

MEMORANDUM

To: Planning Department

Date: 2/13/09

From: H. G. (Spike) Wadsworth

Subject: Development Review Application and waiver request

You will find attached four copies of the following and a CD of the materials:

- Development Review Application and Responses
- Site Plan
- Title company map
- North, west and east elevations

I understand a waiver is required to eliminate the need for signed stamped plans by an Engineer or Architect showing how any enclosed crawl space underneath the addition would have hydrostatically controlled doors/louvers that would allow the unimpeded flow of flood water.

Since there will be no enclosed space under the elevation and the floor level of the addition is at least one foot above the 100 year flood elevation, I am requesting a waiver of this requirement.



DEVELOPMENT REVIEW APPLICATION

TYPE OF REVIEW (Please check all boxes that apply):

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures |
| <input type="checkbox"/> Appeal and Review * | <input type="checkbox"/> One-Year Extension * |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> <u>Pre-Application Meeting</u> * |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Street Vacation |
| <input type="checkbox"/> Final Plat or Plan | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Flood Plain Construction | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Hillside Protection and Erosion Control | <input type="checkbox"/> Tualatin River Greenway |
| <input type="checkbox"/> Historic District Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Water Resource Area Protection/Wetland |
| <input type="checkbox"/> Lot Line Adjustment * / ** | <input type="checkbox"/> Willamette River Greenway |
| <input type="checkbox"/> Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> Other/Misc |

Home Occupation / Pre-Application / Sidewalk Use Application * / Permanent Sign Review * / Temporary Sign Application require individual application forms available in the forms and application section of the City Website or at City Hall.

TOTAL FEES/DEPOSIT \$1050 * No CD required / ** Only one copy needed
Y. Sherry Sheng
Homer G. Wadsworth 5725 River St. West Linn 97068 / 5036557822

OWNER'S	ADDRESS	CITY	ZIP	PHONE(res. & bus.)
<u>same</u>				

APPLICANT'S	ADDRESS	CITY	ZIP	PHONE(res. & bus.)
<u>N/A</u>				

CONSULTANT	ADDRESS	CITY	ZIP	PHONE

SITE LOCATION 5725 River St. West Linn

Assessor's Map No.: 22E308D00300 Tax Lot(s): 00565758 Total Land Area: 12,700 SF

- All application fees are non-refundable (excluding deposit).
- The owner/applicant or their representative should be present at all public hearings.
- A denial or grant may be reversed on appeal. No permit will be in effect until the appeal period has expired.

4. **Four (4) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format.**

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application.

SIGNATURE OF PROPERTY OWNER(S)
 X [Signature] Date 2/13/09

SIGNATURE OF APPLICANT(S)
 X [Signature] Date 2/13/09

BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY. ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL. COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068; PHONE: 656-4211 FAX: 656-4106

DEVELOPMENT REVIEW APPLICATION RESPONSES
FOR FLOOD PLAIN CONSTRUCTION

Property owner: Homer G. Wadsworth and Y. Sherry Sheng

Address: 5725 River St., West Linn, OR

Date: 2/13/09

Project: Addition to existing sunroom to create a separate sitting room of 13' by 15' at the second level with no construction at the ground level other than two supporting posts. The room will attach to the existing sunroom end wall (engineered with steel stitch plates, etc.).

Responses regarding CDC Sections:

27.060. approval criteria:

- A. Other than the two supporting posts, there will be no development, excavation or fill so flood storage and conveyance capacity will not be affected.
- B. There will be no net fill increases.
- C. There will be no excavation.
- D. The finished floor will be at least one foot above the 100 year flood level.
- E. There will be no temporary fill.
- F. There will be no encroachments, new construction or other developments in floodways.
- G. There will be no improvements to the floodplain or floodway which will impact the flood carrying capacity of the river.
- H. There will be no new culverts, stream crossings or transportation projects.
- I. There will be no excavation or fill involved in the construction.
- J. All necessary permits will be provided which are required to perform and complete the construction.

27.070. construction materials and methods:

A-E. All new construction and electrical will be above the flood level with the exception of the two supporting posts. These supporting posts will be constructed to minimize flood damage and water damage to the posts. There are no plumbing or sewage systems involved.

F. The elevated room addition will be anchored with appropriate posting and Strong-Tie connectors.

27.080. residential construction:

Since the elevated addition will be at least one foot above the 100 year flood elevation and is open below with only two supporting posts involved, the addition will meet the requirements of this section.

