

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Sara</i>	PROJECT NO(S) <i>DR-12-02</i>	
NON-REFUNDABLE FEE(S) <i>\$100-</i>	REFUNDABLE DEPOSIT(S)	TOTAL

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

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Annexation (ANX)<br><input type="checkbox"/> Appeal and Review (AP) *<br><input type="checkbox"/> Conditional Use (CUP)<br><input checked="" type="checkbox"/> Design Review (DR)<br><input type="checkbox"/> Easement Vacation<br><input type="checkbox"/> Extraterritorial Ext. of Utilities<br><input type="checkbox"/> Final Plat or Plan (FP)<br><input type="checkbox"/> Flood Management Area<br><input type="checkbox"/> Hillside Protection & Erosion Control | <input checked="" type="checkbox"/> Historic Review<br><input type="checkbox"/> Legislative Plan or Change<br><input type="checkbox"/> Lot Line Adjustment (LLA) */**<br><input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)<br><input type="checkbox"/> Non-Conforming Lots, Uses & Structures<br><input type="checkbox"/> Planned Unit Development (PUD)<br><input type="checkbox"/> Pre-Application Conference (PA) */**<br><input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)<br><input type="checkbox"/> Temporary Uses *<br><input type="checkbox"/> Time Extension *<br><input type="checkbox"/> Variance (VAR)<br><input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)<br><input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)<br><input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)<br><input type="checkbox"/> Zone Change |
|---|---|---|

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

<b>Site Location/Address:</b> <b>1852 4<sup>TH</sup> AVE WEST LINN OR 97068</b>	<b>Assessor's Map No.:</b> <b>Tax Lot(s): Lot 9 block 16 Clackamas</b> <b>Total Land Area: 5,000</b>
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**Brief Description of Proposal:** **SINGLE STORY ADDITION ON REAR OF HOME, RESIDING ENTIRE HOME, FRONT PORCH ALTERATIONS INCLUDING RAILING AND NEW COLUMNS.**

<b>Applicant Name:</b> <b>ELIZABETH SMOLENS AND ARON HELLIGAS</b> <small>(please print)</small>	<b>503-680-6141</b>
<b>Address:</b> <b>1852 4<sup>TH</sup> AVENUE</b>	<b><a href="mailto:smolense@gmail.com">smolense@gmail.com</a></b>
<b>City State Zip:</b> <b>WEST LINN OREGON 97068</b>	

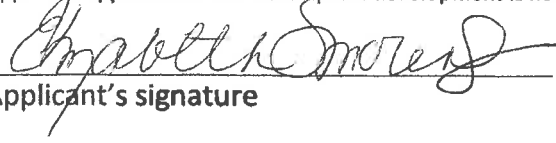
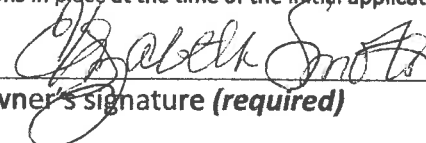
<b>Owner Name (required):</b> <b>SAME AS ABOVE</b> <small>(please print)</small>	<b>Phone:</b>
<b>Address:</b>	<b>Email:</b>
<b>City State Zip:</b>	

<b>Consultant Name:</b> <b>BARRY SANDHORST-WINDFALL RESIDENTIAL</b> <small>(please print)</small> <b>PLANNING AND DESIGN</b>	<b>Phone: 503-638-5068</b>
<b>Address:</b>	<b>Email: <a href="mailto:brsandhorst@gmail.com">brsandhorst@gmail.com</a></b>

