



## LAND USE PRE-APPLICATION CONFERENCE

Thursday, March 17, 2011

City Hall  
22500 Salamo Road

### Willamette Conference Room

**10:00 am** Convert detached garage to accessory dwelling unit. Alteration to non-conforming structure.

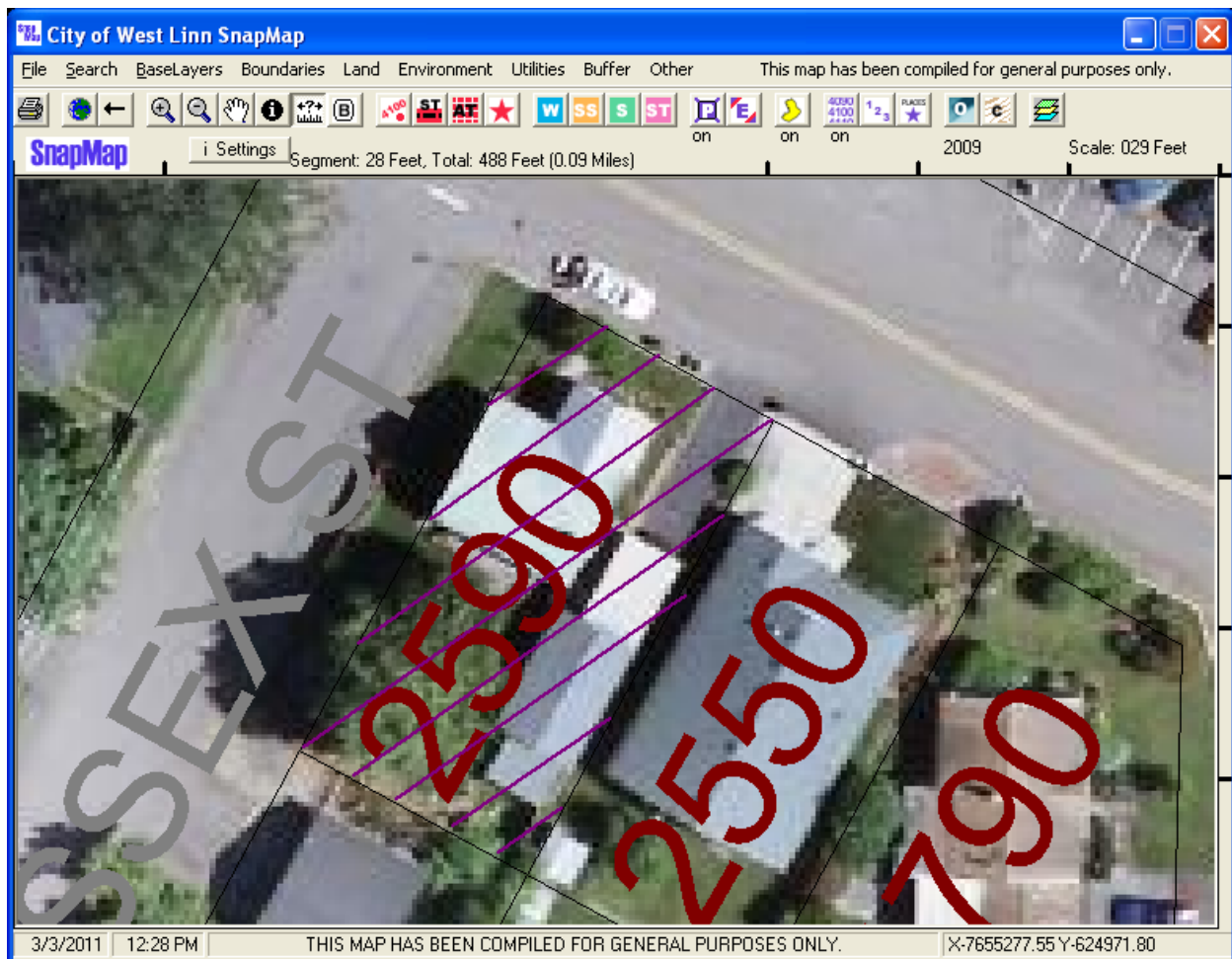
**Applicant:** Nathan Pylate

**Subject Property Address:** 2590 Oxford St.

**Neighborhood Assn:** *Sunset*

**Planner:** Peter Spir

**Project #:** PA-11-04





## PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>3/17/11</u>	TIME: <u>10:00 AM</u>	PROJECT #: <u>PA-11-04</u>
STAFF CONTACT: <u>Peter Spiv</u>	FEE: <u>\$350<sup>02</sup></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): 2590 Oxford Street

West Linn, OR 97068

Brief Description of Proposal: I would like to convert my existing detached garage into an accessory dwelling unit.

