

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
PROJECT NO. <u>DR-11-09</u>	STAFF CONTACT <u>SARA J.</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"/> 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 Uses * |
| <input type="checkbox"/> Easement Vacation | <input 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/Wetland |
| <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 | | |

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

1818 6th Ave

Assessor's Map No.

Tax Lot(s)

Total Land Area

Brief Description of Proposal

Garage restoration

Applicant Name: Adam Petersen
(please print)

Address: 1818 6th Ave

City State Zip: West Linn OR 97068

Phone: 503-475-6375

Email: petersen.adam@gmail.com

Owner Name:
(please print)

Address: same

City State Zip:

Phone:

Email:

Consultant Name:
(please print)

Address: same

City State Zip:

Phone:

Email:

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- 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.

[Signature]
 Applicant's signature

5/16/11
 Date

Owner's signature

Date

1818 6th Ave – Garage Restoration

Scope of work:

- Replace deteriorated footing with new footing and slab
- Reinforce structural framing
- Move east wall 3' west to create a new parking spot/carport with access from the alley
- Replace the roof and extend it over the new parking area(option A &B)
- Create new covered entrance on the south side of the garage (option A & B)
- Replace existing large double door and single man door on the west wall with a new garage door.
- Add exterior lights at garage door, carport, and covered entry
- Replace damaged windows with similar
- Frame in double door opening on north alley wall
- Repair damaged siding
- Repaint
- Add fascia on north and south sides, add gutters on south side

Site Code Analysis – Response to Pre-Application Notes

25.070B Siting:

Lot area = 5000 sqft

Lot coverage =1486 sqft (including house, front porch, & garage; excluding back deck & carport)
= 30% coverage

25.070C Parking:

New carport roof will be set back 2' from the property line (3' setback with 1' encroachment). Property line will be surveyed prior to starting work to confirm that minimum setback is maintained.

Traffic-rated lid will be installed on water meter box

25.070 F Signs & Lighting:

Cutsheets for proposed light fixtures are provided.

25.070H Windows:

Cut sheets for proposed windows are provided. Windows to be Jeld-Wen Builders Wood-clad

- 48" x 24" operable awning, simulated divided lite (8 lites total, 4 over 4)
- 18" x 36" operable double-hung, simulated divided lite (5 lites total, 2 over 2 top half, 1 bottom half)
- Sizes are similar to existing window openings. Locations are changed slightly to fit with revised floor plan.

25.070I Entryways:

1) Garage door cut sheet provided.

Clopay 'Coachman' 9'-0" x 7'-0"

Design 22 with square windows

Hinge and handle hardware

Painted steel with composite wood-texture overlay

2) Door at yard photo example provided

3'-0" x 7'-0" salvaged door from Rebuilding Center

4 lite upper (2 over 2), 3 or 4 panel lower, solid-core wood

3) Door at carport photo example provided
3'-0" x 7'-0" salvaged door from Rebuilding Center
5 or 6 panel solid-core wood

Photo of proposed gable awning provided.

Note: We are proposing option A and option B for the covered entry on the south side of the building. The only difference is the gable awning vs extension of the carport roof. We request that the HRB approve both options so we can decide which to build later in the project, after completion of the structural repairs and street façade.

Carraige House Materials

Exterior Doors-Painted

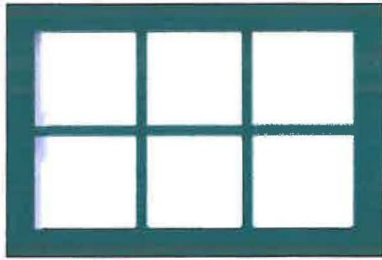
Yard Door (Salvaged) 36"x 84"



Side Door (Salvaged) 36" x 84"

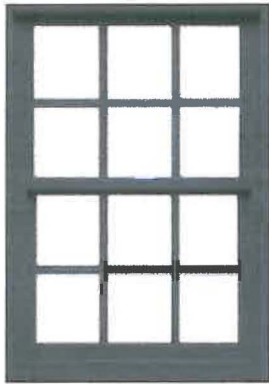


Windows



White window w/ white trim

48" x 24" Jeld-Wen Builders Wood Awning (4 lites over 4 lites)



White window w/white trim with 8 lites.