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.**

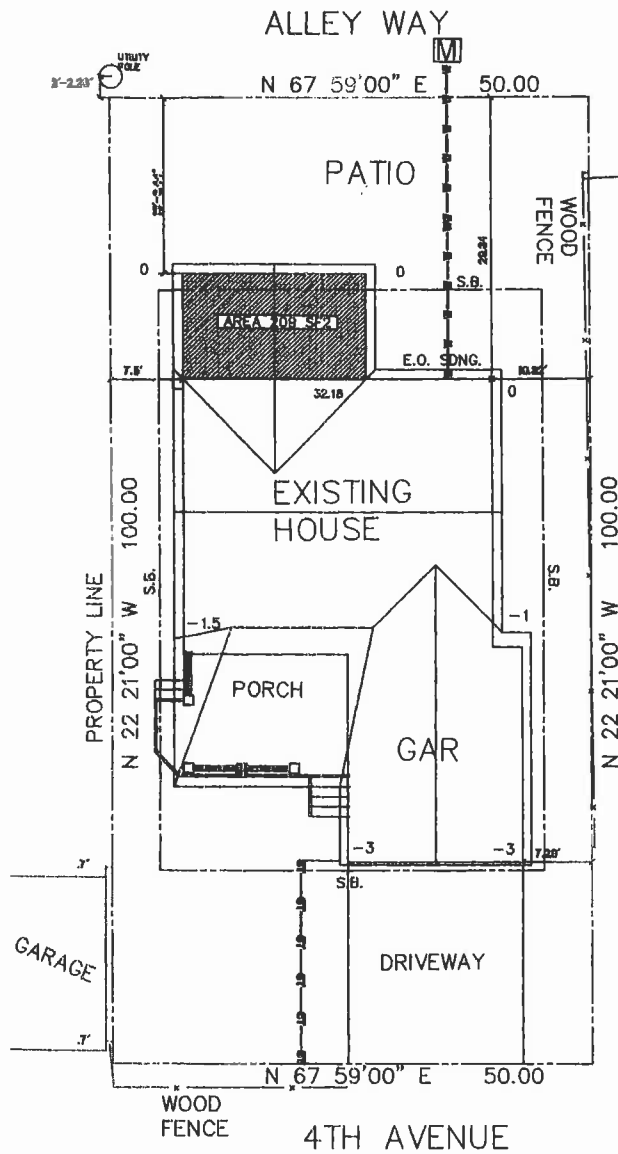
\* No CD required / \*\* Only one hard-copy set needed

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. 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.

 Applicant's signature	1/6/12 Date	 Owner's signature (required)	1/6/12 Date
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**Winfield Design & Build Inc.**


**12001 THE BARTY HILL  
WEST LORAIN, OH 43080  
614-436-8966  
614-436-8967  
BARTY@SCAND.COM**



## LEGAL

**TL 500 WILLAMETTE FALLS  
CITY OF WEST LINN  
LOT SIZE 5000 SF  
BLDG FT/PRNT. 1702 SF  
COVERAGE: 34%**

## LEGEND

- |   |                   |
|---|-------------------|
| — ST —  | 3" STORM LINE     |
| — SS —  | 4" SANITARY SEWER |
| — W —   | 1" WATER LINE     |
| ----  | BLDG. ENVELOPE    |
|  | WATER METER       |
| ○   | UTILITY POLE      |



NORTH

# SITE PLAN

SCALE: 1"=20'0"

SMOLENS/HELLIGAS  
1852 4TH AVE.  
WEST LINN OR

CLIENT:

## SITE:

## TESTS

# S.1

# SITING CALCS

## LOT COVERAGE

Area	Square Footage	SF
Lot	5000	SF
Existing House	1493	SF
Proposed Addition	209	SF
TOTAL	1702	SF
Coverage	34%	
Coverage Allowed		
*	50%	

