

New Garage Construction for:
Sandi Gadow
1769 4th Ave.
West Linn Oregon

Subject: DR-11-12

Narrative regarding Community Development Code addressing Sections called out in
Pre-Application conference meeting July 21, 2011

Section 25.060

The new construction of the single car garage will comply with:

1. Purpose of the Historic Dist. Plan
2. West Linn comprehensive Plan
6. The garage design is meant to be compatible with the existing house as though they were built at the same time. Shape color and material all to match.
7. Pertinent aesthetic factors as designated by the Historic Review Board will be maintained.
8. The garage is a natural addition to this property increasing its value to the community
It will be unheated as to not affect the energy use.

Section 25.07B Siting

1. Front Yard Garage will be set back to prominent face of building or 23', see drawings Sheet one.
2. Side Yard shall be set back 5' see drawings Sheet one
3. Side street (NA)
4. Rear Yard is well over 20' see drawings Sheet one
5. Orientation NA (not a corner lot)
6. Lot coverage is approximately 20%