18" x 36 " Jeld-Wen Builders Wood Double-hung (2 lites over 2 lites top half, 1 lite bottom half)

Lighting

Barn Light Electric- (Customize goose neck and color options)

Light type 1: All Weather Gooseneck 12" and 14" Warehouse Shade- Black



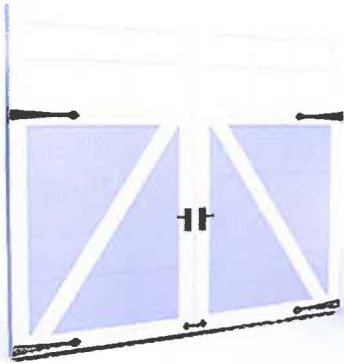
Light type 2: Outdoor Barn Wall



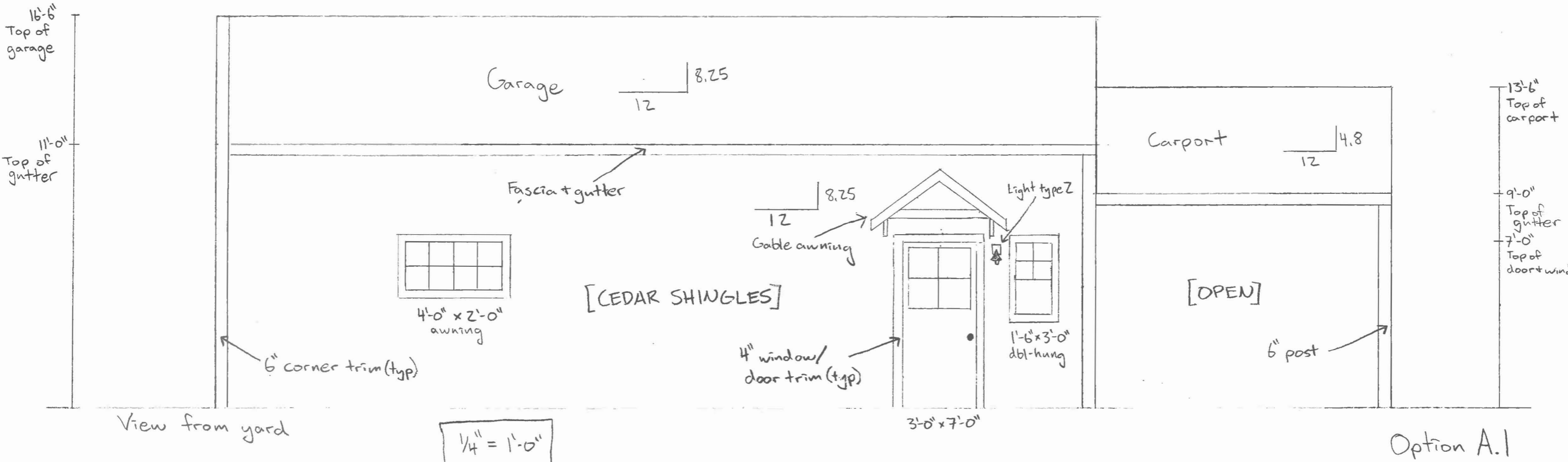
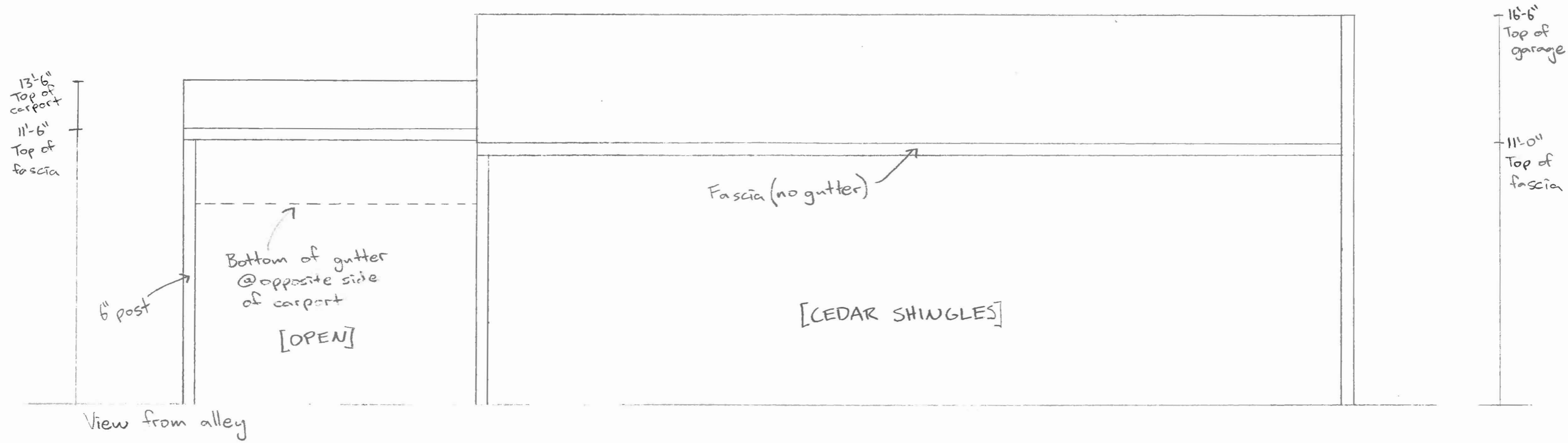
Garage Door

