

# LAND USE PRE-APPLICATION CONFERENCE

Thursday, February 17, 2011

City Hall  
22500 Salamo Road

Willamette Conference Room

8:00 am

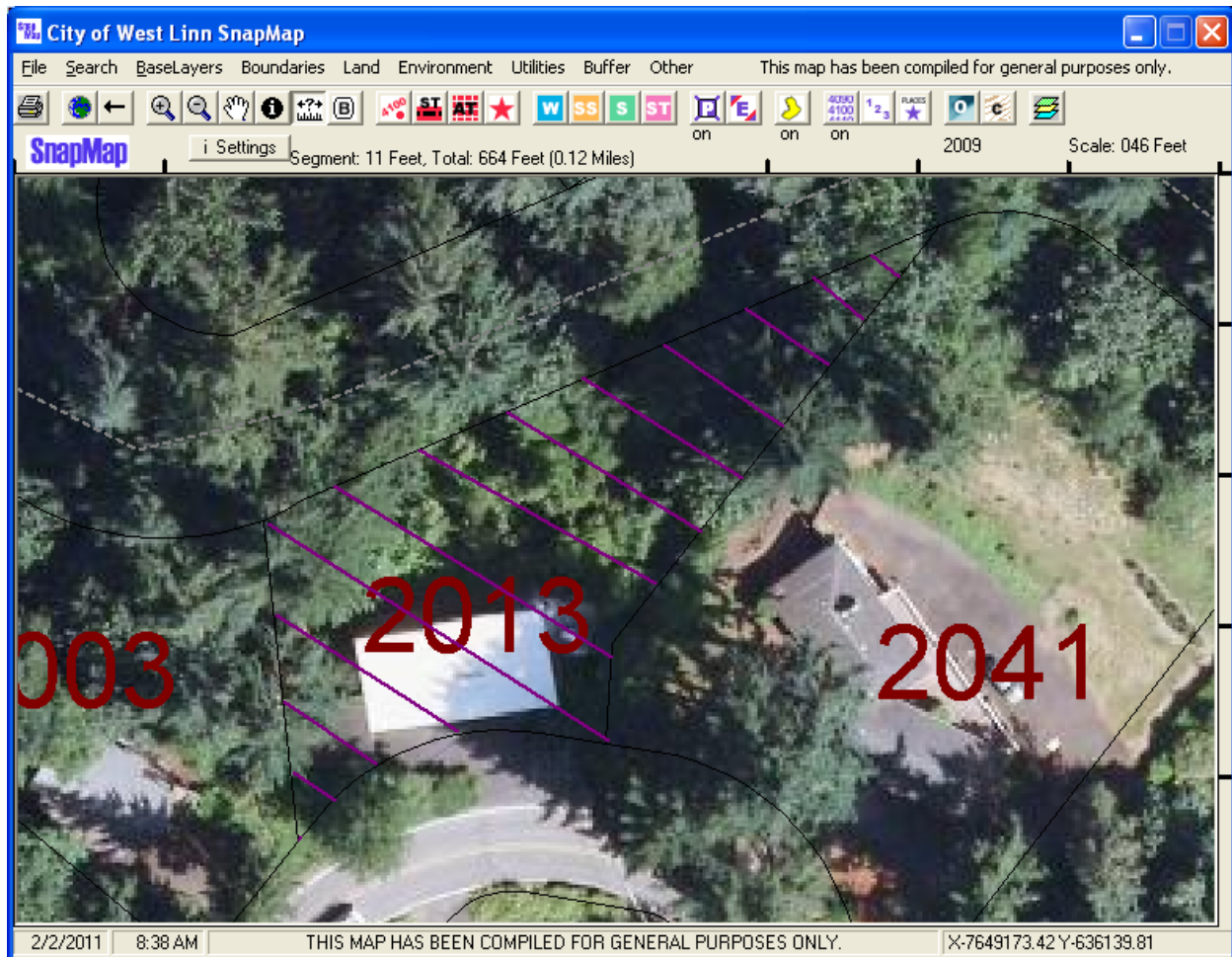
Applicant: Bruce and Mary Wood

Subject Property Address: 2013 Marylhurst Dr.