The Associate Planner states that the property is in the 100 year floodplain and partially in the 1996 flood boundaries. He goes on to say that the 100 year floodwaters are expected to reach an elevation of 48 feet above sea level. The finished floor elevation of the addition must be at an elevation of at least 49 feet. In this case the sun room will be elevated at the level of the second floor and supported by posts. There will be no enclosed or livable space at grade. Given the fact that "at grade" elevation of 5725 River Street is 40-41 feet, the addition will be well above the floodwaters.

Therefore the addition will have no impact on any flooding.

Willamette River

TAX LOT # 00565750

ASSESSOR'S MAP #

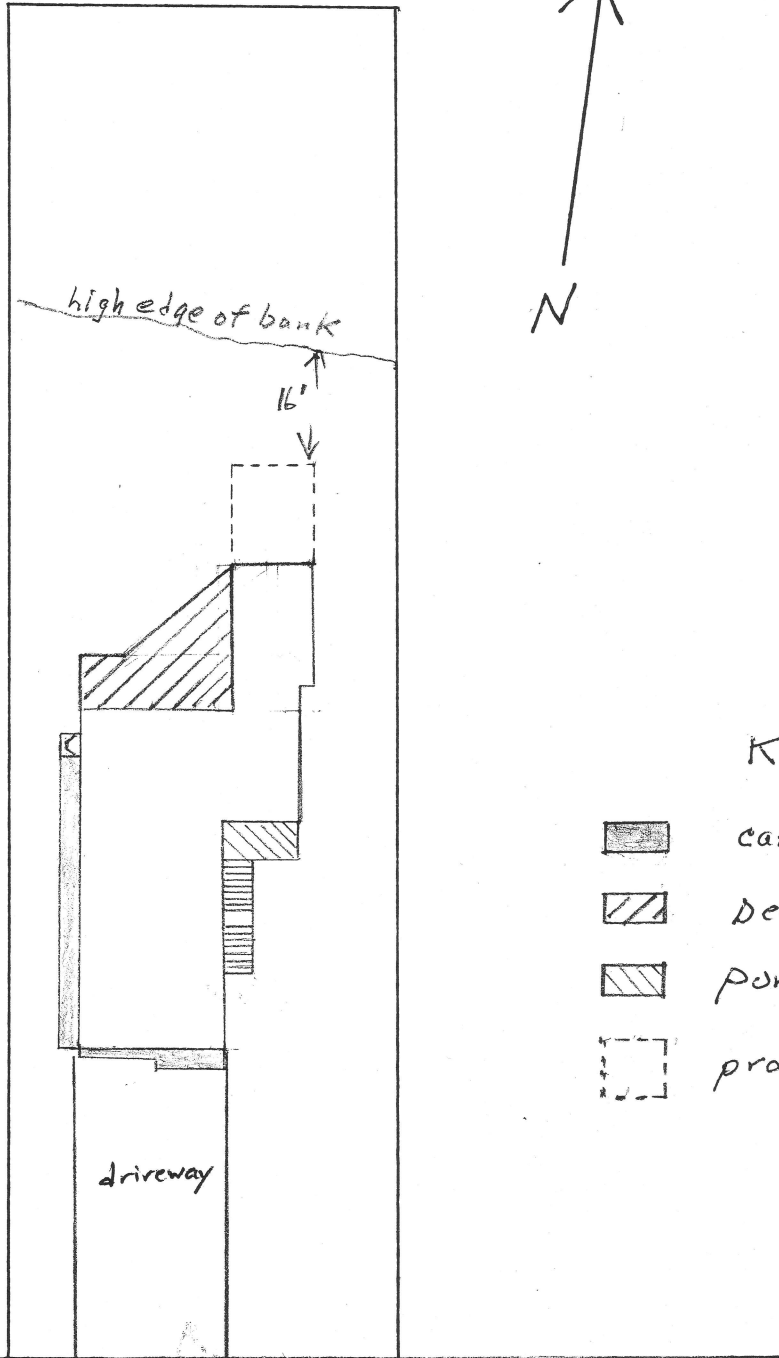
22E 30BD00300

Approx. 12,700
square feet

211'

Homer G. Wadsworth
Y. Sherry Sheng
503-655-1822

5725 River St.
West Linn



driveway

60'

River St.

