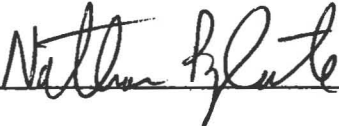
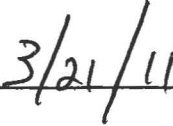


Non-Conforming Structure Explanation

I am applying to convert my detached garage into an accessory dwelling unit. The only change to the footprint of the structure will be to convert the current lean-to structure on the back of the garage into livable space by extending the gabled roof line to match the rest of the garage. None of the changes I will be making will be increasing the non-conformity of the structure. All other applicable ordinance provisions will be met.



Signature



Date

Oxford St.

Water

2590 Oxford St.

Driveway

Primary Dwelling

Sussex St.

Proposed Sewer

Large Canopy Tree

30 ft.

Light Kitchen Facilities
window

Proposed Accessory Dwelling Unit

Living Room

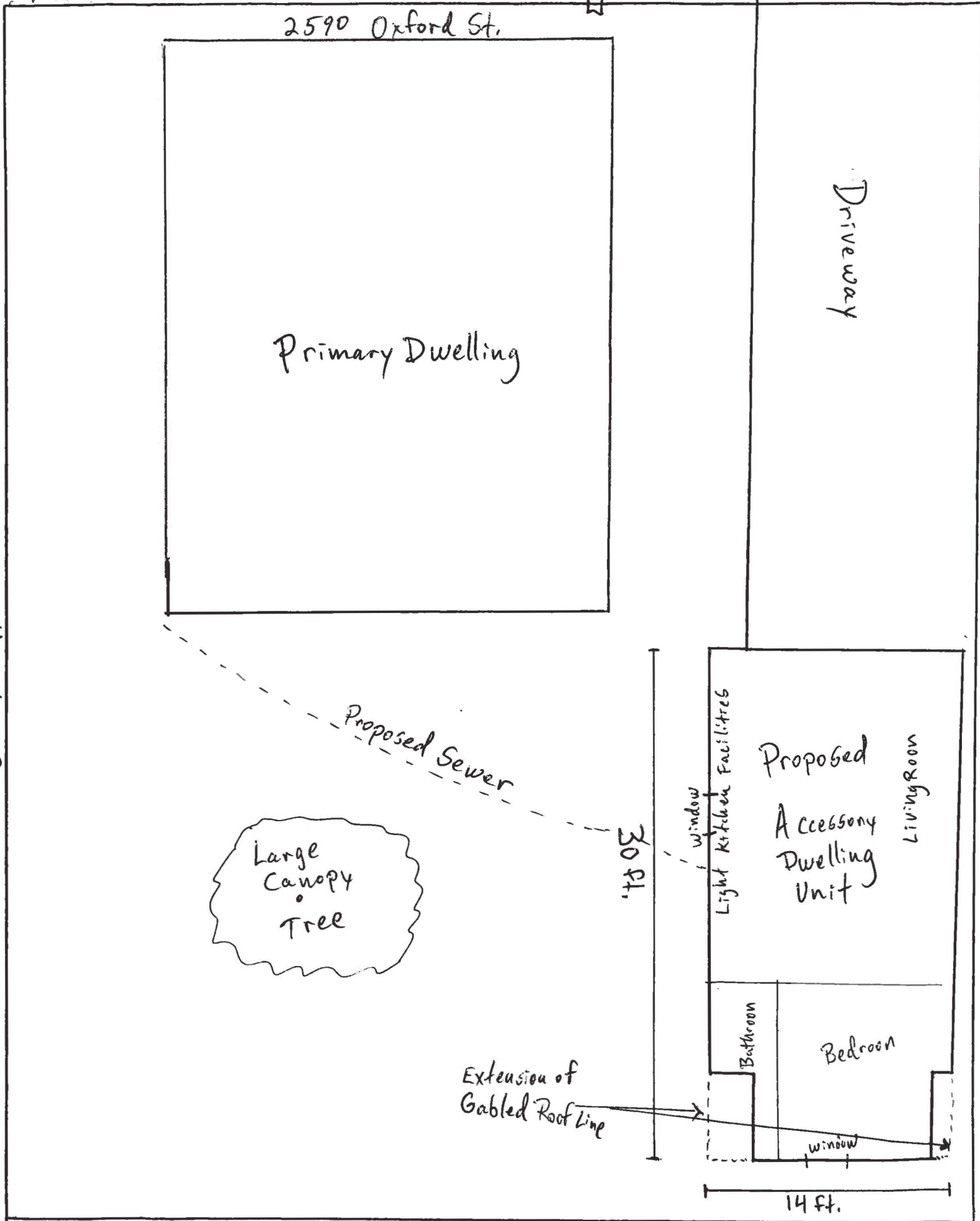
Bathroom

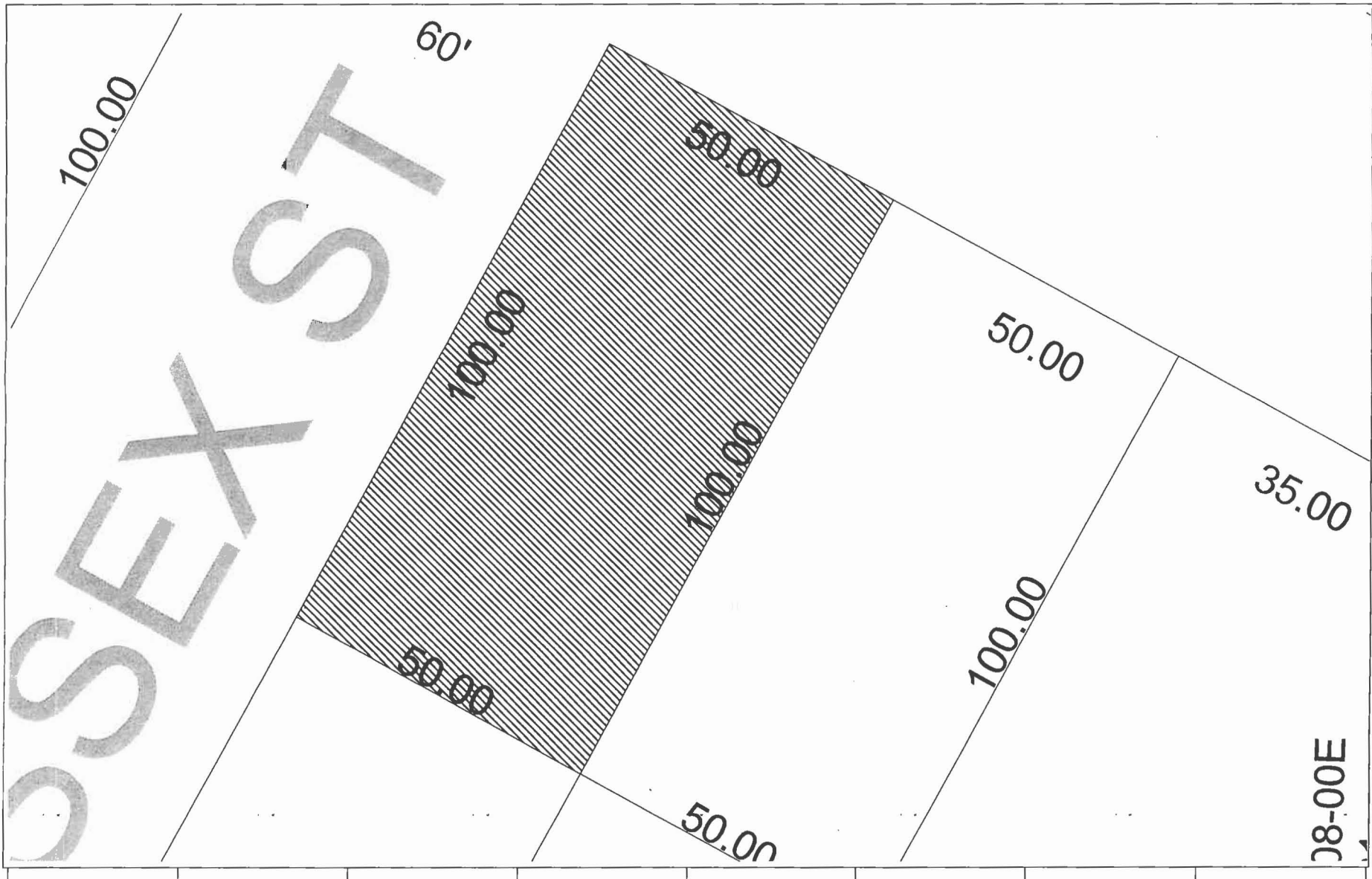
Bedroom

Extension of Gabled Roof Line

Window

14 ft.





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

Scale: 026 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.



DEVELOPMENT REVIEW APPLICATION

For Office Use Only

PROJECT NO. M1-11-04	STAFF CONTACT Peter Spic
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S) \$ 800.00
TOTAL \$ 800.00	

Type of Review (Please check all that apply):

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

RECEIVED
MAR 21 2011
 PLANNING & BUILDING
 CITY OF WEST LINN
 INT. TIME

Home Occupation, Pre-Application, Sidewalk Use Application*, Sign Review Permit Application*, and Temporary Sign Permit Application require different or additional application forms, available on the City Website or at City Hall.

Site Location/Address 2590 Oxford Street	Assessor's Map No.
	Tax Lot
	Total Land Area
Brief Description of Proposal Turning my garage into an accessory dwelling unit.	
Owner Name & Address Nathan Pylate 2590 Oxford St. West Linn, OR 97068	<input checked="" type="checkbox"/> Check if this is the applicant. Phone 503-984-6445 Email NSPylate@juno.com
Consultant Name & Address	<input type="checkbox"/> Check if this is the applicant. Phone Email

- All application fees are non-refundable (excluding deposit).
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) 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. If large sets of plans are required in application please submit only two sets.**

* No CD required / ** Only one copy needed

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. Acceptance of this application does not infer a complete submittal. The applicant waives the right to the provisions of ORS 94.020. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Nathan Pylate	3/21/11
Applicant's signature	Date
Nathan Pylate	3/21/11
Owner's signature	Date