

## DEVELOPMENT REVIEW APPLICATION

| For Office Use Only            |                                |                |
|--------------------------------|--------------------------------|----------------|
| PROJECT NO. <u>DR-11-05</u>    | STAFF CONTACT <u>SARA</u>      |                |
| NON-REFUNDABLE FEE(S) <u>0</u> | REFUNDABLE DEPOSIT(S) <u>0</u> | TOTAL <u>0</u> |

### Type of Review (Please check all that apply):

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

RECEIVED

Quasi-Judicial Plan or Zone Change  
Street Vacation  
Subdivision  
Temporary Uses \*  
Tualatin River Greenway  
Variance  
Water Resource Area Protection/Wetland  
PLANNING & DEVELOPMENT  
CITY OF WEST LINN  
INT. TIME

APR 26 2011

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

1883 6<sup>th</sup> AVE WEST LINN ORE

Assessor's Map No. 31E 02BA

Tax Lot(s) 6401

Total Land Area 50'X100'

### Brief Description of Proposal

216<sup>+</sup> ACCESSORY STRUCTURE

**Applicant Name:** (please print) DEAN MACKESON CONST.  
**Address:** 25450 SWIFTS HIRE DRIVE  
**City State Zip:** WEST LINN OREGON 97068

Phone: (503) 515-1584

Email:

deanmackeson@gmail.com

**Owner Name:** (please print) DAVE BECKER  
**Address:** 1883 6<sup>th</sup> AVE  
**City State Zip:** WEST LINN ORE 97068

Phone:

Email:

**Consultant Name:** (please print)  
**Address:**  
**City State Zip:**

Phone:

Email:

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. 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.

Dean Mackeson  
Applicant's signature

4/25/11  
Date

Dave Becker  
Owner's signature

4/25/11  
Date

4/26/11

TO WHOM IT MAY CONCERN:

APPLICATION IS BEING MADE FOR A 216<sup>4</sup> ACCESSORY  
STRUCTURE AT 1883 6<sup>AVE</sup> WEST LIAN, CRE 97068.

THE STRUCTURE IS TO BE PRIMARILY USED AS A  
PERSONAL HOME OFFICE. THE NEW BUILDING IS  
PROPOSED TO BE 12' WIDE AND 18' LONG, SINGLE  
STORY AND TO BE COMPATIBLE WITH THE EXISTING  
HOME ON THE PROPERTY WITH REGARD TO EXTERIOR  
MATERIALS, ROOF PITCH AND COLOR OF EXTERIOR.

THE ACCESSORY STRUCTURE IS TO HAVE A THREE  
FOOT REAR YARD SET BACK AND A FIVE FOOT SIDE  
YARD SET BACK AND IS TO BE CONSTRUCTED IN THE  
SOUTH EAST CORNER OF THE PROPERTY PER THE SITE  
PLAN. LOT COVERAGE IS LESS THAN FIFTY PERCENT  
WHICH INCLUDES THE EXISTING 1,132<sup>4</sup> MAIN LEVEL  
AND THE PROPOSED 216<sup>4</sup> ACCESSORY BUILDING.

NO ADDITIONAL PARKING IS NEEDED AS THIS IS A  
PERSONAL HOME OFFICE. THE HEIGHT OF THE ACCESSORY  
BUILDING IS APPX 16' AND ROOF PITCH WILL MATCH  
THE EXISTING HOME, WHICH IS 10/12. THE PROPOSED  
BUILDING IS 18' LONG BY 9' TALL AT PLATE HEIGHT  
AND LESS THAN 400<sup>4</sup> OF SIDEWALL AND SO DOES  
NOT REQUIRE ANY "PORCHES" OR "INDENTS". THE 12'  
WIDE FRONT AND BACK GABLE WALLS ARE NOT EXCESSIVE  
IN SIZE AND DO NOT REQUIRE PROTRUSIONS OR  
"INDENTS". THE WINDOWS ARE TO BE "RECYCLED" WOOD  
SASH WINDOWS OF VERTICAL ORIENTATION EITHER