Key

- cantilever at 2nd story level
- Deck at 2nd story
- porch at 2nd story
- proposed addition

1" = 30'

SITE PLAN

W.M.

D. L. C.

2 2E 30BD

HUGH BURNS NO. 51
D.D. TOMPKINS NO. 65

WEST LINN



This map is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.
THE TITLE INSURANCE COMPANY

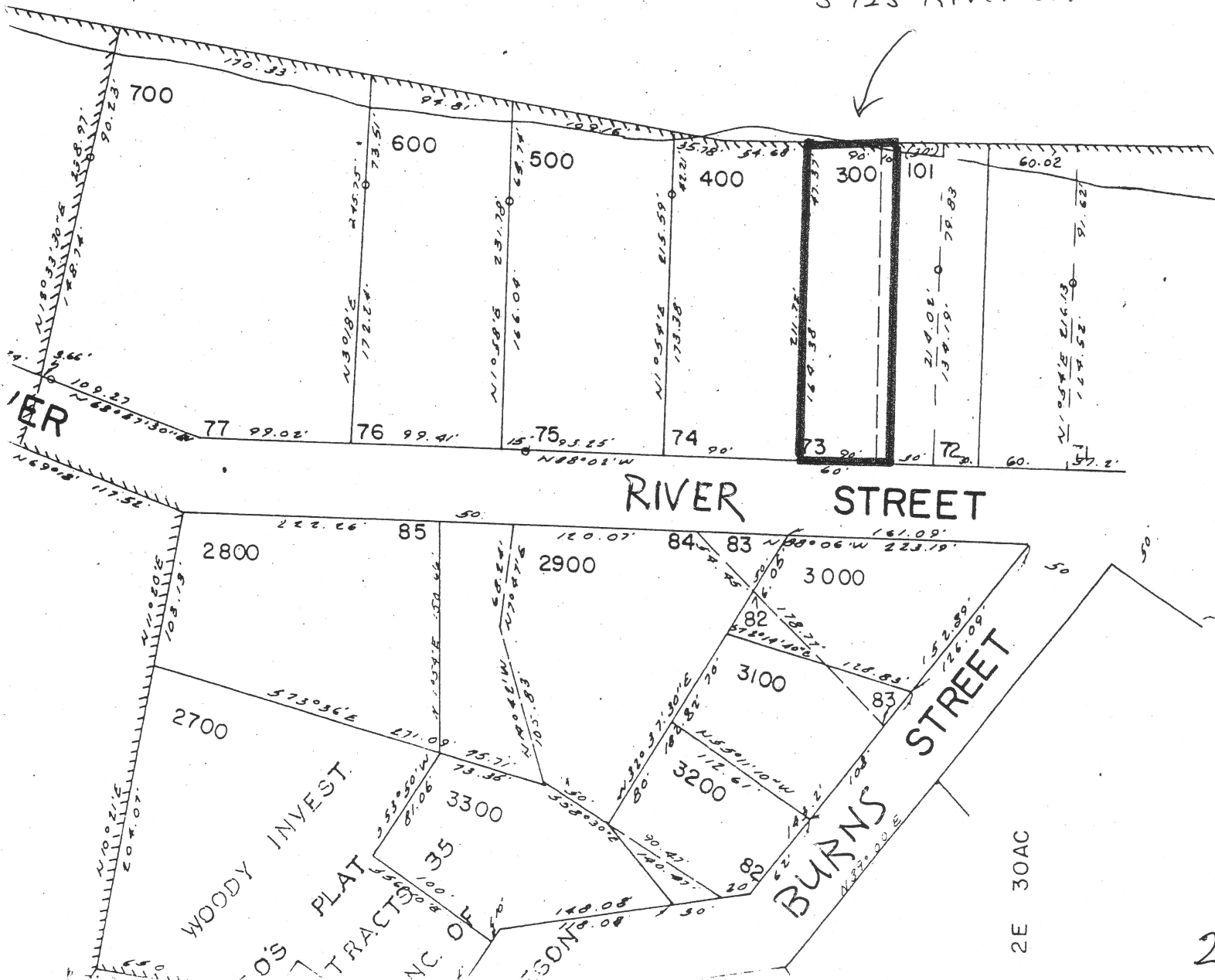
