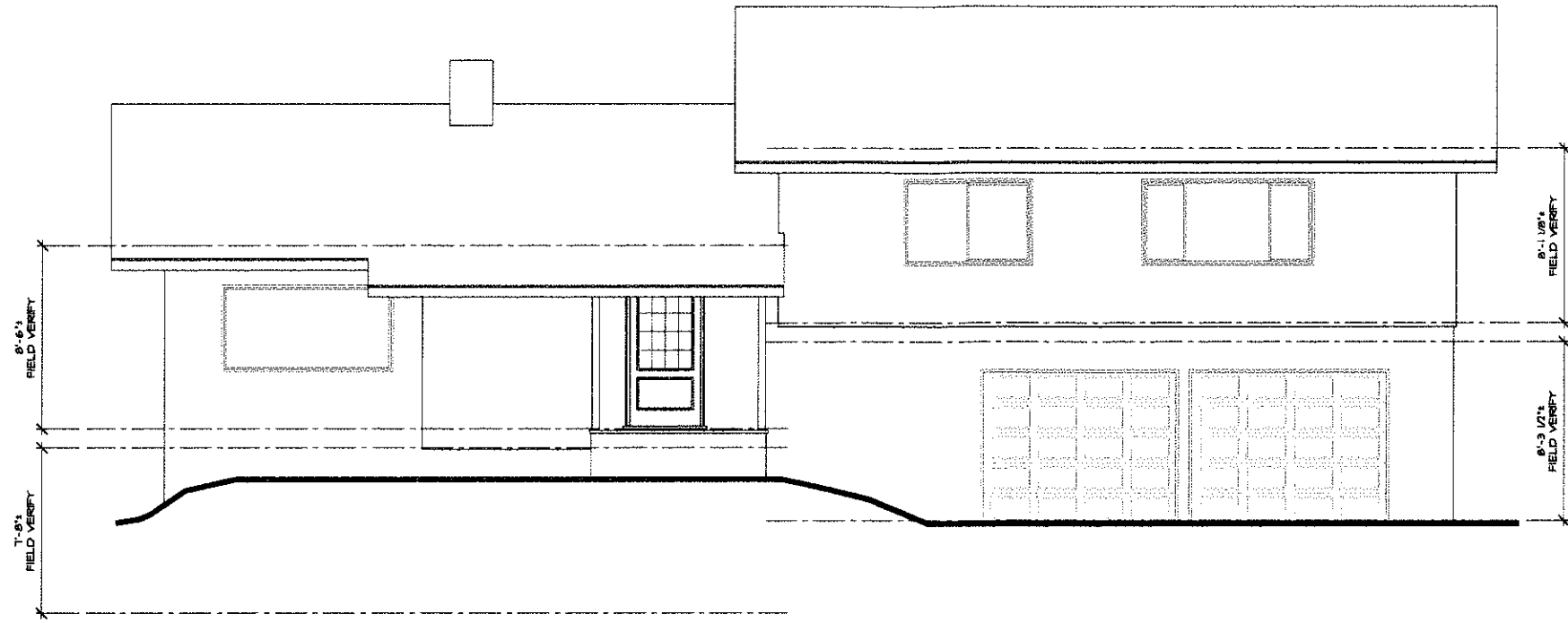
DATE: March 4, 2014
JOB NO.: PS-1481-14
REVISION:

SHEET TITLE:
Site Plan

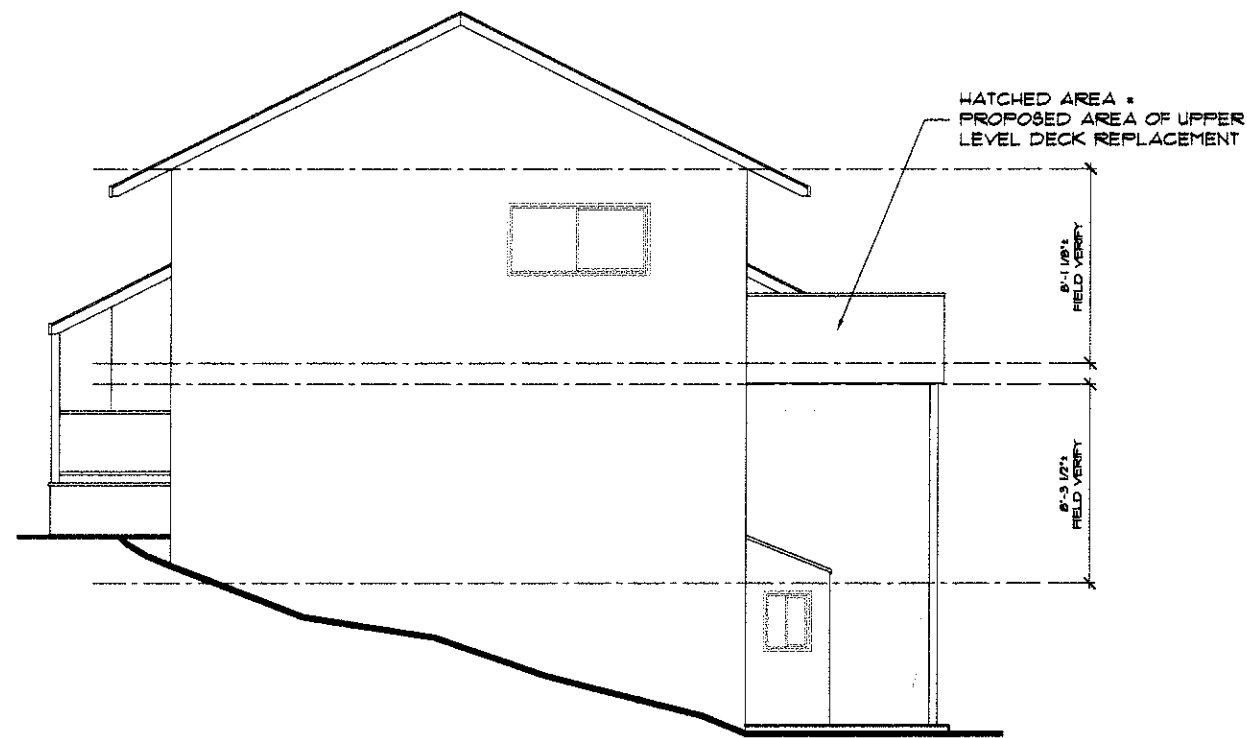
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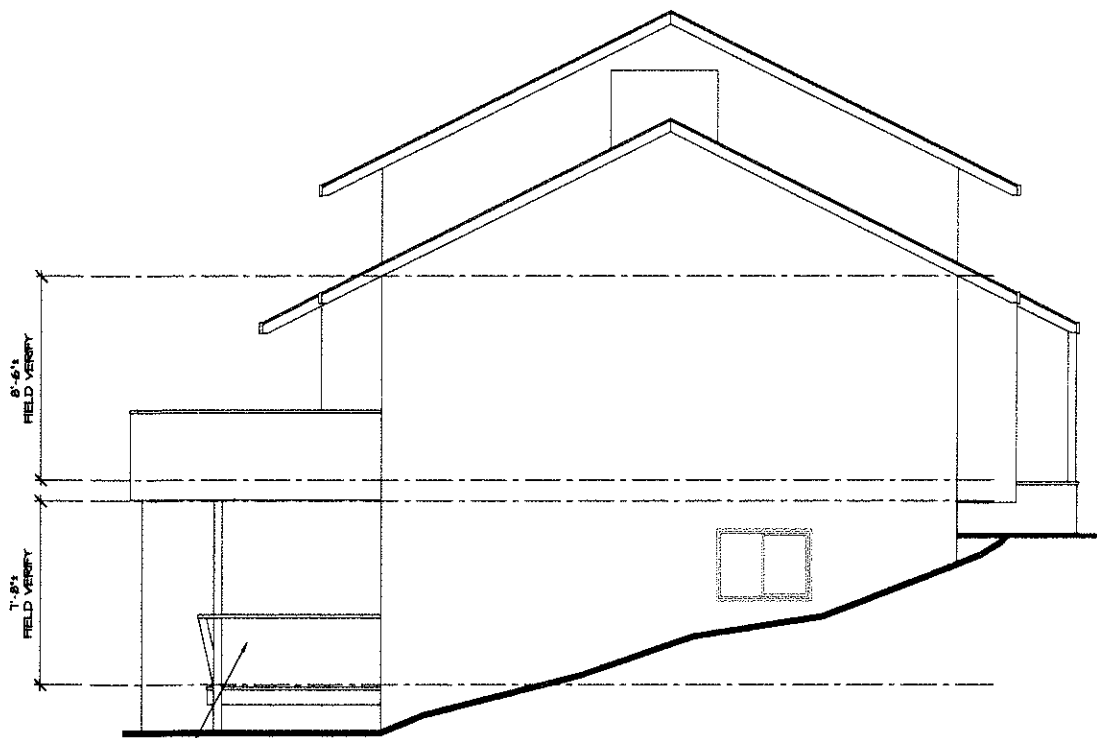
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**FRONT ELEVATION
AS-BUILT**



**RIGHT SIDE ELEVATION
AS-BUILT**



**LEFT SIDE ELEVATION
AS-BUILT**

HATCHED AREA -
PROPOSED AREA OF
ADDITION AND DECK
REPLACEMENT



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MELLE RESIDENCE

5781 TERRACE DRIVE
WEST LINN, OR 97068
* REMODEL / ADDITION PLANS *

DATE: March 4, 2014

JOB NO.: PS-1481-14

REVISION:

SHEET TITLE:
Front, Left & Right Side
Elevations - Remodel Plans

**PATRICK
SCHMITT**

designer, inc.