Neighborhood Assn: *Marylhurst and Robinwood*

Planner: Peter Spir

Project #: PA-11-03





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>2-17-11</u>	TIME: <u>8 AM</u>	PROJECT #: <u>PA-11-03</u>
STAFF CONTACT: <u>PETER SPIR</u>	FEE: <u>350-</u>	

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): 2013 MARYLHURST DRIVE, WEST LINN; TAX LOT 1700

Brief Description of Proposal: REPLACE A POOR CONDITION CARPORT WITH A NEW GARAGE THAT WILL FIT ON THE STEEP SLOPE LOT BY HAVING A 1' FOOT SET BACK FROM THE FRONT PROPERTY LINE AT THE SE CORNER OF THE GARAGE & A 1' SET BACK FROM THE NW CORNER OF THE GARAGE TO THE WEST PROPERTY LINE - SEE ATTACHED

Applicant's Name: BRUCE and MARY WOOD  
Mailing Address: 2013 MARYLHURST DRIVE, WEST LINN, OR 97068  
Phone No: (503) 744-0482 Email Address: BRUCEWOOD59@COMCAST.NET  
Cell 760-521-0920

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
- > Access to and from the site, if applicable
- > General location of existing trees
- > Location of creeks and/or wetlands
- > Location of existing utilities (water, sewer, etc.)
- > Easements (access, utility, all others)

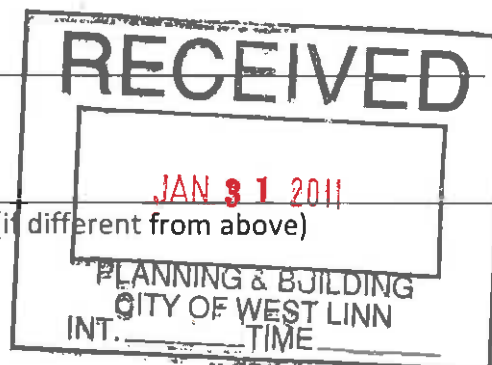
Please list any questions or issues that you may have for city staff regarding your proposal:  
WE WILL NEED A VARIANCE TO SET BACK ON OUR SOUTH & WEST PROPERTY LINE TO BUILD THIS GARAGE.

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

B. Wood  
Property owner's signature

1/30/11  
Date

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



## PRE-APPLICATION CONFERENCE – ADDITIONAL DESCRIPTION

As our property has no other usable area to put a garage – the slope is the main force behind this limitation – we have designed our new garage to replace the existing carport in the same location. The current – built by others – carport is two (2) feet from the curving ROW / property line at the SE corner of the carport – the ROW / property line then swings further south as the ROW turns SW. The plan that will allow us a two (2) car garage will require a garage built with a zero (“0”) foot setback at the SE corner of the garage, then the distance from ROW / property line to the garage moving west increases - garage from property line - as the ROW swings South Westerly and a one (1) foot setback along the westerly property line.

+/- fifteen (15’) feet west from the westerly property line is a dirt swale water drain for the rainy season. This dirt swale becomes clogged with debris and causes the water to flood across the existing carport. Note that when we call West Linn they immediately come and clean the swale.

We are designing the new garage to just fit our automobiles and some storage space for tools to maintain our property. We have designed the roof of the new garage to slope – from nine (9) feet high on the eastern entrance to eight (8) feet high at the west end of the garage. This will allow the rain water to drain from east to west where we will put in a drainage system sloping to the north where the property slopes to. This will also maintain our neighbor to the west view as does the current carport. From Marylhurst Drive the garage will be below the street level as the current carport does now.

The way the carport floor / slab was designed allowed the soil under it to erode making it necessary for us to demo the old floor and place materials used for base materials to build our new cement garage floor. We are planning on building the new garage as a separate structure from our residence.