\* Chapter 25.070.B.6 city of WL CDC

## MASSING

### PROPERTY AREAS

LEFT NEIGHBOR  
RIGHT NEIGHBOR

### ADDRESS

1808 4TH AVE  
1862 4TH AVE

2936 SF  
1358 SF

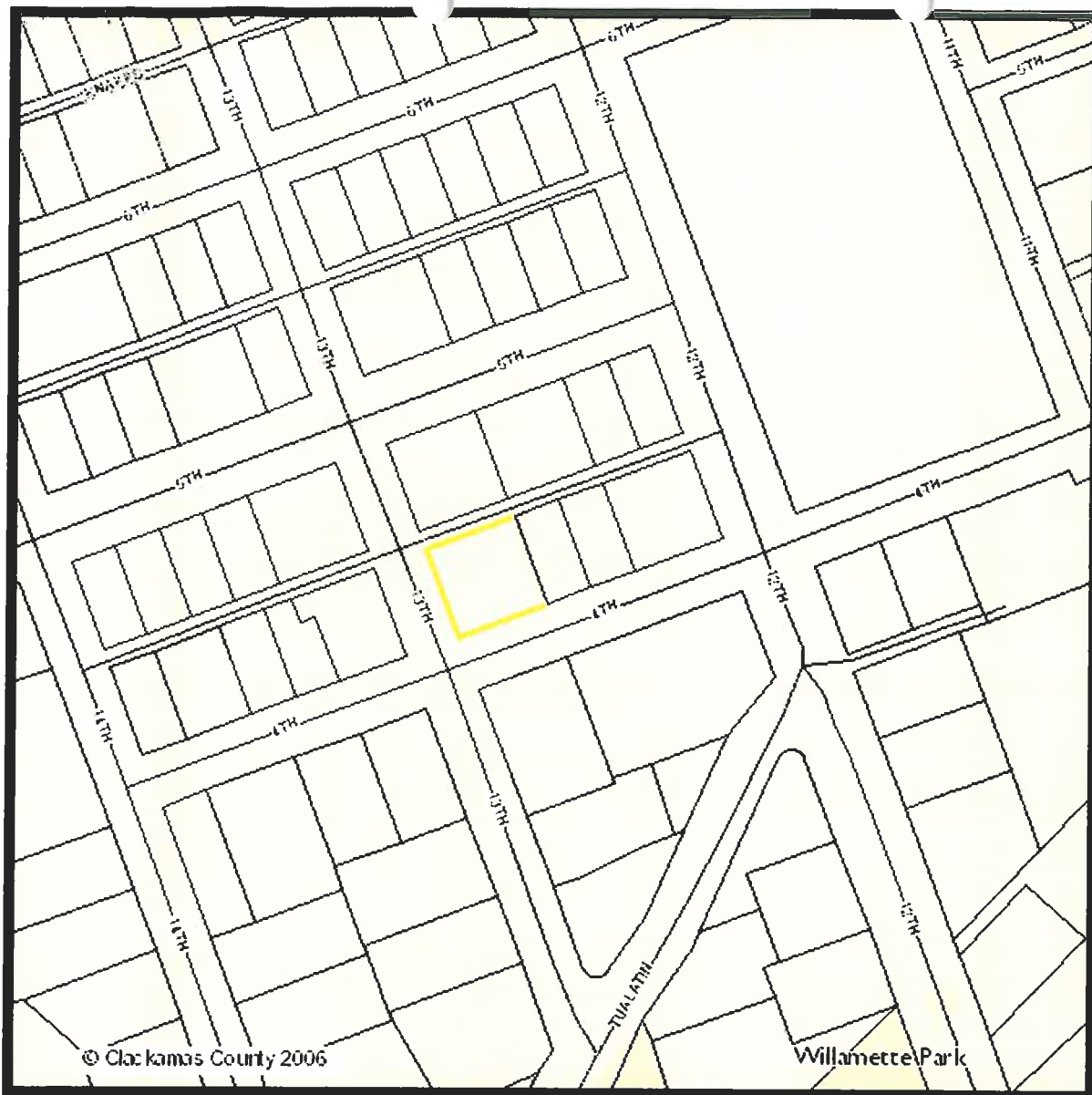
TOTAL  
AVERAGE  
ALLOWED 125%

4294 SF  
2147 SF  
2683.75 SF

PROPOSED

1852 4TH AVE

1702 SF



#### Address

1808 4TH AVE  
WEST LINN, OR. 97068

#### Jurisdiction Information

City West Linn  
Urban Growth Boundary URBAN

#### Building Characteristics

Sq Ft 2936  
Bedrooms 3  
Baths 1  
Built 1916

Zoning, . Contact City

Last Sale

0.00

#### Tax Information

Map Number (TLNO) 31E02BD00400

Parcel Number 00750903

[View tax map](#)

Est. Market Building Value 191800.00

Est. Market Land Value 97961.00

Est. Market Total Value 289761.00

Current Year Assessed Value 182254.00

Tax Code 003-002

Est. Acres 0.23

Elementary School Attendance Willamette Primary

Middle School Attendance Athey Creek Middle

High School Attendance West Linn High

For owner information contact:

#### Services Provided

Cable Provider City

Community Planning Organization West Linn

School District SCH 3 WLINN/WILS

Garbage Hauler West Linn Refuse & Recycle

State House District 37

State Senate District 19

Voting Precinct 131

Congressional District 5

Sewer District Tri-City Service Dist. #4

Fire District Tualatin Valley Fire & Rescue

Water District City

#### Natural Hazard Information

Earthquake You may be at a moderate risk.

