



CITY OF  
**West  
Linn**

## LAND USE PRE-APPLICATION CONFERENCE

Thursday, November 15, 2012

**City Hall  
22500 Salamo Road**

**Willamette Conference Room**

**9:00 am      Alteration of a non-conforming deck in the rear setback  
(replacement in kind).**

**Applicant:    Richard Hunter**

**Subject Property Address: 2337 Taylor Drive**

**Neighborhood Assn: Willamette**

**Planner: Peter Spir**

**Project #: PA-12-18**





FOR NOV. 15, 2012

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: NOV. 1, 2012	TIME: 9 AM	PROJECT #: PA-12-18
STAFF CONTACT: PETER SPIR		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): 2337 TAYLOR DR.

Brief Description of Proposal: ALTERATION OF NON-CONFORMING DECK THAT IS IN REAR SETBACK (REPLACEMENT IN KIND)

Applicant's Name: RICHARD HUNTER

Mailing Address: 2337 TAYLOR DR.

Phone No: CELL (435) 901-0540 Email Address: RJHUNTER2 @ AOL.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
- 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:

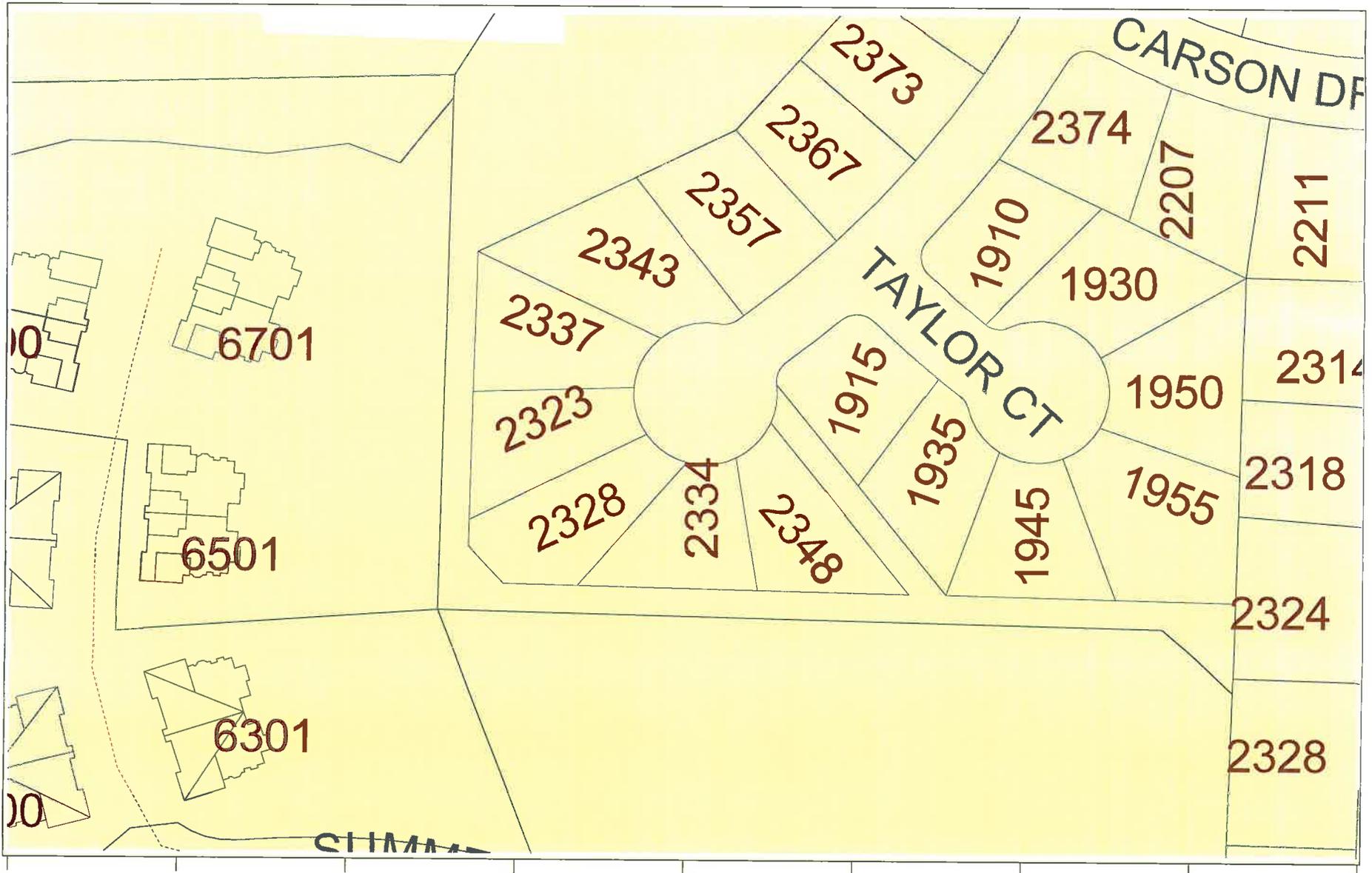
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Richard B. Hunter  
Property owner's signature