Attached are:

- Survey – December 23<sup>rd</sup> 2010
- Plot of the existing carport and future garage as shown on the survey
- North – South elevation of future garage
- East – West elevation of future garage
- Letters from neighbors concerning future garage

# PROPERTY SURVEY

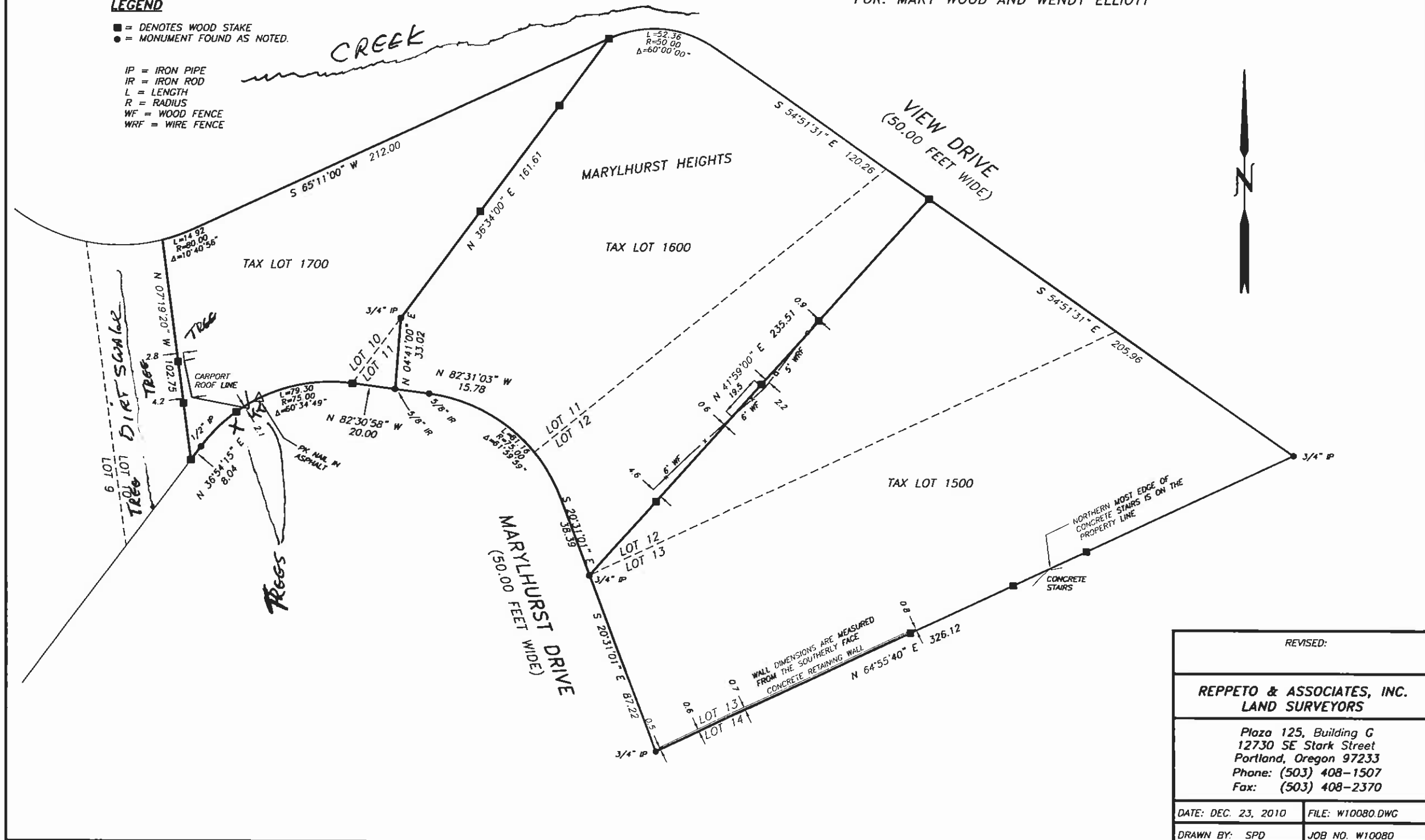
TAX LOTS 1500, 1600 AND 1700, LOTS 11, 12, 13 AND PART OF LOT 10,  
BLOCK 9, MARYLHURST HEIGHTS, SITUATED IN THE SOUTHWEST QUARTER  
OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WILLAMETTE  
MERIDIAN, CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