Flood Likely not in a flood zone

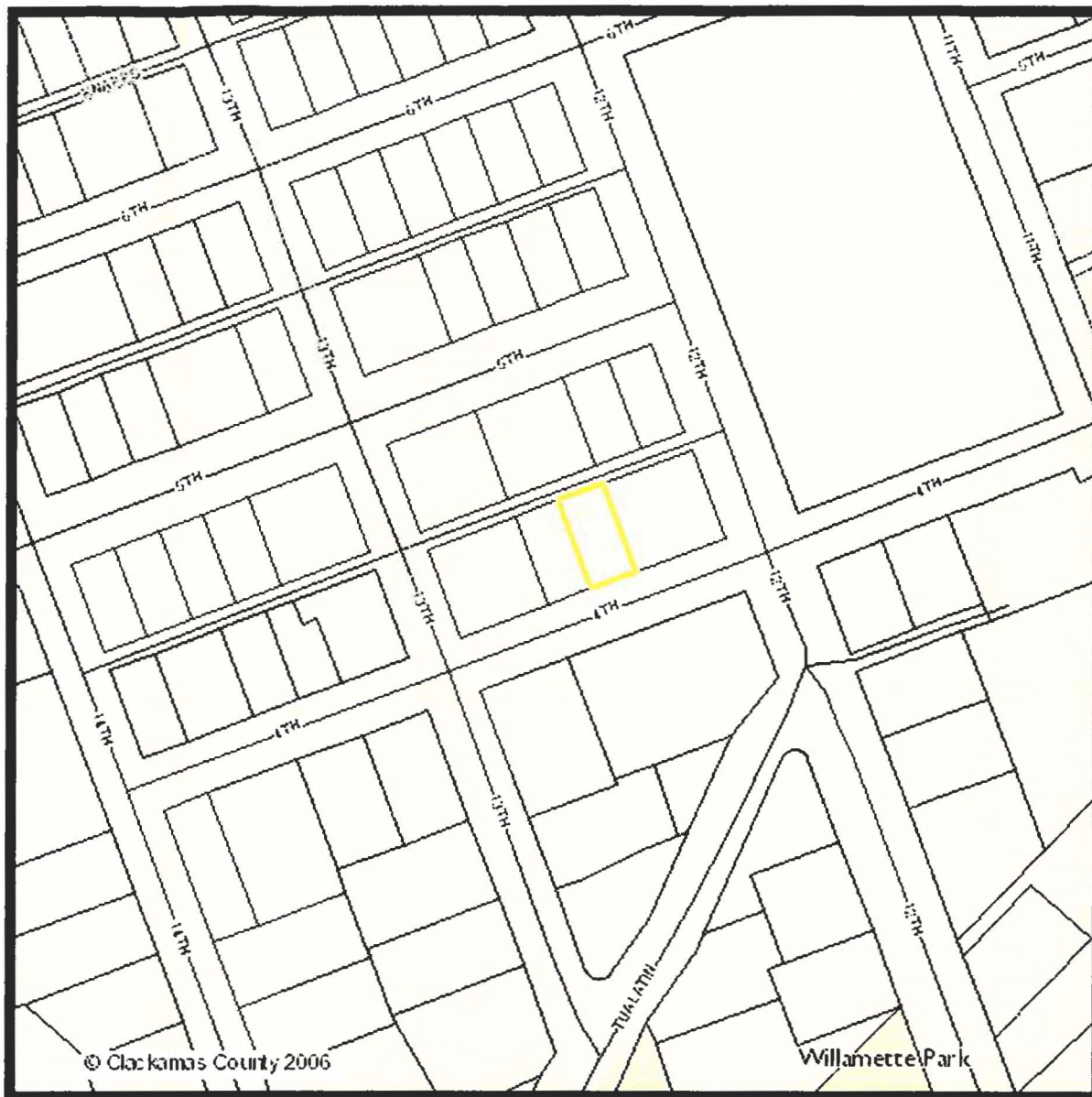
Elevation Range 151 - 200

Wildfire	Your risk may be the lowest.
Soil Type	WILLAMETTE SILT LOAM, WET, 0 TO 3 PERCENT SLOPES

## Census Data

Tract Block Group 0207001

The information used in this application was derived from digital databases from Clackamas County's GIS. Although we strive to provide the best data we can, we sometimes use data developed by jurisdictions outside Clackamas County. Therefore, Clackamas County cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Although information from Land Surveys may have been used in the creation of this product, in no way does this product represent or constitute a Land Survey. Users of the information displayed in CMap are strongly cautioned to verify all information before making any decisions.