Custom Home Design
+Consulting

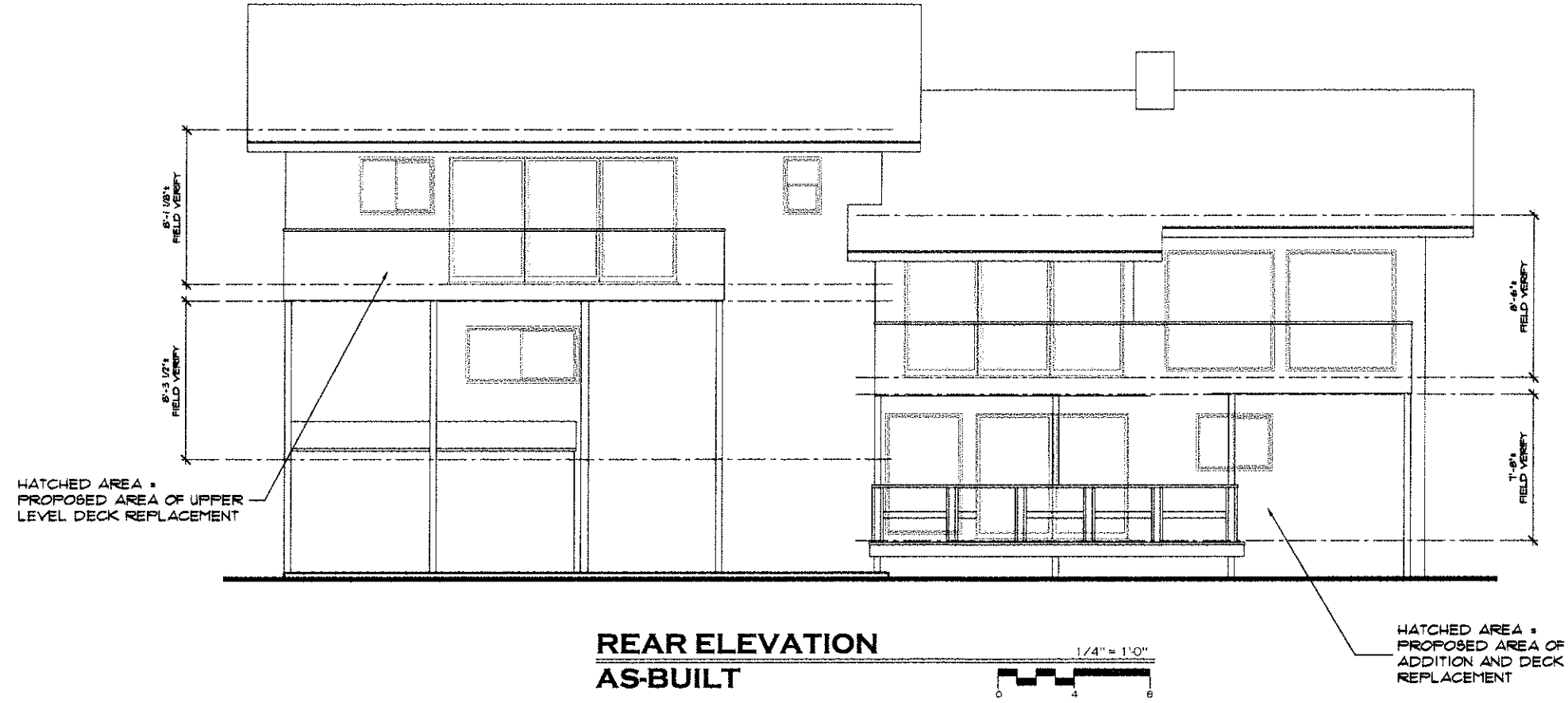
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MELLE RESIDENCE
5781 TERRACE DRIVE
WEST LINN, OR 97068
* REMODEL / ADDITION PLANS *