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DOUBLE OR SINGLE HUNG, WITH A PROPORTION OF ONE OVER ONE CLEAR GLASS. NO DIVISIONS OF GLASS ARE TO BE USED AS THEY WOULD NOT MATCH THE EXISTING HOUSE. THE "DOUBLE" SINGLE HUNG ON THE NORTH GABLE IS TO BE "TWO" SINGLE HUNG WINDOWS WITH ONE OVER ONE PROPORTIONS INSTALLED SIDE BY SIDE WITH A PREMINENT CENTER MULLION BETWEEN THEM. WINDOW TRIM WILL MATCH THE WINDOW TRIM ON THE EXISTING HOUSE FIVE INCH WIDE DETAILS. THE ENTRY DOOR LIKE THE WINDOWS IS TO BE FROM "RECYCLED" MATERIALS AND WILL BE A PAIR OF  $3' \times 6'$  TRUE DIVIDED LIGHT FRENCH DOORS WITH SIMILAR TRIM AS THE WINDOWS. THE GARDEN SWED DOOR IS ALSO FROM RECYCLED MATERIALS AND WILL BE A  $3' \times 6'$   $\frac{1}{2}$  LITE DOOR OF APPX 1 OVER 1 PROPORTION WITH TRUE DIVIDED LITE FRENCH PANES. THE SIDING IS TO MATCH THE EXISTING HOUSE AS WAS ORIGINAL, THIS WAS A 6" WIDE CLAPBOARD SIDING HORIZONTAL WOOD PATTERN # 105. EXTERIOR TRIM AND PAINT COLOR IS TO MATCH