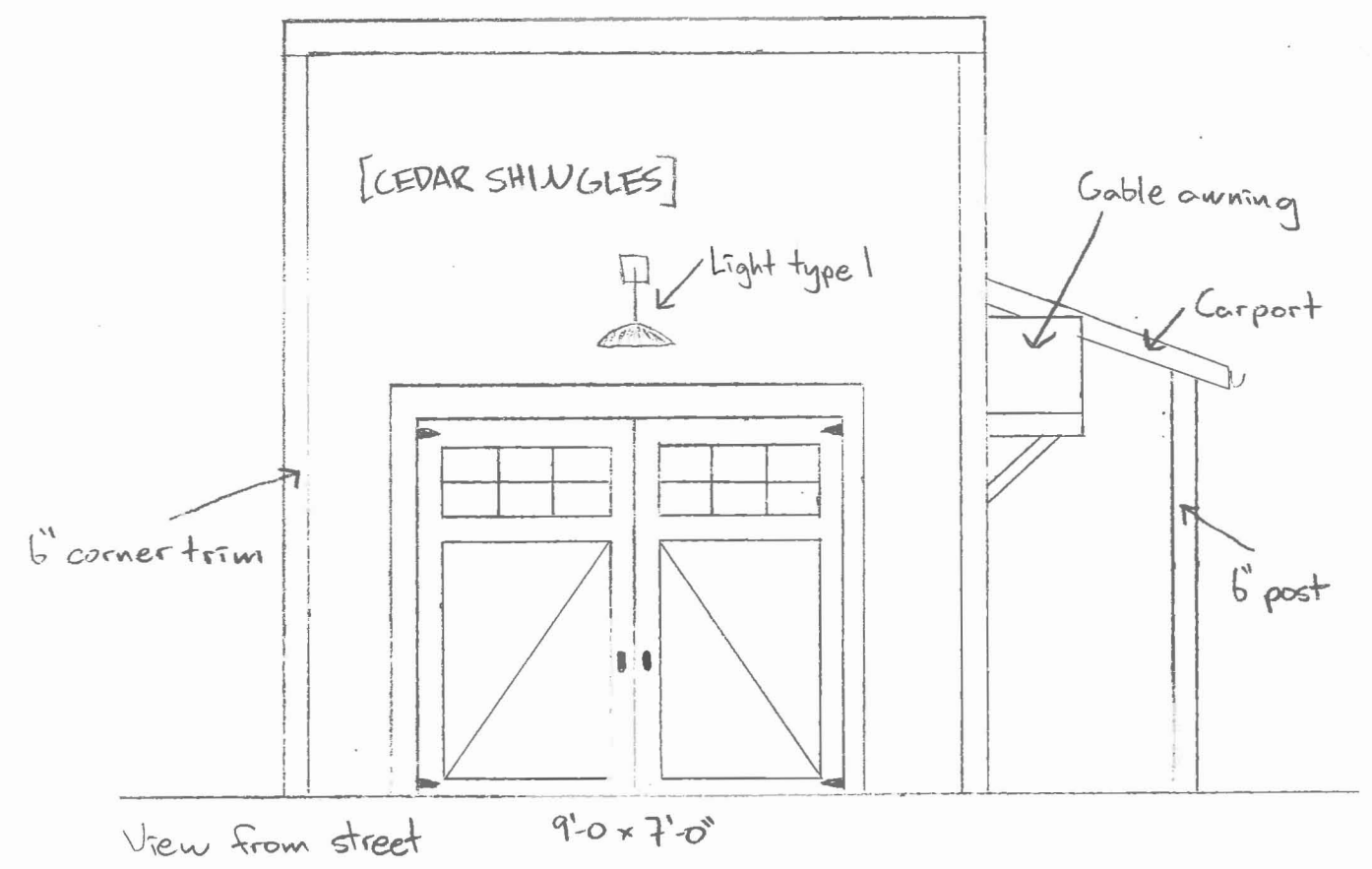
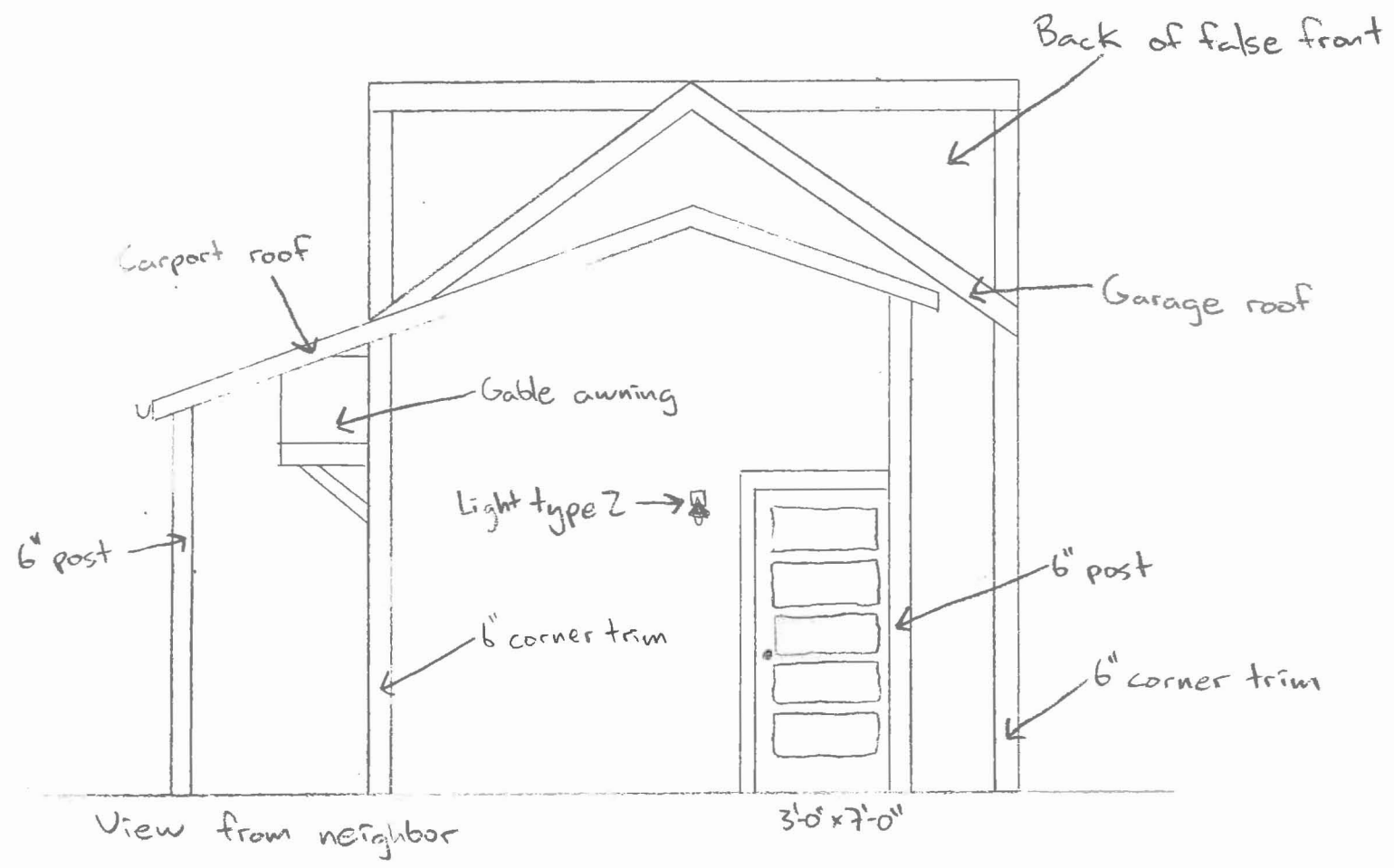
Cloplay-COACHMAN COLLECTION- Insulated steel and composite carriage house style garage doors.

