



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, June 5, 2014

**City Hall
22500 Salamo Road**

Willamette Conference Room

8:00 am Proposed construction of a new home on an existing lot in the Willamette Historic District. Recognize the non-conforming status with regard to the side yard setback of an existing home on the adjacent lot.

Applicant: Jerry and Ruth Offer

Subject Property Address: 1831 Fifth Avenue

Neighborhood Assn: Willamette

Planner: Sara Javoronok

Project #: PA-14-29





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	TIME:	PROJECT #:
6-5-14	8:00 am	PA-14-29
STAFF CONTACT:		FEE:
Sara		\$ 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): 1831 Fifth Avenue

Brief Description of Proposal: Construct a new home on an existing lot within the Willamette Historic District. Recognize the non-conforming status with regard to the side yard setback of an existing home on the adjacent lot. Both lots have been in existence since 1894. Both lots are currently under the same ownership.

Applicant's Name: Jerry and Ruth Offer

Mailing Address: 1831 Fifth Avenue, West Linn, OR 97068

Phone No: (503) 890-6847

Email Address: offerdogs@gmail.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 ^{N/A} 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:

Please discuss sidewalk construction/repair requirements on 13th Street.

Please discuss the historic design review submittal requirements and process.

Discuss relocation of existing gazebo onto lot with existing primary home.

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

Property owner's signature

Date

May 19, 2014

Same as above.

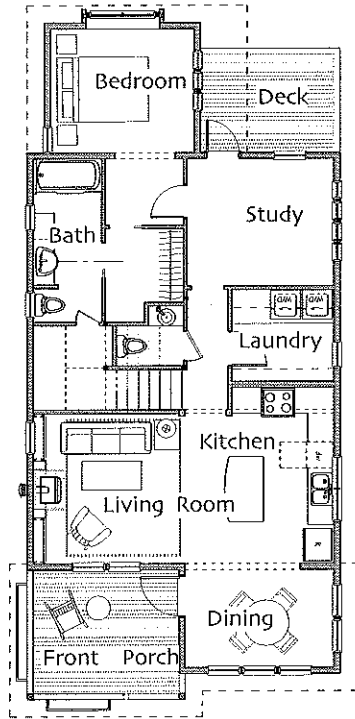
Property owner's mailing address (if different from above)

First Floor
 Living Room 12' x 11'-6"
 Kitchen 11'-6" x 11'-6"
 Dining Room 11'-6" x 8'-6"
 Bedroom 11" x 9'-6"
 Study 9'-6" x 11'
 Laundry 7' x 7'-9"
 Bath full
 WC half

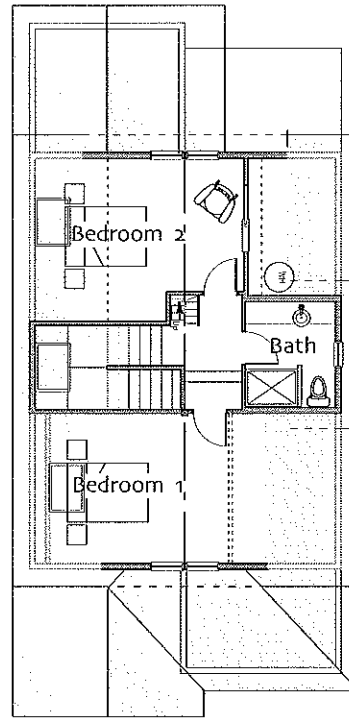
Second Floor >5'
 Bedroom 1 10'-8" x 11'-6"
 Bedroom 2 13'-4" x 12'-6"
 Bathroom three-quarter

Total Heated Area 1572 sf

Footprint 24' x 52'