DATE: DECEMBER 23, 2010 SCALE: 1"=30'  
FOR: MARY WOOD AND WENDY ELLIOTT

## LEGEND

- = DENOTES WOOD STAKE
- = MONUMENT FOUND AS NOTED.

- IP = IRON PIPE
- IR = IRON ROD
- L = LENGTH
- R = RADIUS
- WF = WOOD FENCE
- WRF = WIRE FENCE



REVISED:	
REPPETO & ASSOCIATES, INC. LAND SURVEYORS	
Plaza 125, Building G 12730 SE Stark Street Portland, Oregon 97233 Phone: (503) 408-1507 Fax: (503) 408-2370	
DATE: DEC. 23, 2010	FILE: W10080.DWG
DRAWN BY: SPD	JOB NO. W10080

TAX LOT 1700

R=10.40  
Δ=10.40

N 07°19'20" W



EXIST. RESIDENCE

EXIST. CARPORT ROOF LINE

N 82°30'58" W

PX NAIL IN ASPHALT

LOT 1701  
LOT 1702

SCALE



PROPERTY LINE  
DIMEN. VARIES

SCALE 1/4" = 1'-0"

BUILT-UP ROOF  
ON PLYWOOD

2x12 CLNG. JOISTS @ 16" O/C  
STR. DD FINISH.

2x6 STUDS W. FLYWD. +  
SIDING TO MATCH HOUSE

REMOVE EXIST. CARPORT.  
REPLACE W/ GARAGE

CONC. SLAB.

EXIST.  
RESIDENCE

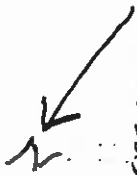
0'-0"

10'-7"

0'-0"