Size: 9'-0" x 7'-0"

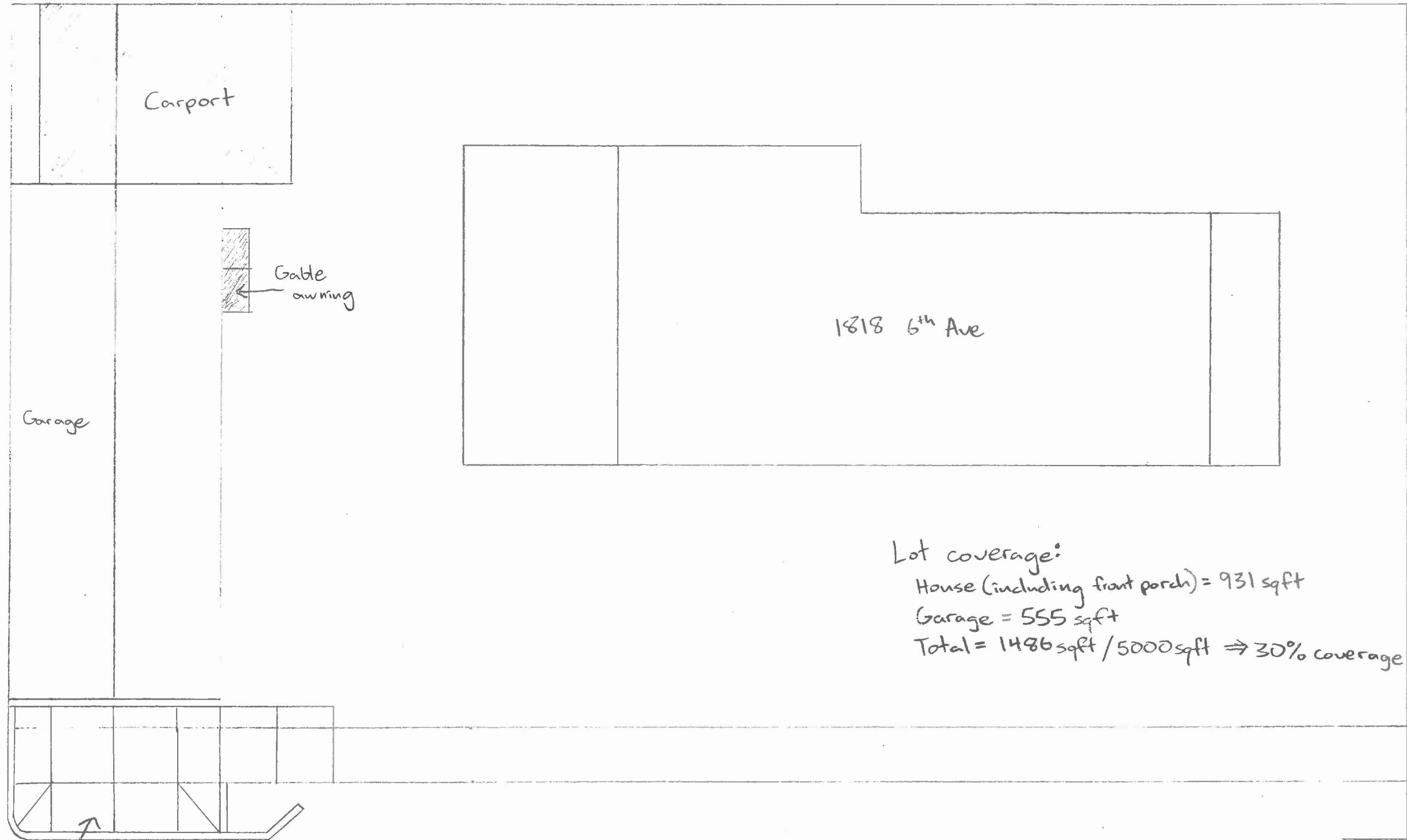
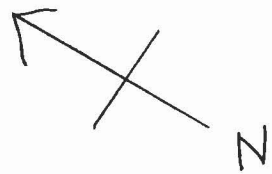








1/4" = 1'-0"



Knapps Alley

Carport

Gable awning

Garage

1818 6th Ave

6th Avenue