First Floor



Second Floor



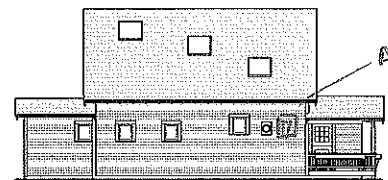
north



west



south



east

Add window

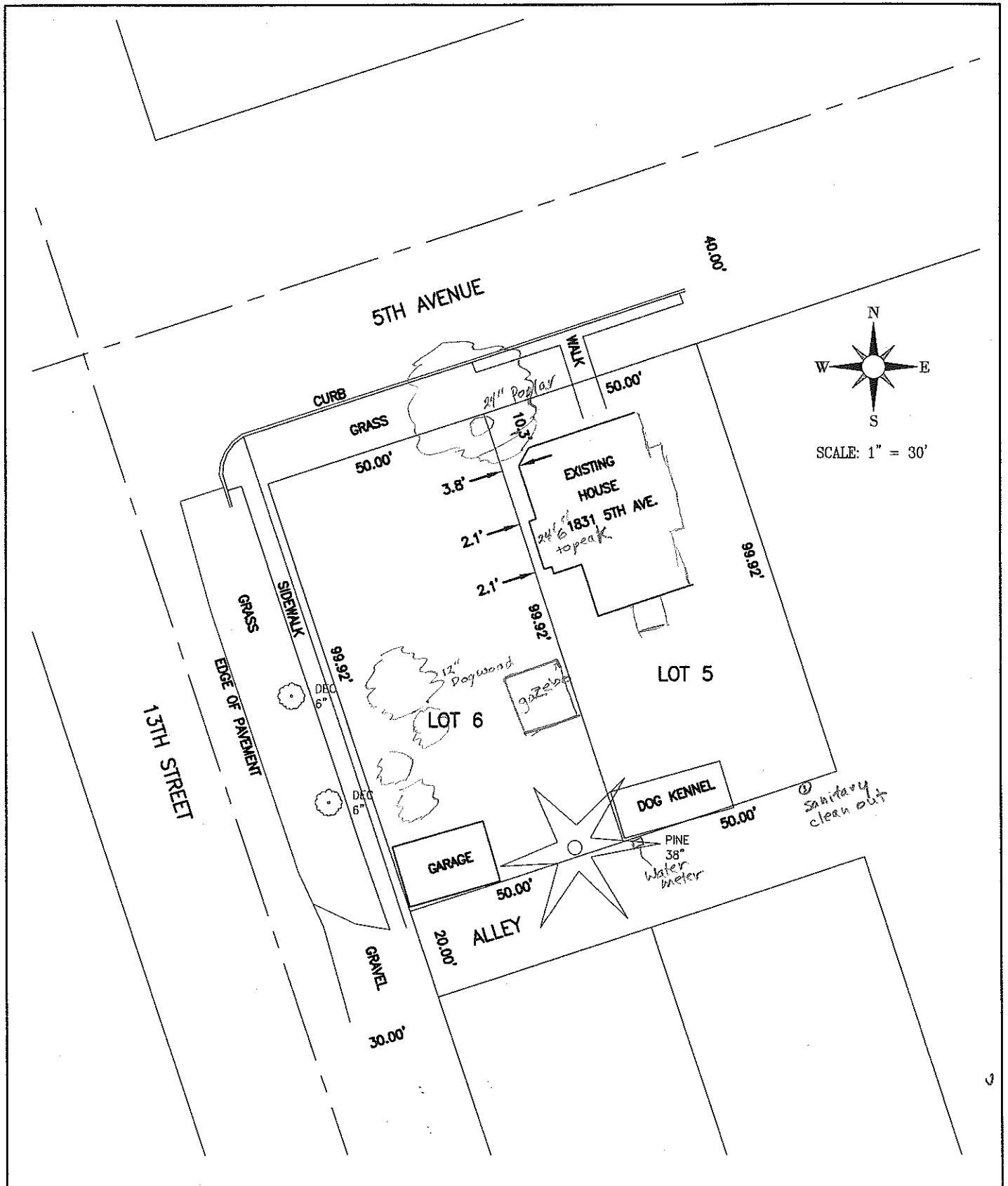
add stairwell and basement access windows below grade