#### Address

1862 4TH AVE  
WEST LINN, OR. 97068

#### Jurisdiction Information

City West Linn  
Urban Growth Boundary URBAN

#### Building Characteristics

Sq Ft 1358  
Bedrooms 2  
Baths 1  
Built 1900

Zoning     Contact City

Last Sale

2002-07-09 183000.00

#### Tax Information

Map Number (TLNO)            31E02BD00600

Parcel Number                00750921

View tax map

Est. Market Building Value    91830.00

Est. Market Land Value       83891.00

Est. Market Total Value       175721.00

Current Year Assessed Value 109127.00

Tax Code                        003-002

Est. Acres                       0.11

Elementary School Attendance Willamette Primary

Middle School Attendance     Athey Creek Middle

High School Attendance       West Linn High

For owner information contact:

#### Services Provided

Cable Provider                City

Community Planning Organization West Linn

School District                SCH 3 WLINN/WILS

Garbage Hauler                West Linn Refuse & Recycle

State House District          37

State Senate District         19

Voting Precinct               131

Congressional District       5

Sewer District                 Tri-City Service Dist. #4

Fire District                  Tualatin Valley Fire & Rescue

Water District                 City

#### Natural Hazard Information

Earthquake     You may be at a moderate risk.

Flood            Likely not in a flood zone

Elevation Range 151 - 200



Wildfire	Your risk may be the lowest.
Soil Type	WILLAMETTE SILT LOAM, WET, 0 TO 3 PERCENT SLOPES

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25.070

B. Siting

Front and side yard are not a part of this analysis since they do not figure into the Setback requirements. Regarding the rear yard:

4. Rear yard: The rear yard setback shall be a minimum of 20 feet, except for accessory structures (non-dwelling or non-accessory dwelling units (ADU)), which may be sited to within three feet of the side or rear property lines. See section on ADUs for ADU setbacks.

My site plan show that you do NOT meet this criteria since your rear SB is 18 +or-.

6. Lot Coverage

6. Lot coverage: 50 percent. Unlike the rest of West Linn, lot coverage shall apply to the new and remodeled primary dwellings, attached and detached garages, all accessory buildings and ADUs. Decks, paved and impermeable surfaces (patios and driveways etc.) shall not be included. Underlying zone (e.g., R-5) lot coverage shall not apply.

I have included the following calculations for siting:

[https://docs.google.com/spreadsheets/ccc?key=0ArXlpC5jXFiBdGU4Q0JpRFpDYIk5eUhhV0ZC0XIMN2c&hl=en\\_US#gid=0](https://docs.google.com/spreadsheets/ccc?key=0ArXlpC5jXFiBdGU4Q0JpRFpDYIk5eUhhV0ZC0XIMN2c&hl=en_US#gid=0)

My figures show that your Total Area meet or exceed the requirements

C. Parking. N/A

D. Building height. No Changes

E. Building shapes and sizes. (See Spreadsheet for massing calcs)

F. Signs and lighting. N/A

G. Horizontal additions. N/A

H. Windows

I. Entryways. No changes

J. Siding and exterior finish.

2. Shingles should only be used in conjunction with horizontal wood siding.

K. Roofscape. Standards: Your roof: 9/12

1. Roofs shall have a pitch of at least 8:12

2. Roofing materials should be asphalt composite shingles.

L. Massing See Spreadsheet

M. Foundations and basements. Note: Foundation faces rear no exp requirement.

**25.080 ADDITIONAL ARCHITECTURAL SPECIFICS FOR NEW CONSTRUCTION AND REMODELING**

G. Contemporary designs for alterations and additions would be acceptable if the design respects the building's original design, and it is compatible with the original scale, materials, window and door opening proportions of the structure.

Notes: I would say that sidewall shingles respect the original design but not the original material (vinyl) which in this case is a plus.

This concludes the study of the development code as it applies to your residence/project. Let me know if you have any questions or concerns.