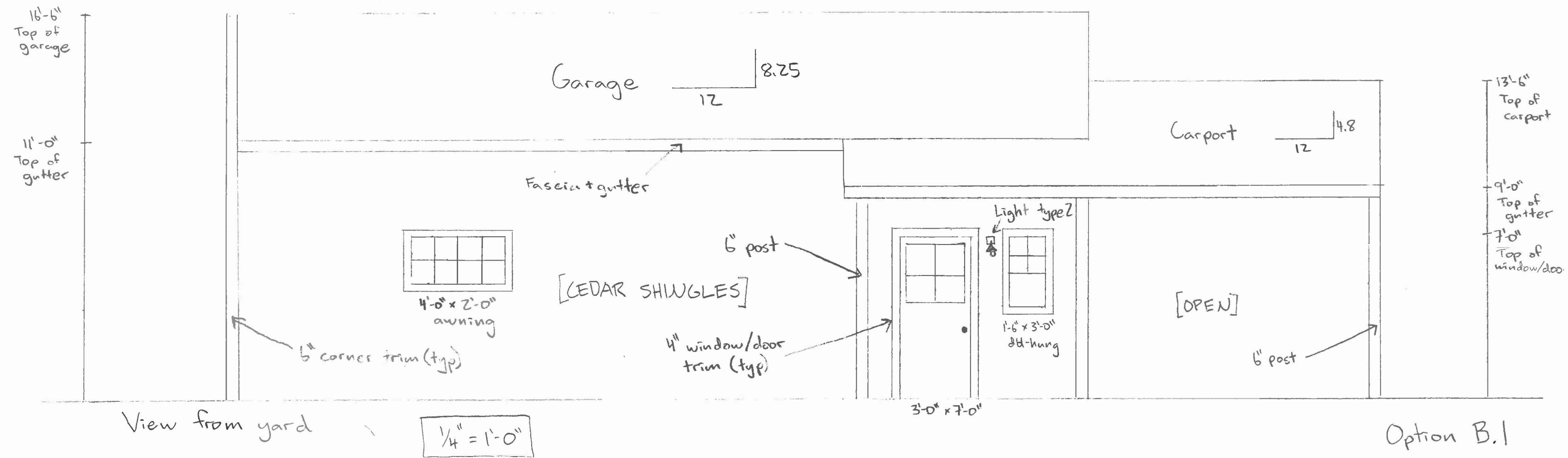
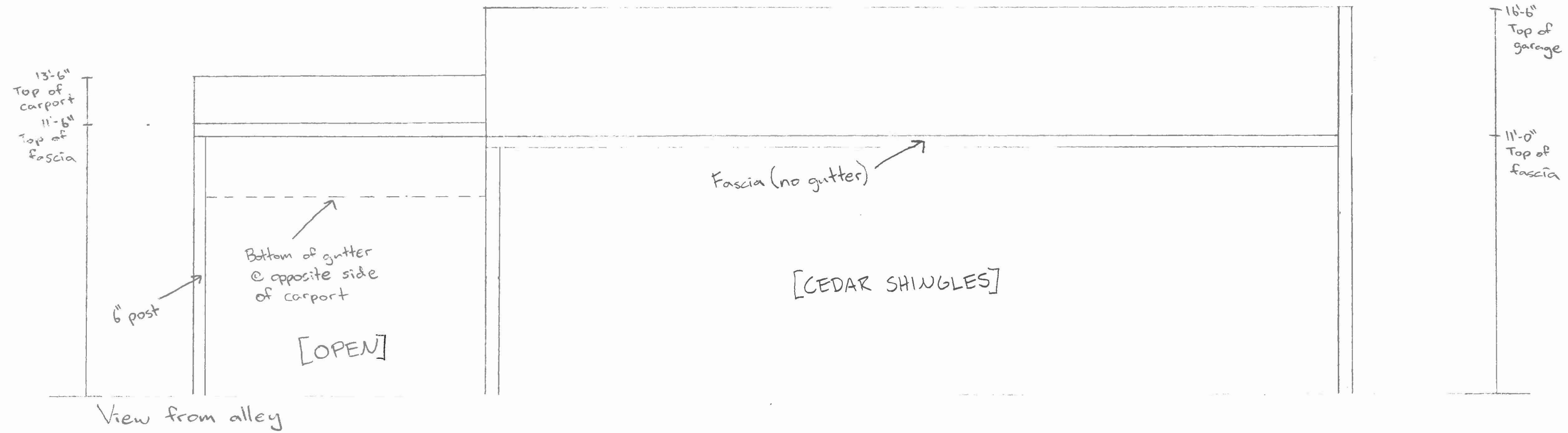
Lot coverage:
House (including front porch) = 931 sqft
Garage = 555 sqft
Total = 1486 sqft / 5000 sqft \Rightarrow 30% coverage