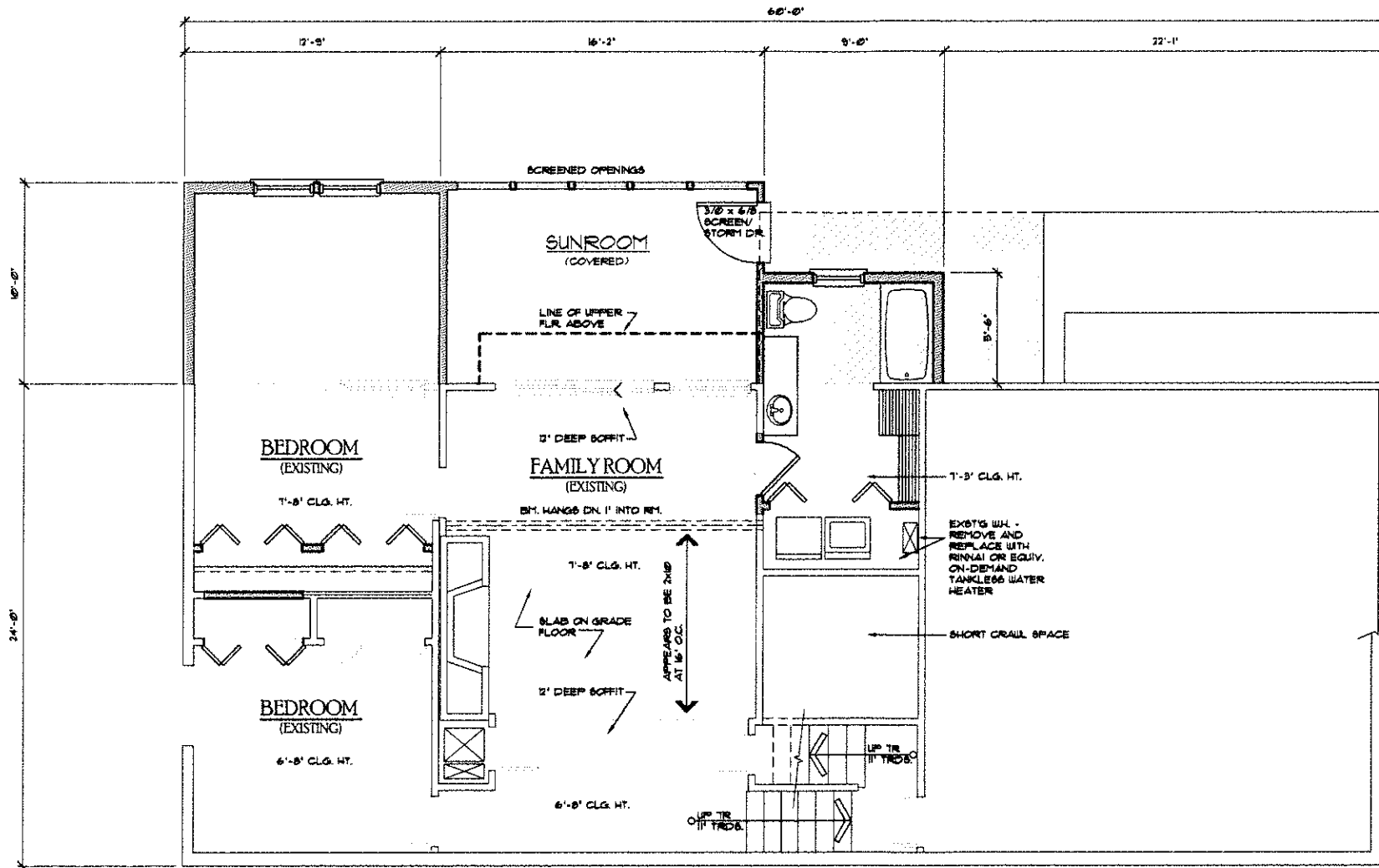
DATE: March 4, 2014
JOB NO.: PS-1481-14
REVISION:

SHEET TITLE:
Rear Elevation
Remodel Plan

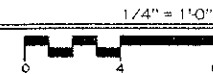
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**LOWER FLOOR PLAN
REMODEL PLAN**



