

Attention: City of West Linn, Oregon

From: Raymond Austin and Helen Pevzner, 4410 Grant Street, West Linn, Oregon 97068

Subject: Variance Request for 4410 Grant Street, West Linn, Oregon 97068

1. There are exceptional circumstances concerning this request for variance and these circumstances do not apply to other property. This involves an undeveloped right away that is on the south side of our property. We have been informed that this area will never be a street or developed. The property was purchased by current occupant in the current shape and size within a fenced area. We are requesting a class II Variance to build a 7 foot addition on the street side of our house an 11,5 feet at the west or back end of the house. Thus, at its closest, the Variance is for a 7 foot reduction to the side street setback. Due to extraordinary damage from a large Douglas fir tree which fell through the roof causing extensive damage, there is the opportunity to repair and enlarge the south side of the residence. We were considering our options prior to this mishap to request this area from the City of West Linn (Vacating it) and now we are faced with exceptional circumstances and a time constraint. Because we currently reside in a rental home and our insurance is paying the costs for our lodging and repairs they, (Farmers Insurance) requests we start immediately. And since our family is displaced we request to start as soon as possible. Because of the unfortunate tree damage this is a one time opportunity.
2. As noted in paragraph 1, the property was purchased by current occupant in the current shape and size within a fenced area. The actual lot size was unbeknownst to current owner and owners have maintained property landscaping and fence which is in line with neighbor's fence on west side of property. This variance will preserve the property and lots of both residences in their current size and shape. The variance will help preserve our property right which is substantially the same as a right possessed by property owners in the same vicinity. We are considering to adding additional space, (currently it is 1500 Square feet) to provide reasonable space for our family.
3. Authorizing this variance should enhance the appearance and help maintain an aesthetic appearance on a street that could use good examples. This variance would help promote housing variety and protect the natural area. Request is from conscientious landowners that have high standards and set a good example. The property is already maintained by the owner and the request is supported by neighbors. This addition will not be detrimental to CDC, because there is no basis for the set back from undeveloped right of way.
4. It is a minimum variance, because our house is only 1500 Square feet.

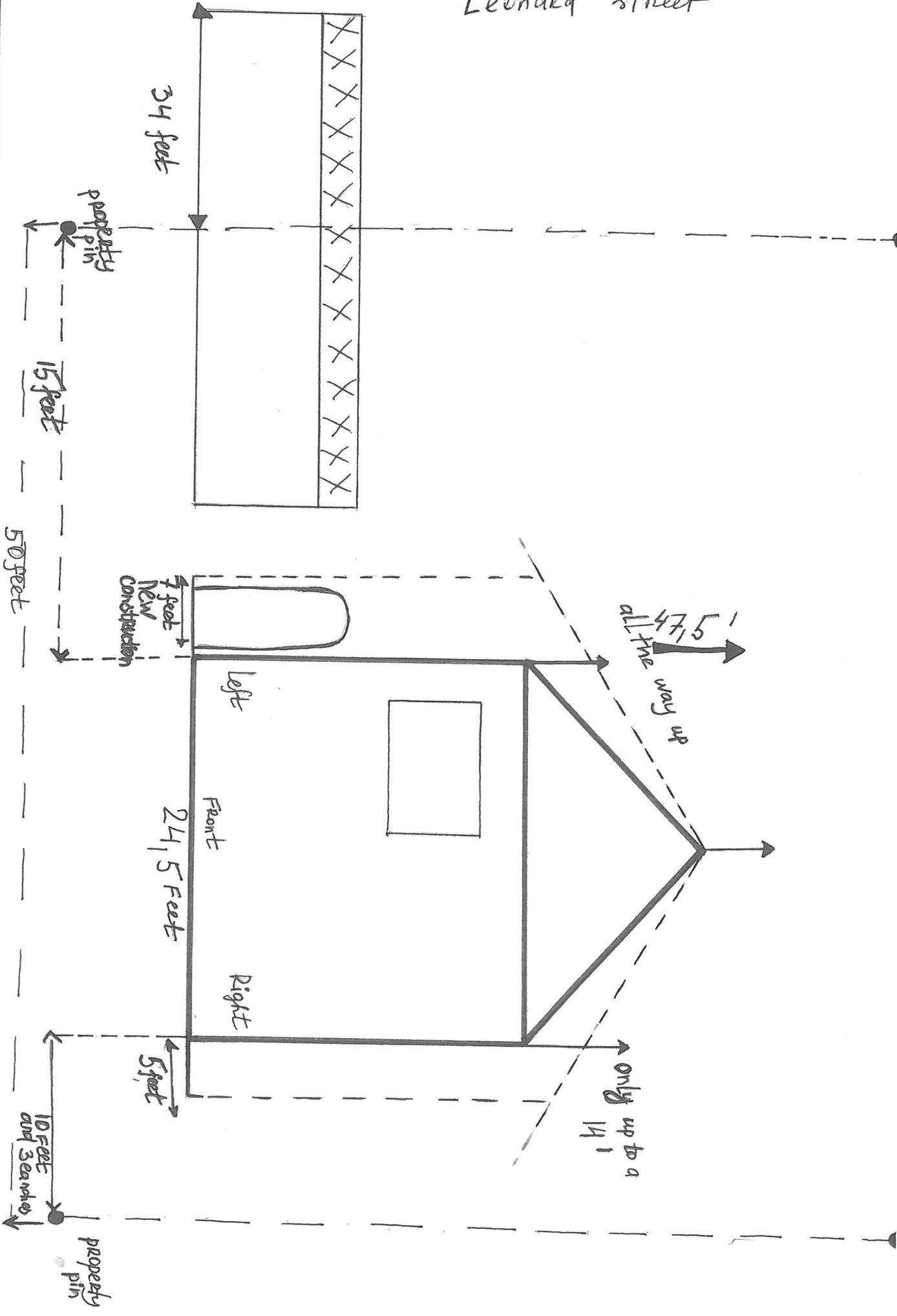
Approval of this request would alleviate the anxiousness associated with our exceptional and extraordinary circumstance. This will not affect other households and it will not be any inconvenience to the property or others in the vicinity.

5. This request does not arise from any violations of the city ordinance.
6. This variance would not impose any physical limitations on other properties or uses in the area. This variance will not impose physical limitations on any future use of neighboring vacant or underdeveloped properties as authorized by the underlying zoning classification. Approving this variance maintains the current shape and size of 4410 Grant Street and 4415 Exeter Street and helps to relieve the occupants' extraordinary housing circumstance. Currently the property is at 15' set back from the undeveloped "street." There is enough clearance to the property line with a 5' set back. We believe this is within the standard.

Leonard street

4410

Grant street





City of West Linn

DEVELOPMENT REVIEW APPLICATION

VA-09-07

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 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 checked="" 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 \$1800 * No CD required / ** Only one copy needed

Helen Perzner & Ray Austin 4410 Grant St West Linn, OR 97068 (503) 722 4688

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

APPLICANT'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
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CONSULTANT	ADDRESS	CITY	ZIP	PHONE
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SITE LOCATION _____

Assessor's Map No.: 21E 36 AB Tax Lot(s): 10604 Total Land Area: 5000 SQ

- 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 H. Perzner & R. Austin Date 04/20/09

SIGNATURE OF APPLICANT(S)
X H. Perzner & R. Austin Date 04/20/09

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