THE EXISTING HOUSE. THE OWNER INTENDS TO REMOVE THE ASBESTOS SHINGLES IN THE FUTURE AND RESTORE/REPAIR THE ORIGINAL PATTERN # 105 SIDING. THE ROOF PITCH IS TO BE  $\frac{10}{12}$  TO MATCH BUT NOT EXCEED THE EXISTING BUILDING AND AN ASPHALT COMPOSITION ROOFING TO MATCH

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THOSE ON THE EXISTING HOUSE. SOME DETAILING OF THE EXTERIOR DETAILS OF THE ACCESSORY STRUCTURE WILL BE USED TO AESTHETICALLY ENHANCE THE OUTSIDE APPEARANCE. WE INTEND TO USE (3)"BRACKETS" ON EACH CORNER TO VISUALLY SUPPORT THE OVERHANG RATHERS. WE DO NOT WISH TO MIMICK THE ORIGINAL BRACKETS AS ON THE EXISTING HOUSE. IT IS OUR INTENT ONLY TO CREATE A PLEASING DETAIL THAT DEMONSTRATES QUALITY CRAFTSMANSHIP, BUT NOT ONE THAT COMPETES WITH THE WORKMANSHIP OF THE ORIGINAL HOUSE OR SUGGESTS THAT THE ACCESSORY BUILDING IS PRE-DATING THE EXISTING HOME.

THANKYOU, DEAN MCKESEN

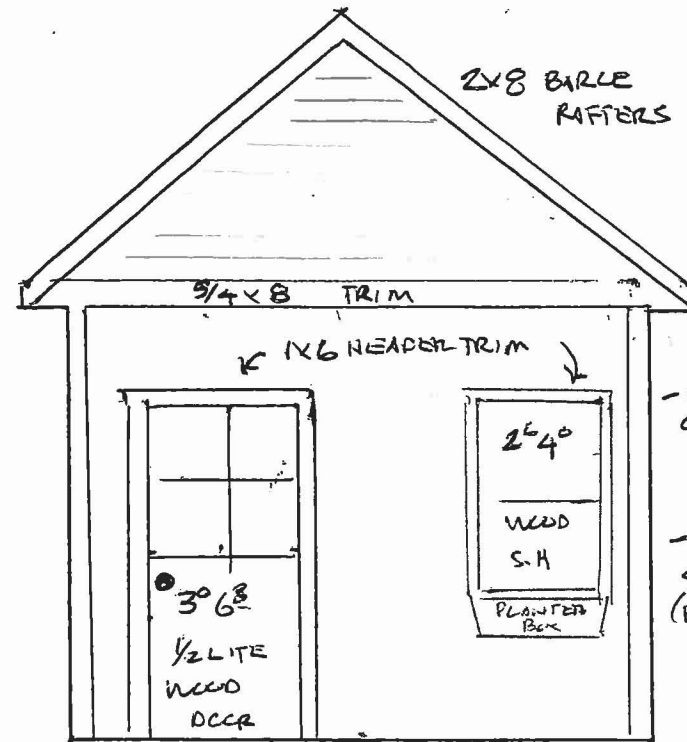
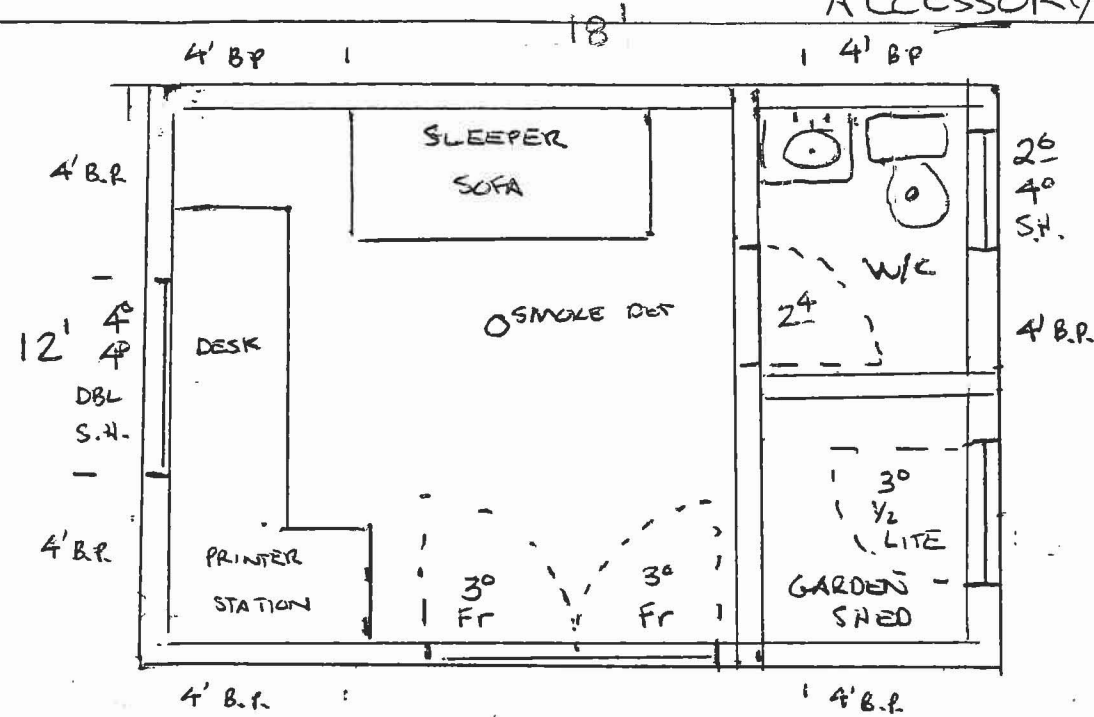