SONY DSC-HX5V Focal Length: 9.0mm 1/80s f4.5 ISO: 125

WFD



SONY DSC-HX5V Focal Length: 14.3mm 1/100s f5.0 ISO: 100

WFD



SONY DSC-HX5V Focal Length: 6.9mm 1/100s f5.0 ISO: 125

6th Ave



SONY DSC-HX5V Focal Length: 12.3mm 1/125s f4.5 ISO: 125

WFD

**Site Address: 1852 4<sup>th</sup> Avenue**

**Owner: Elizabeth Kieres**

### **Historic Review Board Design Modifications Review**

This is a primary residence built as an in-fill property in 1984 and is classified as a non-contributing structure within the Willamette Historic District. The proposed remodel for the home will include the addition of a single story room off the rear of the home, new siding and some redesign of the front porch. What we are proposing is a slight reduction in the rear setback to provide for a minimum addition length deemed reasonable for the proposed space. We are proposing to update the front porch design, replacing "Greek" style columns with more historically appropriate ones, adding rails to the porch, removing vinyl siding and replacing with paint/stained wood shingles.

The rear set back required per CDC is currently 20'. The set back of the home is approximately 29' and the homeowner is proposing an 11x19 addition which will reduce the rear set back to approximately 18' which translates to a 9% reduction to the rear setback. According to the CDC 25.150: "the decision body HRB (Historic Review Board) may grant a design modification in those cases where at least one of the following criteria is met":

#### **25.150 DESIGN MODIFICATION PROCEDURES**

1. The applicant can demonstrate by review of historical records or photographs that the alternative is correct and appropriate to the architecture in the Willamette Historic District of West Linn in 1890 – 1930 or is appropriate to the specific style of architecture proposed with no negative impacts to adjacent homes and the Historic District. Negative impacts shall be defined as loss of sunlight, loss of privacy compared to a design per this code, inappropriate scale or mass which visually overwhelms or is not deferential to the adjacent structure, particularly if it is a primary structure, etc.

- Granting this addition and remodeling does not negatively impact adjacent homes in the historic district as it is one level and will not be seen by any other home due to hedges and fencing at the sides and rear of the property. The home is also buffered by an alley creating an additional 10' buffer to the rear of the home. The home owner believes that the project design changes to the front of the home will only enhance the property value, and improve the street appeal to benefit the home and neighborhood.



2. The applicant is incorporating exceptional 1890 – 1930 architecture into the building which overcompensates for an omission. The emphasis is upon superior design, detail, or workmanship which can be verified reviewing previous works of the architect or builder. There shall be no negative impacts to adjacent homes and the Historic District.

- The applicant is incorporating exceptional 2011 design strategies to honor the cottage style of this home while improving the overall look of the home from its current disrepair. We propose to replace very tired vinyl siding with a more esthetically pleasing and historically prevalent material...wood shingles. We propose a more historical style trimming and wood windows.

3. The building placement, scale, lot coverage, setback or height fits the site and integrates well, with no negative impacts to adjacent structures and the Historic District.

- The 2' setback variance for the addition is the only part of the project which does not comply with the current CDC setback requirement. Granting this addition and remodeling does not negatively impact adjacent homes in the historic district as it is one level and will not be seen by any other home due to hedges and fencing at the sides and rear of the property. The home is also buffered by an alley creating an additional 10' buffer to the rear of the home. The use of wood shingles to replace vinyl siding is thought to be the most appropriate material to honor the cottage style of the home while complying with the "wood" requirement of the historic district code. The wood windows with divided lights will be a vast improvement over sliders to honor the cottage style while complying with the historic district code emphasizing wood (preferred) windows when possible.
- The homeowner believes that while honoring the character of this cottage style home she will be improving the overall impact that this home has within the historic district. The "quaintness" and uniqueness of the cottage style is seen throughout the district in multiple homes and can be incorporated to bring this 1984 built home up to the standards of the historic designs seen within the neighborhood.
- Power point presentation of shingled homes in Willamette.
- Materials review.

# A-SERIES

Patio Doors

**NEW!**

More Exterior Colors

Architecturally Inspired Exterior Trim

Pre-finished Stained Interiors



WINDOWS • DOORS  
**Andersen®**

**America's #1 brand of  
patio doors just got better.<sup>1</sup>**

*See end notes on back.*



# Estate™ Collection

Bright Brass



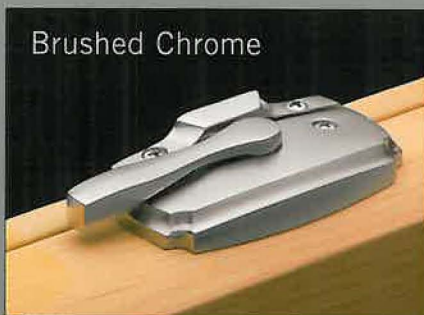
Antique Brass



Polished Chrome



Brushed Chrome



Satin Nickel



Distressed Nickel



Oil Rubbed Bronze



Distressed Bronze



## NEW Hardware Finishes

The new Estate™ Collection of hardware offers you a selection of eight distinctive metal finishes.