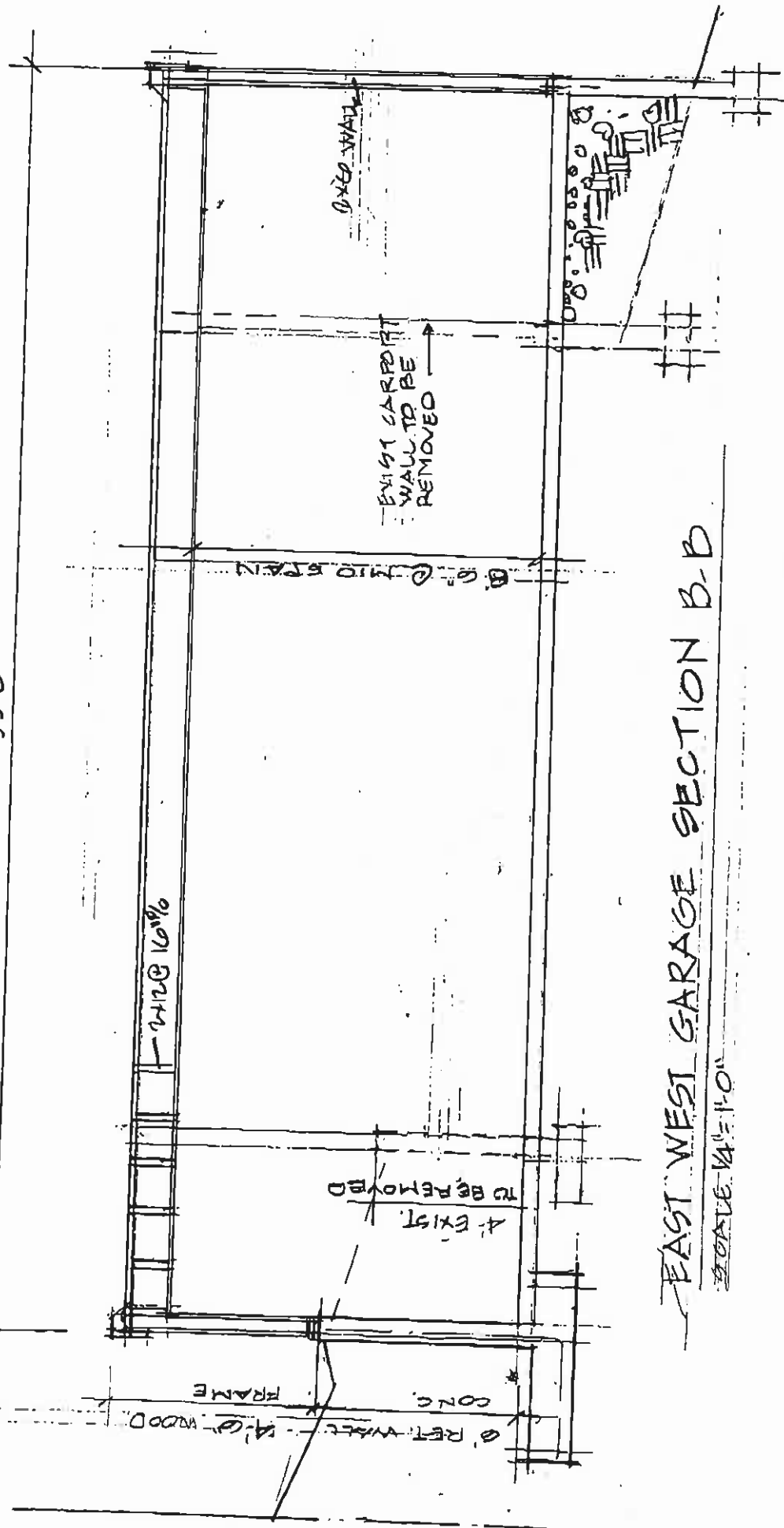
NORTH-SOUTH GARAGE SECTION A-A

SCALE 1/4" = 1'-0"



PROPERTY  
LINE - WIDTH  
VARIES

35'-0"



EAST WEST GARAGE SECTION B-B

SCALE 1/4" = 1'-0"

The Planning Commission  
City of West Linn  
22500 Salamo Road  
West Linn, OR 97068

January 30, 2011

Re: Mr. & Mrs. Wood, neighbor immediately to the east of my residence and property – application to build a garage to replace a carport.

Dear Commissioners:


Since the inception of the Wood's plans to replace their carport with a garage the Wood's have kept me informed of their plans. To my delight and satisfaction they are going to build a garage at the same height as their existing carport. This height will not interfere with my views to the East (trees, hills and Mt. Hood).

I know that the Wood's have had problems with the carport and water from the drainage swale immediately west of the carport and future garage. When this swale does not get a regular cleaning the debris causes the rain water to divert and run through their carport. I understand that the planned garage will have a drainage system at the base of the outside walls to collect and remove any water that might head their way from this swale.

The Wood's garage plans will have no effect upon me or my property other than having a improved building and higher property value.

Please call on me for any questions you may have in regard to my views on the Wood's proposed garage.

Thank you,



Mike Bell  
2003 Marylhurst Drive  
West Linn, OR 97068 / (503) 891-7760



Planning Commission  
City of West Linn  
22500 Salamo Road  
West Linn, OR 97068

February 1, 2011

Dear Sirs,

My name is Marilyn Burns and I am Bruce and Mary Wood's neighbor across the street. They have told me about the plans that they have to replace their carport with a garage and I have no objections to them doing so. The structure as I understand it will be in the same location and the same height as it is now and that will not impact me whatsoever.