10-23-12  
Date

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



City of West Linn GIS (Geographic Information System), SnapMap Date: 10/23/2012

Scale: 117 Feet

**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.

# MANION

GENERAL CONTRACTORS, LLC

"Quality Craftsmanship, Guaranteed"

ARLO MANION  
Owner - CCB# 179545  
SILVERTON, OREGON

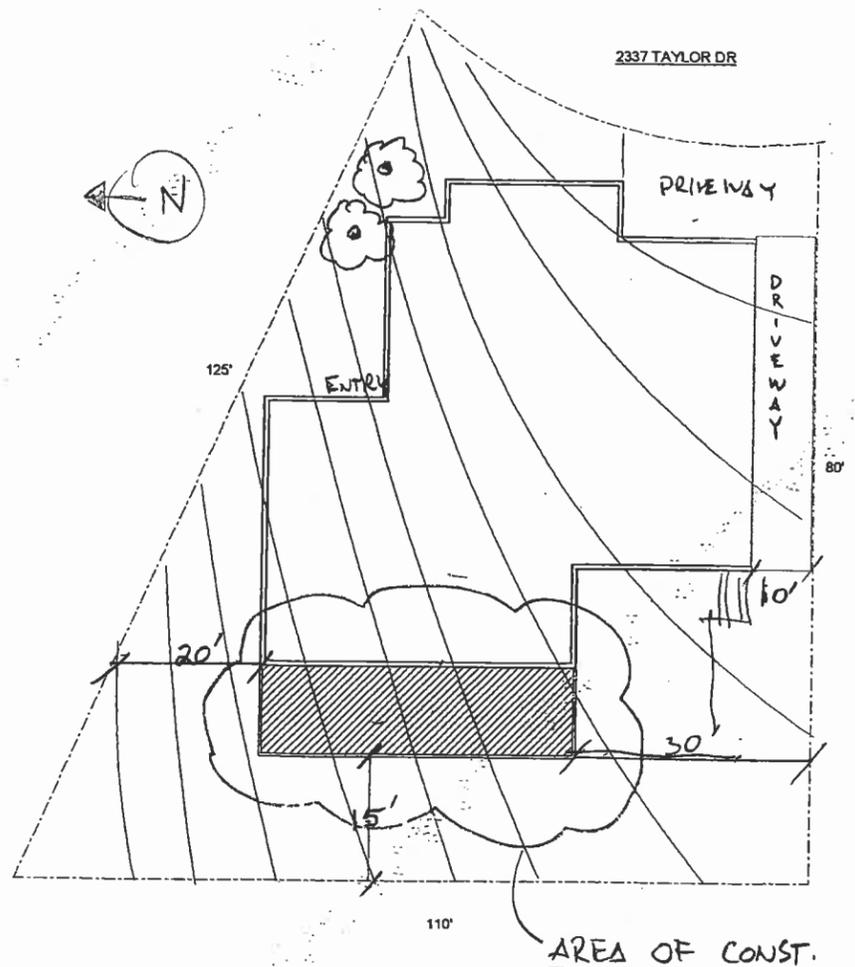
503-841-3381  
arlo@ManionGeneral.com  
www.ManionGeneral.com

PLANNING & B  
CITY OF WEST LINN  
MAY 29 2012

Manion.arlo@gmail.com

RECEIVED

MANION GENERAL CONTRACTORS, LLC  
SCALE 1/2" = 10'-0"  
DATE 5/20/12  
PROJECT LOCATION: 2337 TAYLOR DR. WEST LINN, OR 9797068  
PROJECT NAME: HUNTER DECK  
DRAWING NUMBER 1 OF 4  
CCB# 179545



**APPROVED PLAN**  
City of West Linn  
Building Department  
DATE: 5-29-12  
BY: *Paul W. Davis*

THIS PLAN REVIEW APPROVAL  
DOES NOT PREVENT THE BUILDING  
INSPECTOR FROM REQUIRING  
FURTHER CODE CORRECTIONS.

