



CITY OF  
**West Linn**

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NOTICE OF  
**PLANNING DIRECTOR DECISION**

**MISC-11-04**

FILE NO.: MISC-11-04

DESCRIPTION: Expansion/Alteration of a Non-Conforming Structure. The structure is an existing garage that is to be converted into an Accessory Dwelling Unit (ADU) with no expansion of the footprint.

LOCATION: 2590 Oxford Street (Tax lot 5300 Assessor's map 21E 25DC)

APPLICANT/OWNER: Nathan and Sara Pylate

ZONE: R-7

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Based upon the approval criteria of the applicable Development Code Chapters 66 and 34, the Planning Director:

APPROVED

APPROVED WITH CONDITIONS

DENIED this application

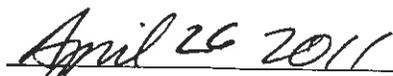
**Conditions of approval (if applicable):**

1. The east/side lot line shall be surveyed by licensed surveyor to demonstrate compliance with three foot side yard setback to meet building code/fireproofing requirements. If the setback is between 0-3 feet from property line then the building code fireproofing requirements shall be met. The applicant shall meet all applicable building/fire requirements regarding eave overhangs on the side.
2. One 8X 18 foot off street parking space shall be provided for the ADU occupant(s).
3. No new windows shall be installed on the east facing wall of the garage. A skylight on the roof would be permissible.
4. The existing footprint shall not be expanded without additional land use approval. But the extension of the gabled roofline is permitted as shown in the applicant's site plan (Exhibit A).

I hereby declare to have no interest in the outcome of this decision due to some past or present involvement with the applicant, the subject property, or surrounding properties, and therefore, can render an impartial decision. The provisions of Community Development Code Chapter 99 have been met.

Planning Director Decision

  
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JOHN SONNEN, PLANNING DIRECTOR

  
\_\_\_\_\_  
DATE

Mailed this 26<sup>th</sup> day of APRIL, 2011.

Therefore, the final day to appeal this decision is the 10<sup>th</sup> day of MAY, 2011.

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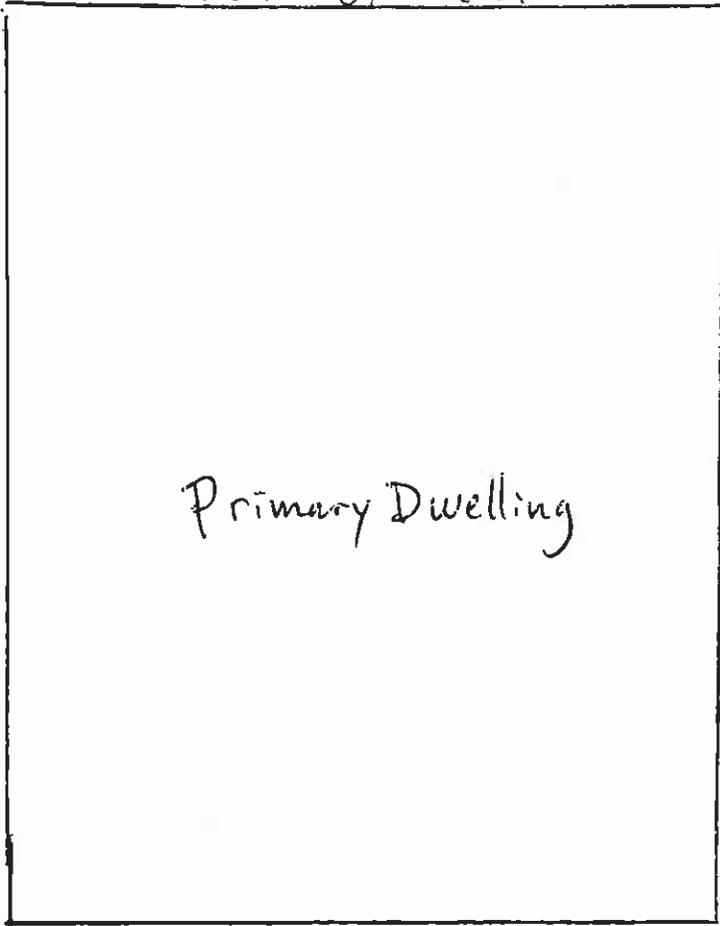
Oxford St.

Window

2590 Oxford St.

Driveway

Primary Dwelling



SUSSAC ST

Proposed Sewer



30 ft.

Light Kitchen Facilities

Proposed Accessory Dwelling Unit

Living Room



Bathroom

Bedroom

Extension of Gabled Roof Line

Window

EXHIBIT "A"

14 ft.