If I can of further assistance please contact me.

Thank you,

A handwritten signature in cursive script that reads "Marilyn Burns".

Marilyn Burns  
2010 Marylhurst Drive  
West Linn, OR 97068

January 30, 2011

Planning Commission  
City of West Linn  
22500 Salamo Road  
West Linn, OR 97068

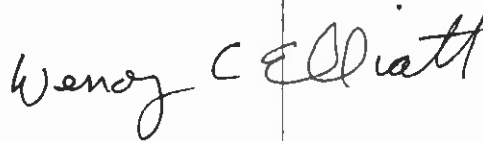
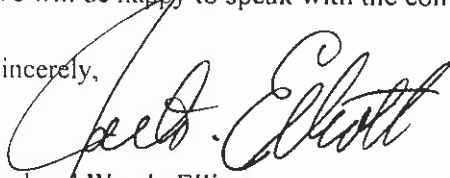
Commissioners:

This letter is in reference to Bruce and Mary Wood's proposed conversion of their carport to a garage located at 2013 Marylhurst Drive.

The Wood's home is two houses west of our home at 2069 Marylhurst Dr. The Wood's have discussed their plans for the garage and we have no objections. The proposed garage will be the same height as the existing structure and will no way detract from the neighborhood. As a matter of fact the conversion of their carport to the proposed garage will serve to enhance the neighborhood. As previous owners of 2013 Marylhurst Drive we are aware of the drainage issues they face from the run-off from the adjacent swale and the drainage they plan around the new garage will eliminate that issue.

We will be happy to speak with the commission if called upon

Sincerely,



Joel and Wendy Elliott  
2069 Marylhurst Drive  
West Linn, OR 97068  
(503) 635-5924

**Planning Commission  
City of West Linn  
22500 Salamo Road  
West Linn, OR 97068**

**January 30, 2011**

**Dear Planning Commission**

**I reside at 2041 Marylhurst Drive which is next door to Bruce and Mary Wood. They have told me of their proposed plan to convert their existing carport to a two car garage. The construction of the garage will have no impact on me, my home or view and I have no objections.**

**Please feel free to contact me with any questions.**

**Thank you,**

**Todd Elliott  
2041 Marylhurst Drive  
West Linn, OR 97068**

*See Attached*

## Bruce Wood

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**From:** Todd Elliott [tse@ellihay.com]  
**Sent:** Monday, January 31, 2011 9:15 AM  
**To:** 'Bruce Wood'  
**Subject:** RE: Todd's letter

Hi Bruce,



No problem signing - return next week Monday and can sign then.  
Cheers,  
Todd

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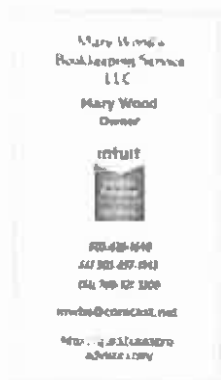
**From:** Bruce Wood [<mailto:brucewood59@comcast.net>]  
**Sent:** Sunday, January 30, 2011 3:20 PM  
**To:** Todd Elliott  
**Subject:** Todd's letter

Todd – How is Germany? Your folks told us you were there. We are asking our neighbors to sign a letter regarding our application to get a variance to build a garage to replace our carport. It will be the same height so as not to infringe any ones view. The roof will be lower than the street surface. We have suggested a letter – attached – and would appreciate your consideration for signing it and sending it back to us. Your folks signed the same letter.  
Thanks,

**Bruce Wood**  
**[brucewood59@comcast.net](mailto:brucewood59@comcast.net)**  
**Tel: 503-744-0482 / Cell: 760-521-0920**

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**From:** Mary Wood [<mailto:alohapopoki@comcast.net>]  
**Sent:** Sunday, January 30, 2011 3:12 PM  
**To:** Bruce Wood  
**Subject:** Todd's letter



*Mary Wood*