Available on all window styles, Estate hardware is forged from solid brass, not stamped, to withstand the test of time.\*

- Brass, nickel and chrome finishes feature special coatings that seal the desired finish, providing tarnish and corrosion protection for years to come.\*
- Bronze hardware has a “living” finish where the patina grows more beautiful over time.



Make a beautiful window extraordinary.

renewal  
BY ANDERSEN®

\*See the limited warranty for details.

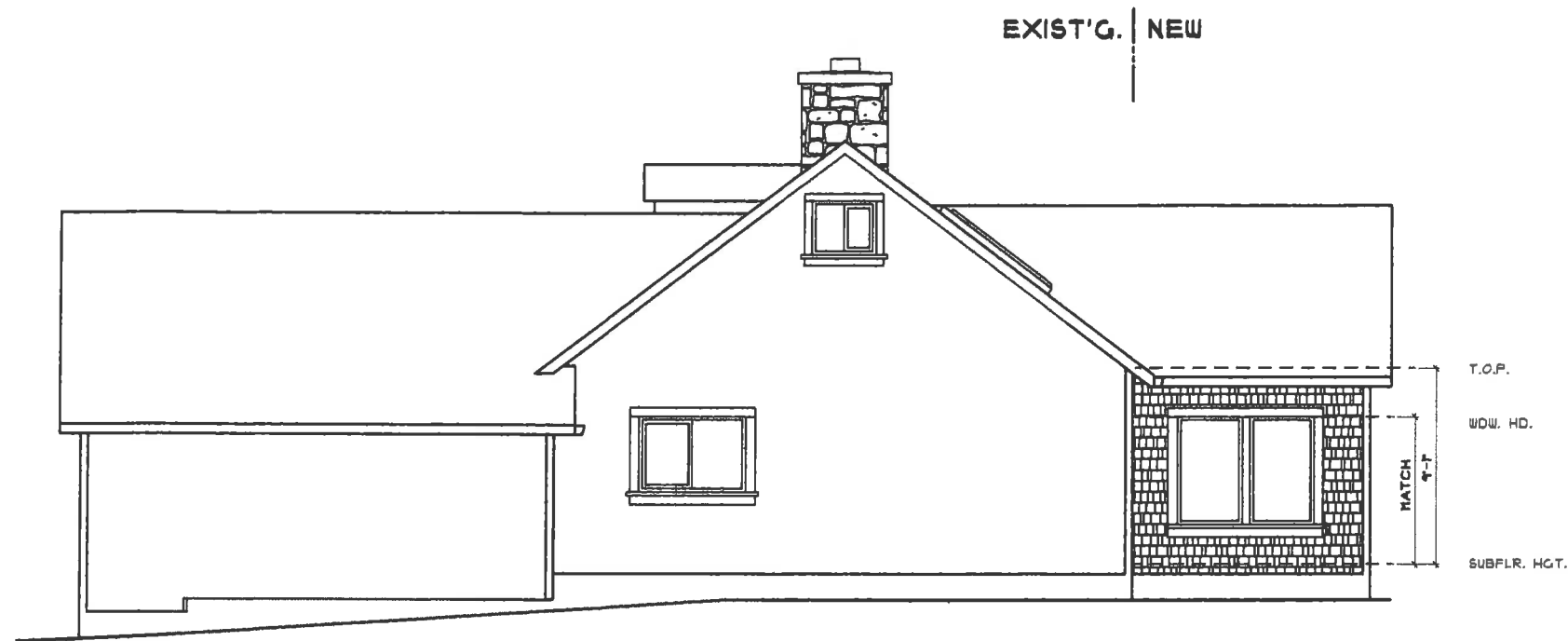
[renewalbyandersen.com](http://renewalbyandersen.com)