CANCELLED NO.
200
100
1000
2001

WILLAMETTE

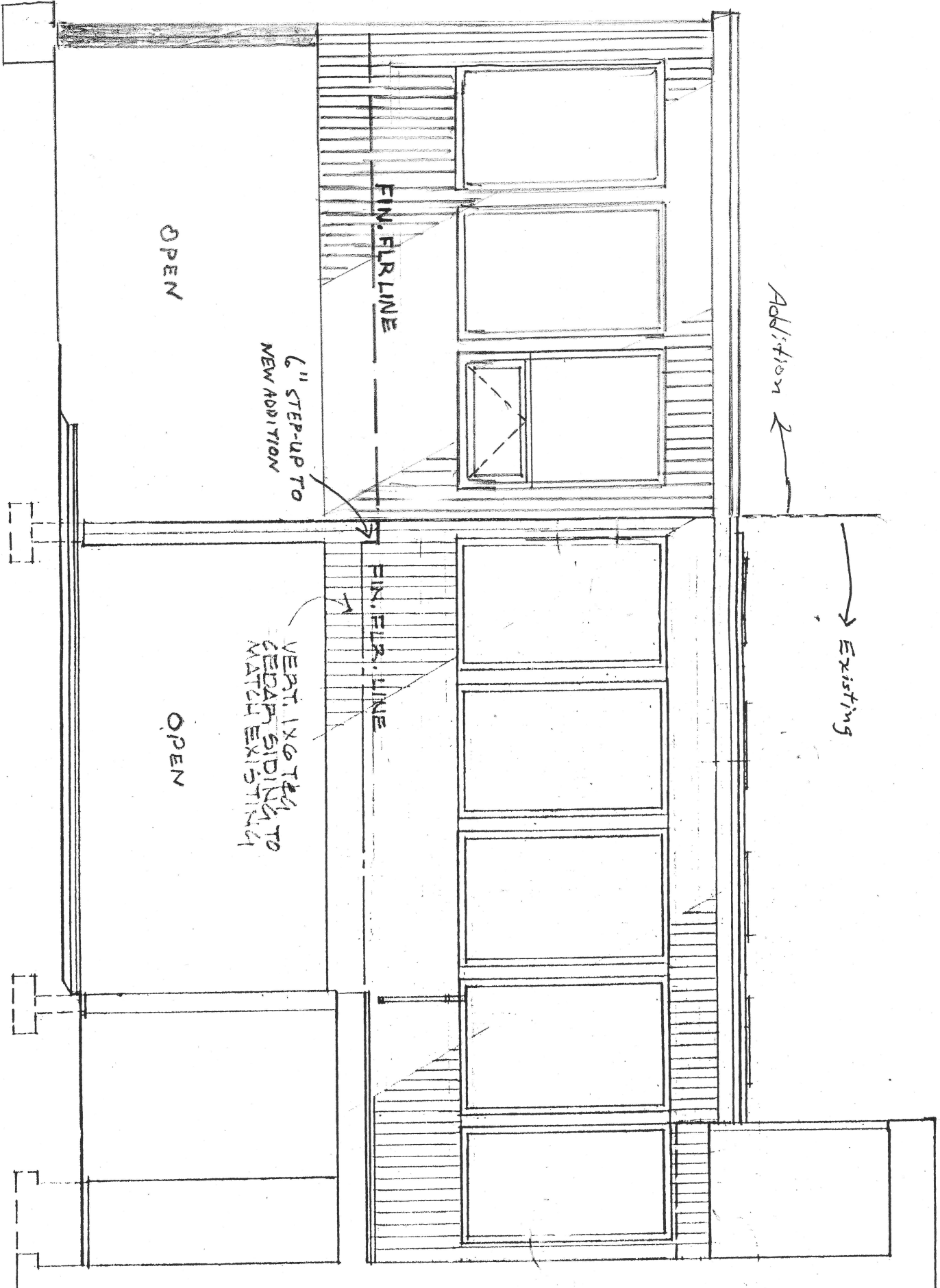
RIVERBANK PROJECTION FROM
APRIL 1967 GREENWAY PHOTO

RIVER

5725 River St.



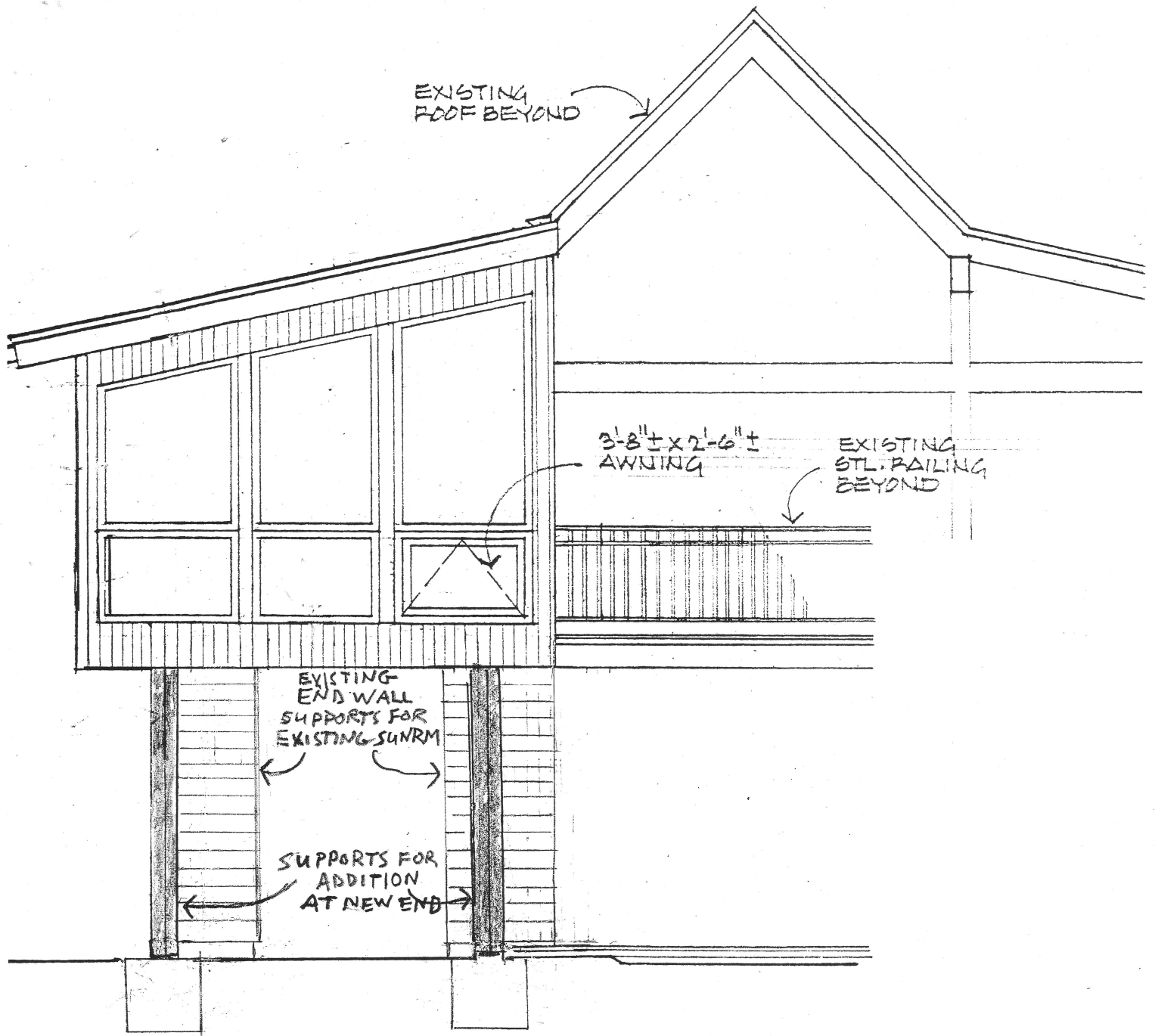
2E 30AC



WEST ELEVATION

1/4" = 1'-0"

3



NORTH ELEVATION

1/4" = 1'-0"

EXISTING
ROOF

GUTTER TO
MATCH EXIST.
COMP. SHINGLES
TO MATCH EXIST.

← EXISTING →

← ADDITION →

5'1" x 4'-0"
FXD./AWN.

FIN. FLR. LINE

VERT. LIX & T&G
CEDAR SIDING TO
MATCH EXIST.

OPEN

5' x 4'
FXD-TYP.
OF 3

FIN. FLR. LINE

6" STEP UP TO
NEW ADDITION

OPEN

W/4" = 1'-0"

NOTE:
VINYL WINDOWS W/ CLEAR, INSULATED
GLASS TO MEET 0.46 U VALUE.

EAST ELEVATION