MACKESSON CONST. INC.  
(503) 515-1584

# BECKER STUDIO PLAN

1883 6<sup>th</sup> AVE WEST LINN ORE

## ACCESSORY STRUCTURE PERSONAL HOME OFFICE



(3) 8" ROOF VENTS

R-38 FIBERGLASS  
CEILING INSUL

10/12 ROOF PITCH

3 TAB COMP ROOF

1/2" COX PLYWOOD

NAILED 6" 12" W 8d

VAULTED SCISSOR  
TRUSS' BY MANFCR 24' 9/2

2x6 FASCIA  
"K" STYLE GUTTER

- 1x6  
CORNER  
TRIM  
TYPICAL

- 1x4 WINDOW  
SOCCOR TRIM  
(FOR VERTICAL  
SILL)

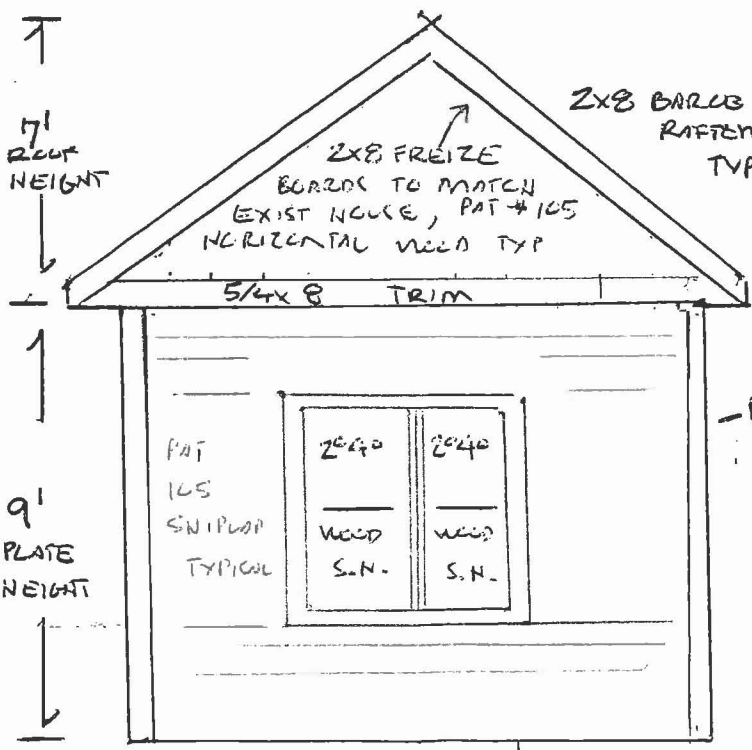
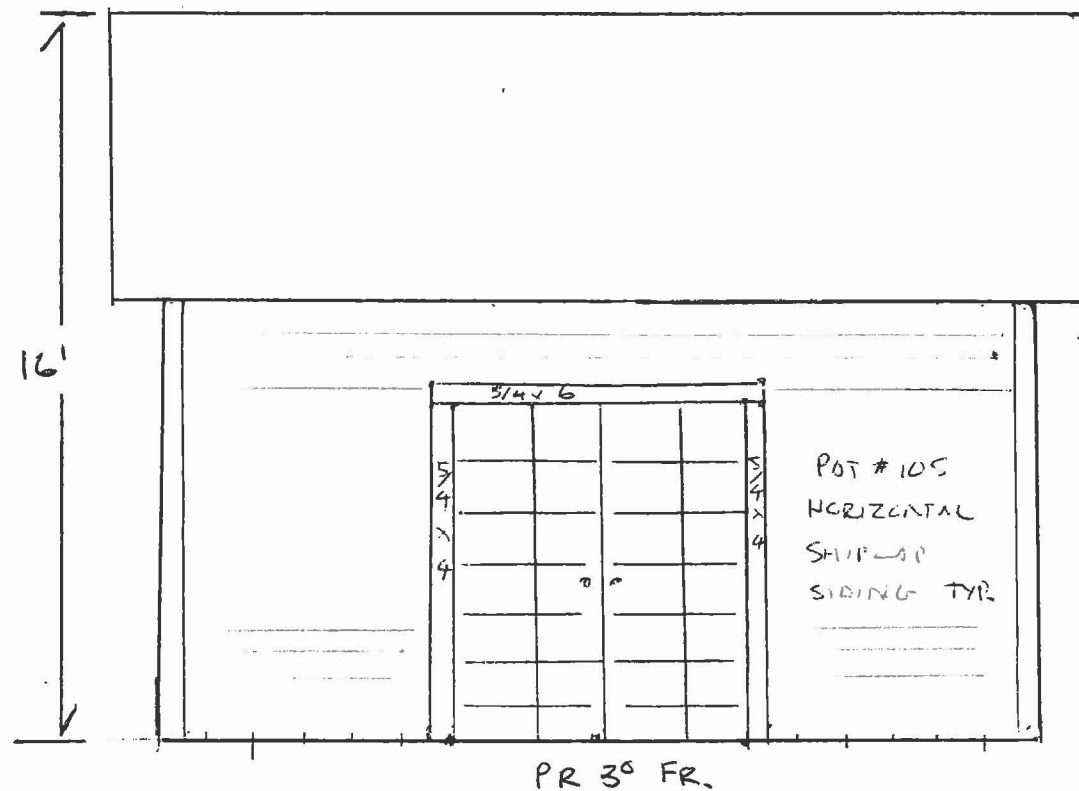
- 2x6 STUDS 12" 9/2 TYP.
- R-21 FIBERGLASS INSULATION
- HYDRO-TEX BUILDING WRAP
- 4x12 WDW/DOOR HEADERS TYP.
- 1/2" DRY WALL WALLS &  
CEILING, TAPE & TEXTURED
- 2x6 PRESSURE TREATED SOLE  
PLATE
- 5/8" x 10" ANCHOR BOLTS 4' 9/2
- 2" RIGID PERIMETER IN  
SLAB INSULATION CONTINUOUS

1/2" COX PLYWOOD  
WALL SHEATHING  
TYPICAL, NAILED  
6" ON EDGES 12" FIELD  
W/ 8d SINKER CO  
GALV. NAILS @ P.T. PLATE

4" CONC SLAB ON GRADE  
18" x 18" BELOW FINAL  
GRADE FOOTING  
(3) #4 REBAR CONTINUOUS  
W/ (1) #4 VERTICAL 4' 9/2

FINAL GRADE 6"  
MIN 18"  
EXCAVATE TO NATIVE SOIL

3/4" GRANULAR FILL  
6 MIL BLACK VISQUEEN VAPOR BARRIER



2x8 BARCE  
RAFTERS  
TYP.

- 1x6 CORNER  
TRIM  
TYP.

3 TAB COMPOSITION ROOF TO  
MATCH EXISTING HOUSE

PATTERN #105 HORIZONTAL  
SHIP LAP WOOD SIDING TYPICAL  
TO MATCH EXISTING ORIGINAL  
SIDING ON MAIN HOUSE TYPICAL