

WEST LINN HISTORIC REVIEW BOARD
FINAL DECISION NOTICE
FILE NO. DR-12-02

IN THE MATTER OF A REAR ADDITION, RESIDING AND FRONT PORCH ALTERATIONS

At their meeting of February 21, 2012, the Historic Review Board (HRB) held a public hearing to consider the request by the applicants, Elizabeth Smolens and Aron Helligas, to construct a rear addition at 1852 4th Avenue. The property is located in the Willamette Historic District. The decision was based upon the approval criteria of Chapter 25 of the West Linn Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

HRB Chair Jon McLoughlin opened the public hearing. Sara Javoronok, Associate Planner, presented for the City. Ms. Smolens and Mr. Helligas presented and offered testimony.

The HRB discussed the project. The applicant requested a design modification to permit a 2' encroachment into the rear setback and for cedar shingles as the primary exterior siding. Chair McLoughlin asked why the applicant requested 2' for an 11' addition rather than an even number of feet. The applicant explained that this was the minimum necessary to accommodate a large dining room table for family celebrations.

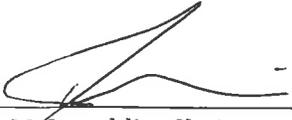
Public testimony in favor of the project was heard from Adam Petersen of 1818 6th Avenue. He expressed support for the project, including the proposed design modifications, and stated that it did not detract from the district, it was fantastic to get rid of vinyl, and that the proposed changes would help the 1984 home fit in better with the district.

A motion was made by Vice Chair Mattis to approve the application based upon the findings in the staff report; subject to the following condition:

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-3.

The motion was seconded by Pearce and approved 6-0.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into the record, or provided oral or written testimony during the course of the hearing, or signed in on the attendance sheet at the hearing, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the CDC. Such appeals would require payment of fee and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.



Jon McLoughlin, Chair
West Linn Historic Review Board

2/23/12
Date

Mailed this 24th day of February, 2012.

Therefore, this decision becomes final at 5 p.m., March 9, 2012.