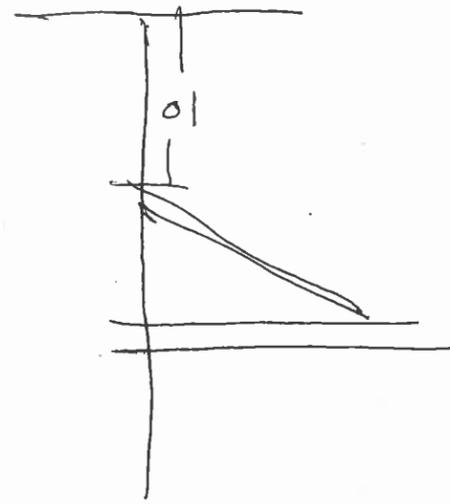
R322.02 PROVIDE ADDRESS  
PERMIT SIGN WITH A  
WEATHER TIGHT CONTAINER  
FOR  
INSPECTION REPORTS

PROVIDE STAMPED STAKE OUT  
PLAN FROM SURVEYOR PRIOR  
TO FOOTING INSPECTION  
APPROVAL  
*No info in me*

SCALE: 1/2" = 10'-0"

This Plan has been Reviewed & Complies w/  
By: *DWD* Date: *5-24-12*  
Building: *DWD*  
Planning: *TS* 5-24-12  
Engineering: *KL* 5-24-12  
Parks: *MP* 5-24-12

*Survey Rejected?*  
*Tom does this*  
*need a min set back*  
*at a min set back*  
*JZ 5-30-12*



**From:** Spir, Peter <Pspir@westlinnoregon.gov>

**To:** rjhunter2 <rjhunter2@aol.com>; manion.arlo <manion.arlo@gmail.com>

**Cc:** Davies, David <Dd Davies@westlinnoregon.gov>; Sonnen, John <JSONNEN@westlinnoregon.gov>

**Subject:** Deck at 2337 Taylor Drive

**Date:** Wed, Sep 26, 2012 2:00 pm

Mr. Hunter

Based on site inspection by the Building Department, Dave Davies, the Building Official is expected to declare your rear deck unsafe and that it cannot be used per the provisions of the Municipal Code 8.085. The deck may only be used if (A) a licensed Oregon engineer provides the City with a signed and stamped written determination that it is safe or (B) a licensed Oregon engineer amends your existing building permit then stamps and signs those amended plans. The latter course of action (B) is recommended in that it would allow you to undertake necessary repairs and get the problem fixed in a timely manner.

So as not to delay these needed deck repairs you may start the required land use permit process concurrently. Because the deck is a non-conforming structure you must apply for an "Alteration to a Non-Conforming Structure" permit. The first step is a pre-application conference. The next available pre-app is October 18, 2012. The deadline for the next pre-app is Thursday, October 4 at 4:30pm. There is a pre-app fee of \$350. Staff will explain the permit process at that time. These permits are very simple. There is a deposit fee of \$800 for the permit. There is no hearing but public notice is required. From the date of application you should have a decision from the Planning Director within four to five weeks.

Based on our conversation at City Hall on September 26, 2012, it is my understanding that the angled deck support will tie into the rear wall of the house at 12 feet or greater above grade. If there is less than a 12 foot clearance to grade, then a Class II Variance would be required with additional deposit fees and permitting.

Please call me at 723-2539 or Building Official Dave Davies at 656-4211 to get this process going or if you have any questions.

Peter

Peter Spir  
Pspir@westlinnoregon.gov  
Associate Planner  
22500 Salamo Rd.

## Spir, Peter

---

**From:** Spir, Peter  
**Sent:** Wednesday, September 26, 2012 1:02 PM  
**To:** 'rjhunter2@aol.com'; 'manion.arlo@gmail.com'  
**Cc:** Davies, David; Sonnen, John  
**Subject:** Deck at 2337 Taylor Drive

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