GENERAL CONTRACTOR: BRENT HILLMAN & ASSOC.
PO BOX 3188 / TUALATIN, OR 97062
PH: 503-209-1794

MELLE RESIDENCE
5781 TERRACE DRIVE
WEST LINN, OR 97068
* REMODEL / ADDITION PLANS *

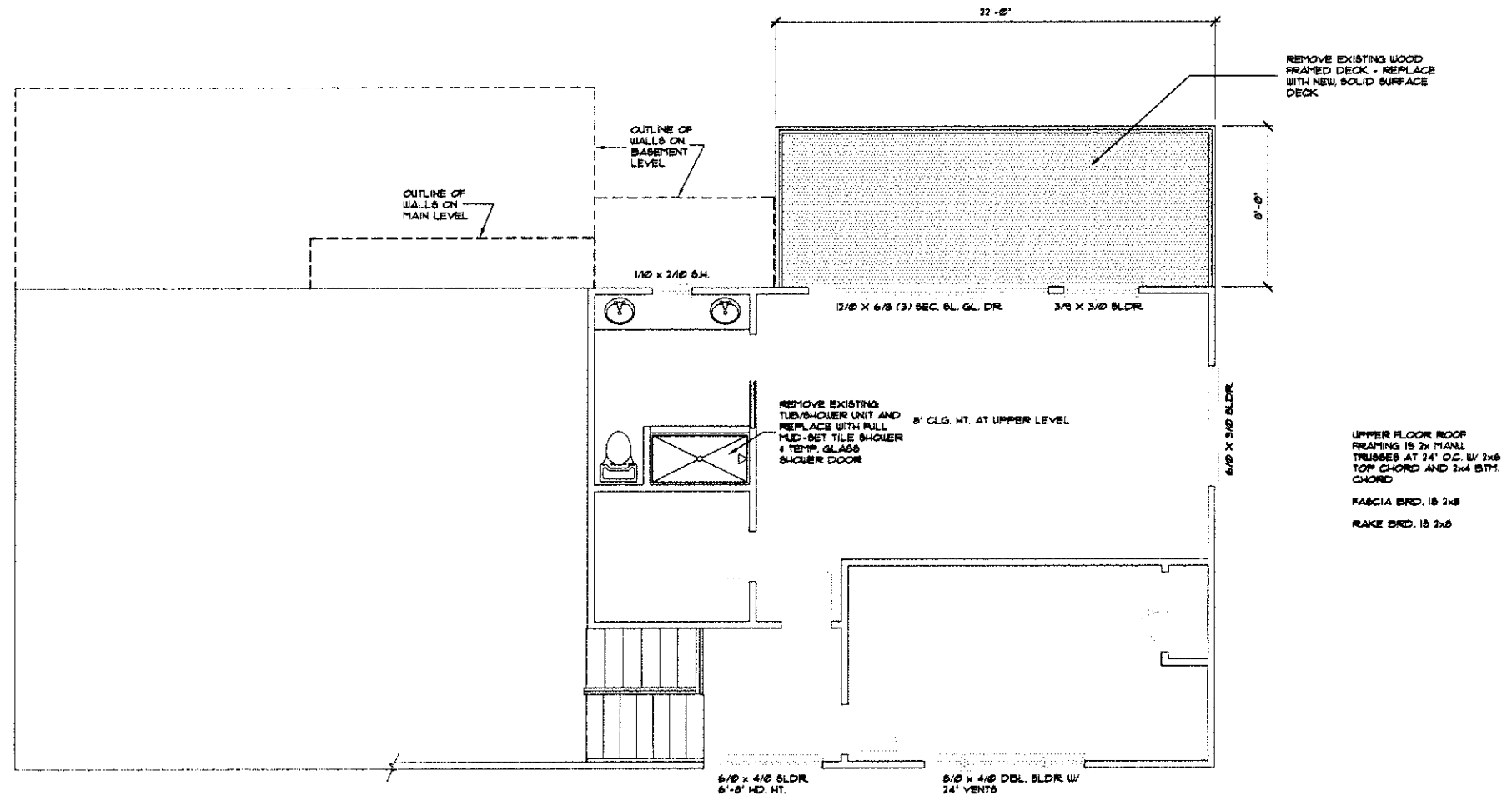
DATE: March 4, 2014
JOB NO.: PS-1481-14
REVISION:

SHEET TITLE:
Basement Floor Plan
Remodel Plan

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OF
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Vertical dimensions on these drawings shall have precedence over horizontal dimensions. Contractor shall assume responsibility for all dimensions and conditions on the job. PATRICK SCHMITT, designer, Inc. shall be notified and consent to any variation from dimensions set forth herein.

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**UPPER FLOOR PLAN
REMODEL PLAN**



GENERAL CONTRACTOR: BRENT HILLMAN & ASSOC.
PO BOX 3188 / TUALATIN, OR 97062
PH: 503-209-1794

MELLE RESIDENCE
5781 TERRACE DRIVE
WEST LINN, OR 97068
* REMODEL / ADDITION PLANS *

DATE: March 4, 2014
JOB NO.: PS-1481-14
REVISION:

SHEET TITLE:
Upper Floor Plan
Remodel Plan