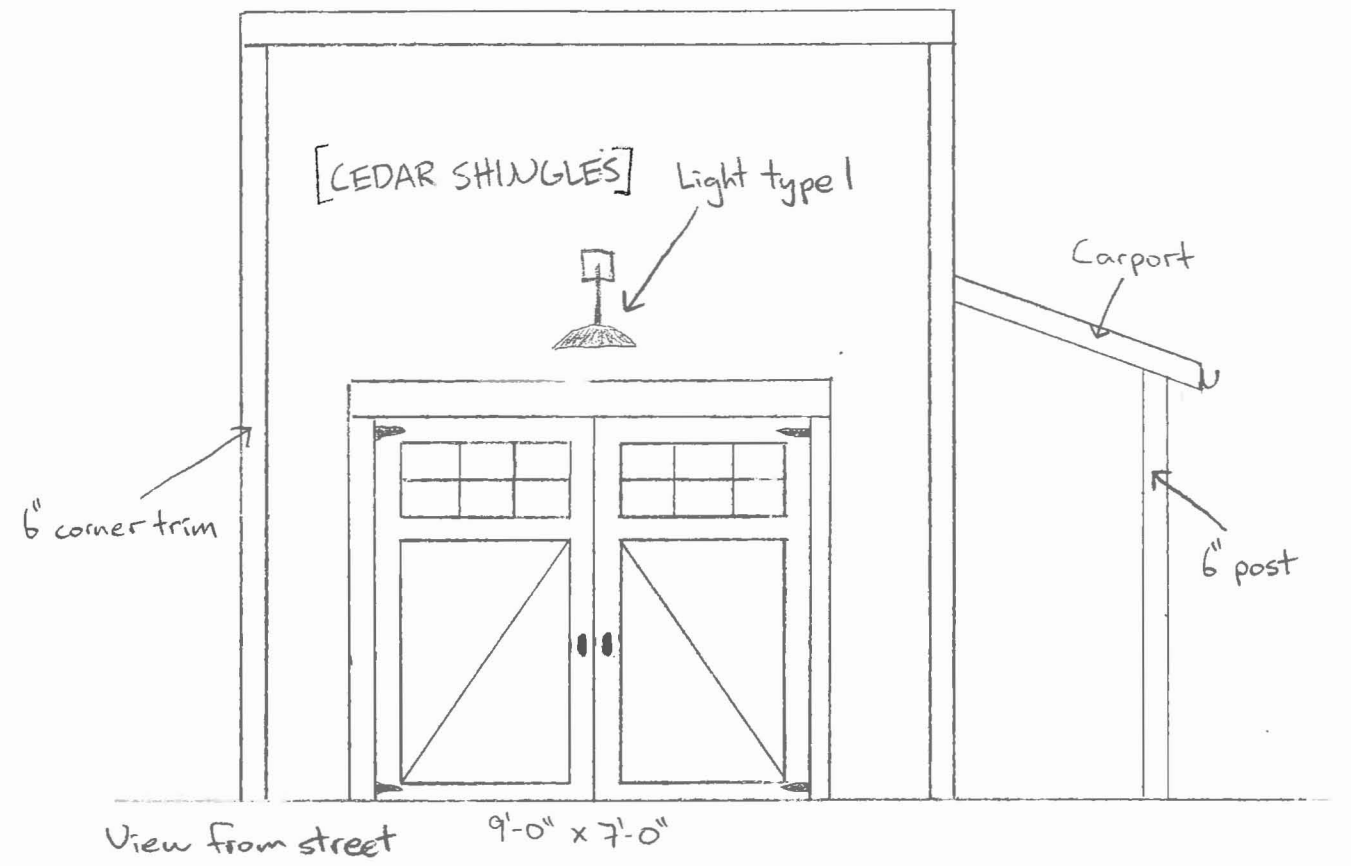
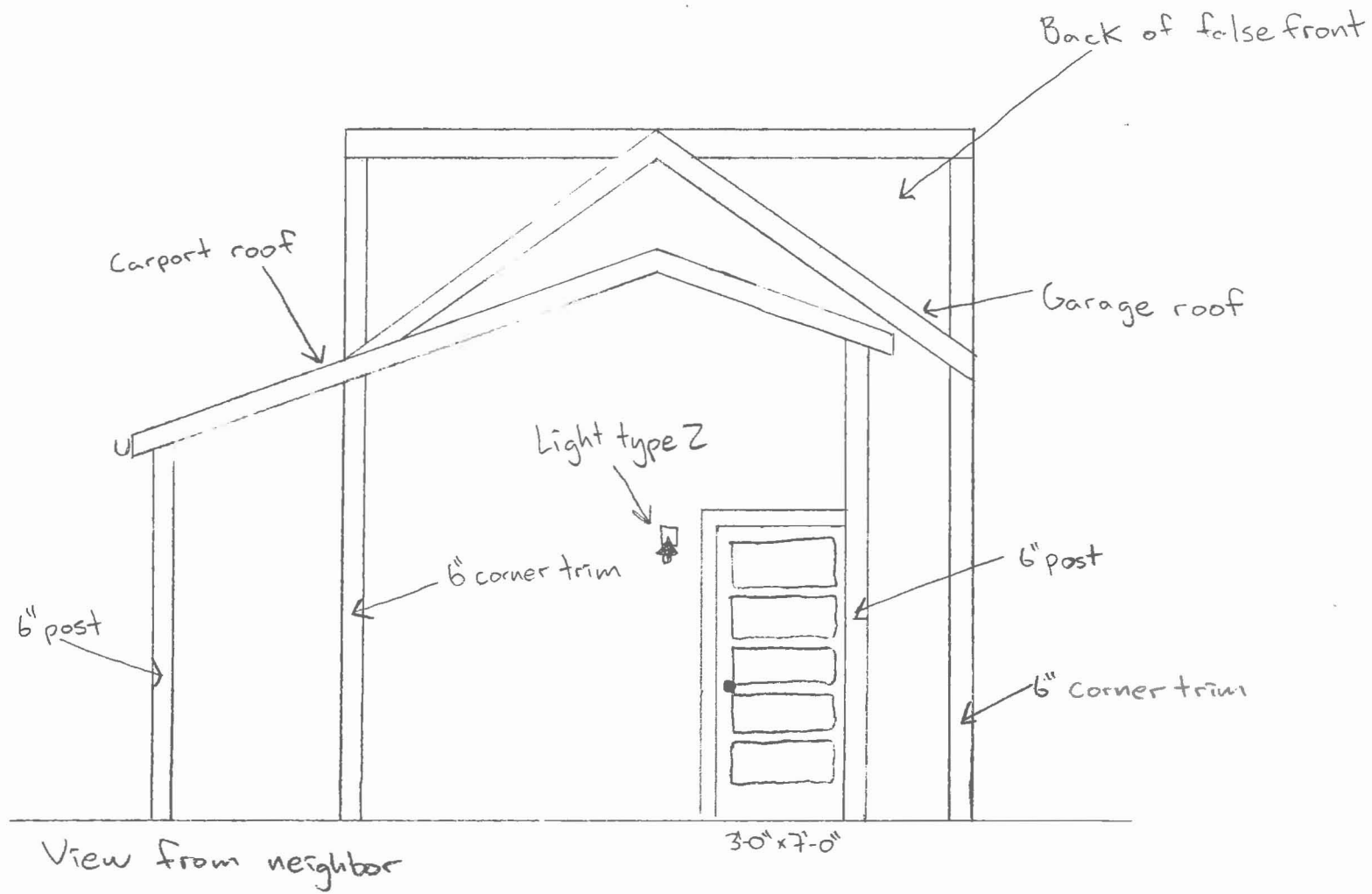
Sidewalk + approach
under separate ROW permit

