



CITY OF West Linn

May 2, 2011

Brian McMillen
15151 SE Frye
Happy Valley, OR 97086

VIA U.S. MAIL AND E-MAIL

SUBJECT: DR-10-12

Dear Mr. McMillen:

You submitted this application on November 12, 2010. The last re-submittal was April 22, 2011. The Planning Department finds that this application is **complete**. The City now has 120 days (until August 22, 2011) to exhaust all local review per state statute. The application is expected to be heard by the Historic Review Board in June 2011. Please contact staff regarding the exact date. You will receive a copy of the staff report approximately 10 days prior to the meeting.

While the application is complete, staff has several questions and would like additional information. In addition, there are changes that must be made for a recommendation of approval. Please respond to the following:

Section 25.070 B(1)

This section requires a front yard setback of the average of the adjacent properties from the dominant vertical face of the front facades, excluding porches or front landings. Staff has not measured these distances, but examined aerial views of the adjacent structures and it appears that their porches are setback approximately 15'. Staff recommends a setback of approximately this amount or providing evidence of compliance with this standard based on the current front façade setback of 28.5'.

Section 25.070 C(1)

Please specify that the siding material is wood. Please specify the types of doors that will be used.

Section 25.070 F

Please specify the locations of the lighting cut sheets included with the resubmittal.

Section 25.070 H

Please clarify the number of lights in the windows. The plans show 6/6 and 4/4 patterns. The submitted cut sheet is 9/9. Staff recommends simulated, or true divided lights rather than internal grilles/grids. Alternatively, a 1/1 pattern would also be appropriate.

Section 25.070 I

Please identify the location of the proposed doors. Is the Rogue Valley Fir for the rear entry and the Simpson Fir for the front entry? Staff recommends simulated or true divided lights rather than internal grids.

Section 25.070 J

Please specify the type of siding that will be used and which type of shingle will be used from those on the cut sheet. **Staff cannot recommend approval if the siding is not wood.**

Section 25.070 L

The square footage of the proposed residence cannot exceed 125% of the average of the adjacent homes. For this property that is $[(1,286 + 1,044)/2] \times 1.25 = 1,456$ square feet. The floor plan states that the proposed house is currently 1,496. **Staff cannot recommend approval unless the proposed house is 1,456 square feet or less.**

Please provide copies of any changes to the plans in 11 x 17 and pdf format. **We need 11x17 copies of the plans for distribution to the Historic Review Board.**

Please contact me at 503-722-5512, or by email at sjavoronok@westlinnoregon.gov if you have any questions or comments, or if you wish to meet regarding these issues.

Sincerely,

Sara Javoronok
Associate Planner

Cc: Kirsten Van Loo, Emerio Design