Applicant's Name: Nathan Pylate

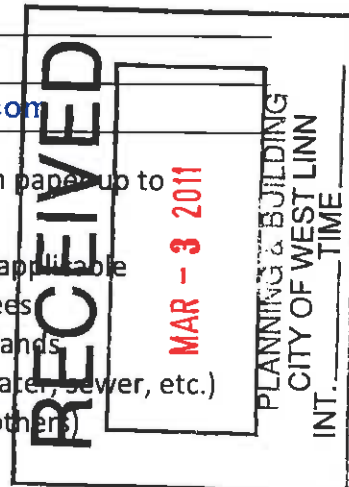
Mailing Address: 2590 Oxford Street West Linn, OR 97068

Phone No: (503) 984-6445

Email Address: nspylate@juno.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  | ➤ Access to and from the site, if applicable          |
| ➤ Scale  | ➤ General location of existing trees                  |
| ➤ Property dimensions                                  | ➤ Location of creeks and/or wetlands                  |
| ➤ Streets abutting the property                        | ➤ Location of existing utilities (water, sewer, etc.) |
| ➤ Conceptual layout, design and/or building elevations | ➤ Easements (access, utility, all others)             |



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

I've been told that my garage is a non-conforming structure due to how close it is to the property line. I'd like to know the likelihood of my project being approved. I'd also like help determining feasibility of tying into existing sewer line.

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

Nathan Pylate  
Property owner's signature

2/3/11

Date

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

Sussex St.

OXFORD ST.

WATER

SS

DRIVEWAY

PRIMARY DWELLING  
2590 OXFORD  
(1160¢ PER COUNTY)

PROPOSED  
SS

PROPOSED  
ADU

LIVING  
ROOM

WINDOW

BEDROOM

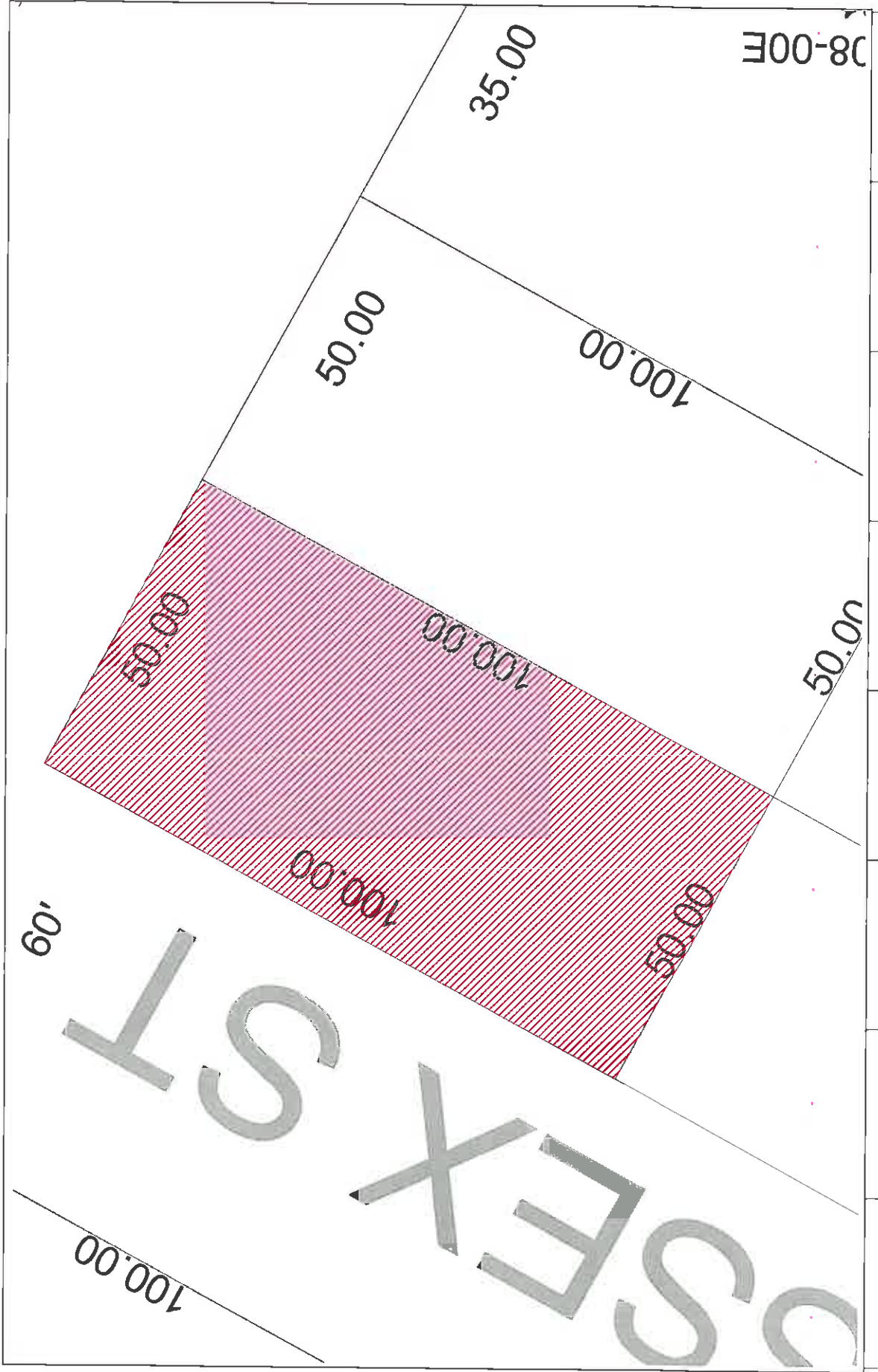
TREE  
(LARGER  
CANOPY)



BATHROOM

10' 0"

14' 0"



City of West Linn GIS (Geographic Information System), SnapMap Date: 3/3/2011

MAP DISCLAIMER:  
This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.