13th Street

$\frac{1}{8}'' = 1'-0''$

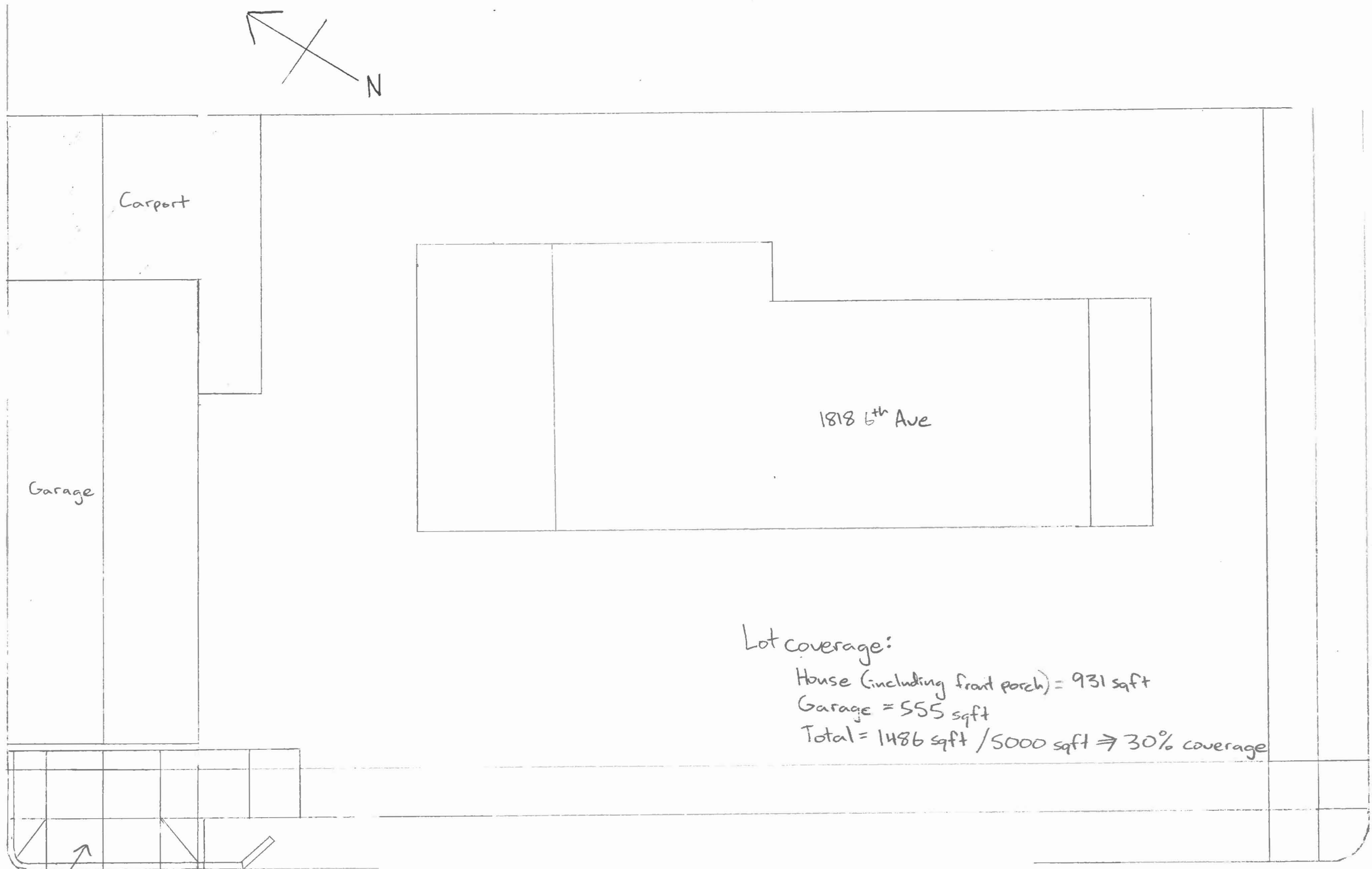
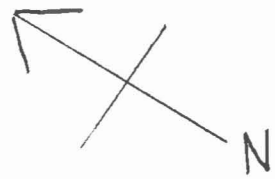
Option A.3





$\frac{1}{4}'' = 1'-0''$

Option B.2



Knapps Alley

Carport

Garage

1818 6th Ave

6th Avenue

13th Street

Sidewalk + approach
under separate ROW permit

Lot coverage:
House (including front porch) = 931 sqft
Garage = 555 sqft
Total = 1486 sqft / 5000 sqft \Rightarrow 30% coverage

$\frac{1}{8}'' = 1'$

Option B.3