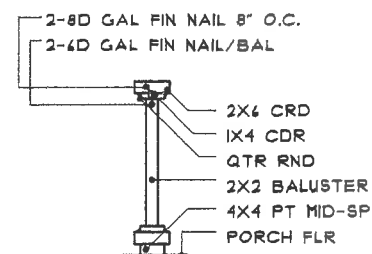
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JAN 6 2012

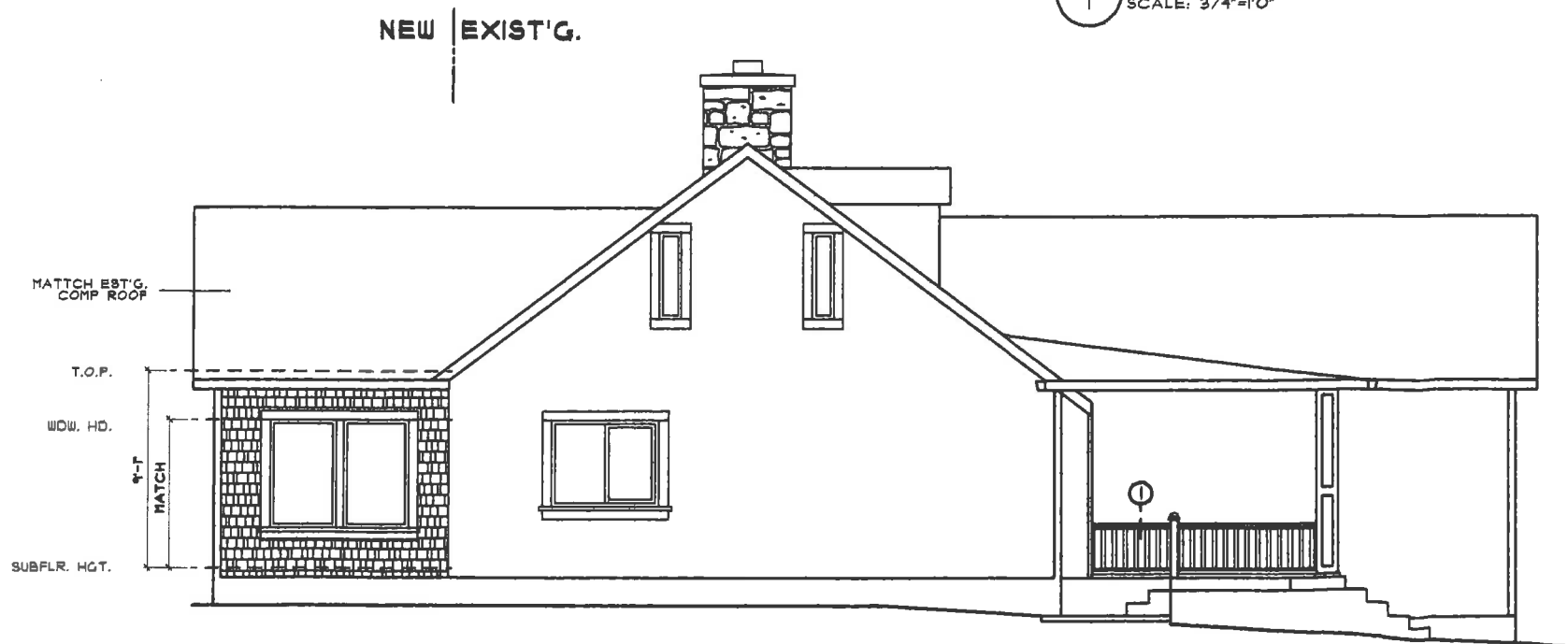
PLANNING & BUILDING  
CITY OF WEST LINN  
INT. *W* TIME *10:00*



RIGHT ELEVATION  
SCALE: 1/4"=1'0"



1 PORCH RAIL  
SCALE: 3/4"=1'0"



LEFT ELEVATION  
SCALE: 1/4"=1'0"



REAR ELEVATION  
SCALE: 1/4"=1'0"



FRONT ELEVATION  
SCALE: 1/4"=1'0"



1. REMOVE REAR SLIDER AND FINISH OPENING
2. REMOVE WINDOW AND FINISH OPENING W/ SERVING SHELF
3. REMOVE VINYL SIDING FROM ENTIRE HOUSE AND RESIDE PER PLAN
4. REMOVE CENTER COLUMN AND RECONSTRUCT PER PLAN