© Ross Chapin Architects • Sizes are approximate / Plans are subject to change

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**Madrona
Version B**



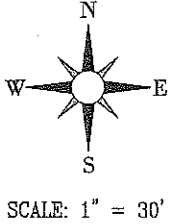
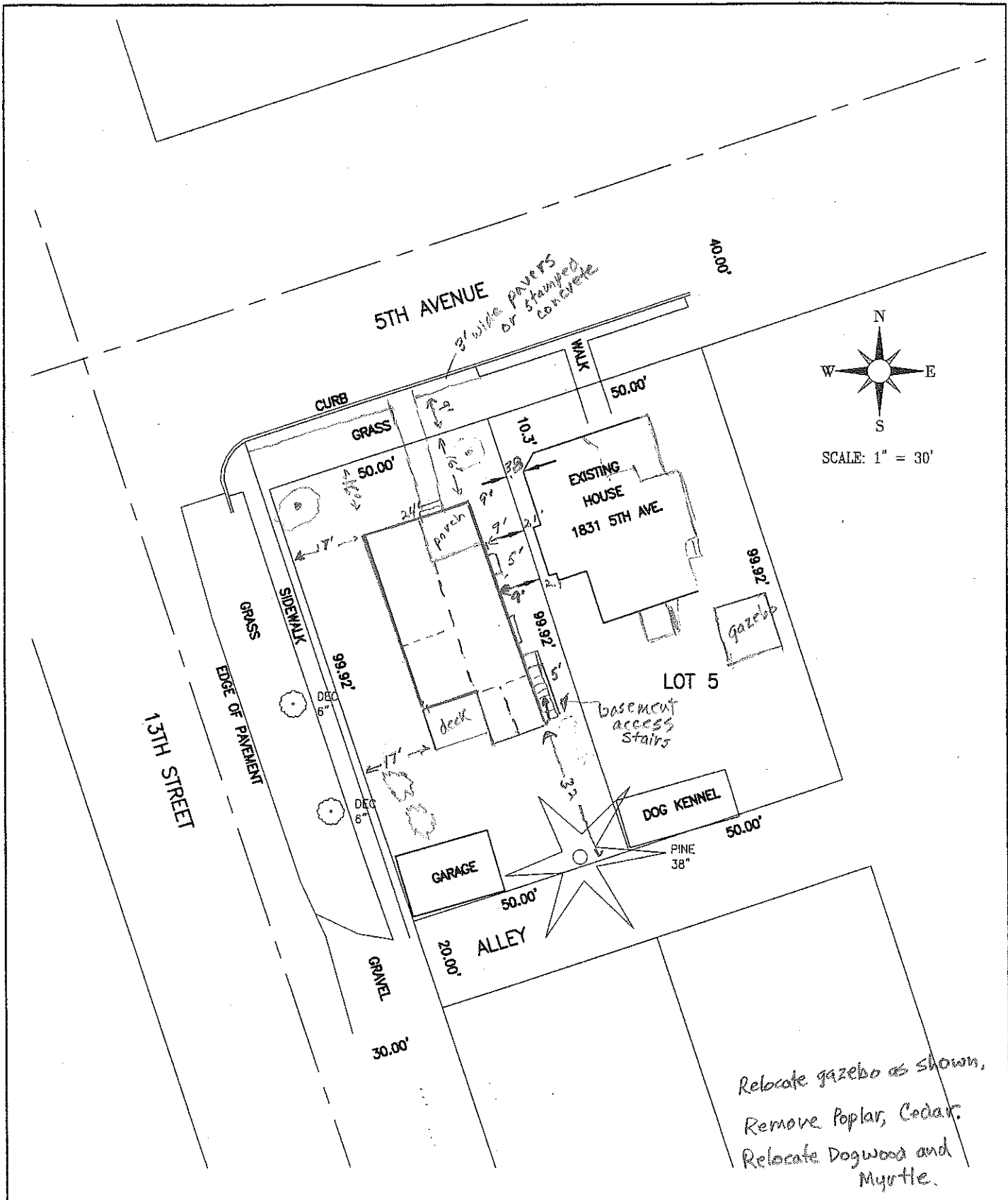
05/10/2014 DCB
 Field
 05/18/2014 DCB
 Calculated
 05/20/2014 DCB
 Drawn

RUTH AND JERRY OFFER

LOTS 5 AND 6, BLOCK 16
 WILLAMETTE FALLS SUBDIVISION
 WEST LINN, OREGON

David C. Breneman, PLS
 1504 W. Main St., P.O. Box 294
 Sheridan, Oregon 97378
 Phone: (503) 843-2291

EXISTING CONDITIONS



Relocate gazebo as shown.
 Remove Poplar, Cedar.
 Relocate Dogwood and Myrtle.

05/10/2014 DCB
 Field
 05/18/2014 DCB
 Calculated
 05/20/2014 DCB
 Drawn JD
 05/21/2014
 Revised
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 Sheridan, Oregon 97378
 Phone: (503) 843-2291

RUTH AND JERRY OFFER

LOTS 5 AND 6, BLOCK 16
 WILLAMETTE FALLS SUBDIVISION
 WEST LINN, OREGON

Pre-application Site Plan 5/22/14