

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>SAH</i>	PROJECT NO(S). <i>M1-12-04</i>	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL <i>0</i>

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

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

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.

Site Location/Address: 1818 6th Avenue	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

**Brief Description of Proposal:** Extend roofline of previously approved carport (11-370) to property line to match existing building, historical location of carport, and neighbor's garage.

<b>Applicant Name:</b> Adam Petersen <small>(please print)</small> Address: 1818 6th Ave City State Zip: West Linn, OR 97068	Phone: 503-475-6375 Email: petersen.adam@gmail.com
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<b>Owner Name</b> (required): same as applicant <small>(please print)</small> Address: City State Zip:	Phone: Email:
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<b>Consultant Name:</b> same as applicant <small>(please print)</small> Address: City State Zip:	Phone: Email:
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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	Date	Owner's signature (required)	3/15/12 Date
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## HRB Review Amendment – 1818 6<sup>th</sup> Ave Garage Restoration

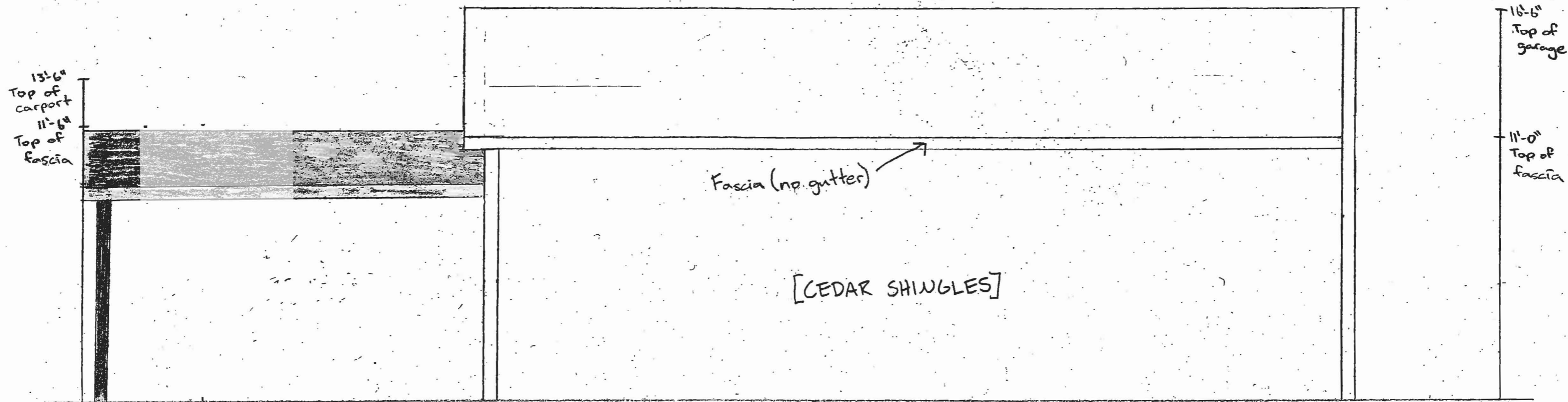
Requested amendment to HRB file #DR-11-09 and permit #11-370:

Modify roofline of proposed carport

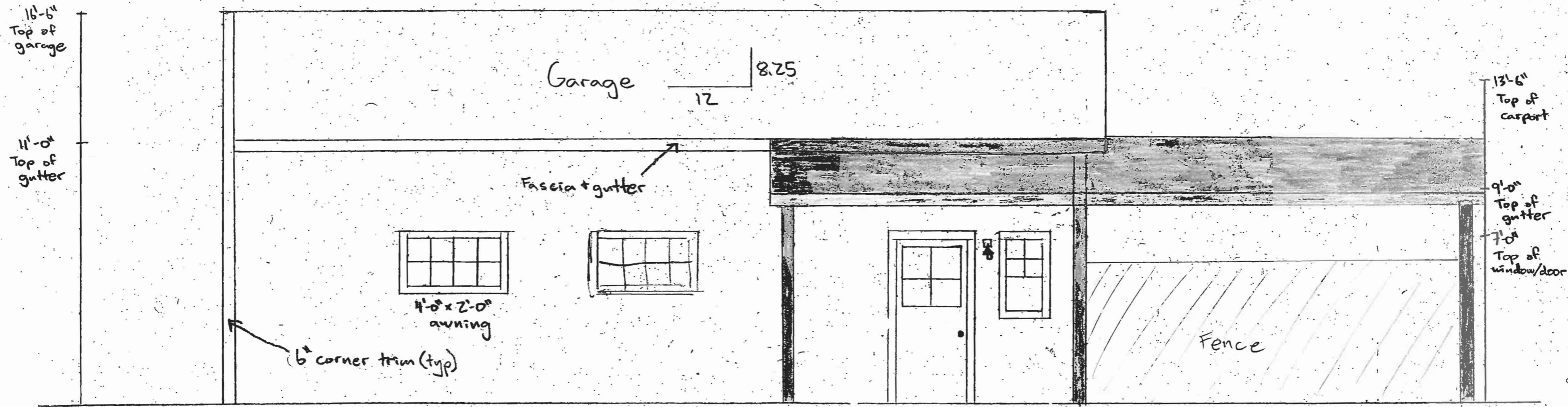
- Previously submitted and approved plans showed north edge of the carport 2' back from the property line per direction from city staff.
- Revised plans request permission to extend carport roof to property line. This will improve the look of the structure and make it better function as a carport to cover a vehicle and protect the side building entrance. The revised roof edge will match the existing building, the neighbor's building, and will match the carport/shed roof that was previously built on this side of the garage.

25.070 A(4): Proposed amendment will encroach into the specified 3' rear-yard setback. The specified setback is not consistent with the adjacent historic properties, nor is it consistent with the existing building. Request is for a 0' rear-yard setback, which is historically accurate for the building and attached carport.

25.150: Proposed amendment meets the requirements for alternatives to the CDC standards. Photos from previous HRB application show remnants of the existing carport/shed roof out to the rear property line. Additionally, Sanborn maps show that a building was historically sited at the location of the new carport. The proposed encroachment into the rear-yard setback will not impact adjacent homes, businesses, or the Historic District. The building scale and setback fit the site and integrate well with the adjacent structures.



View from alley

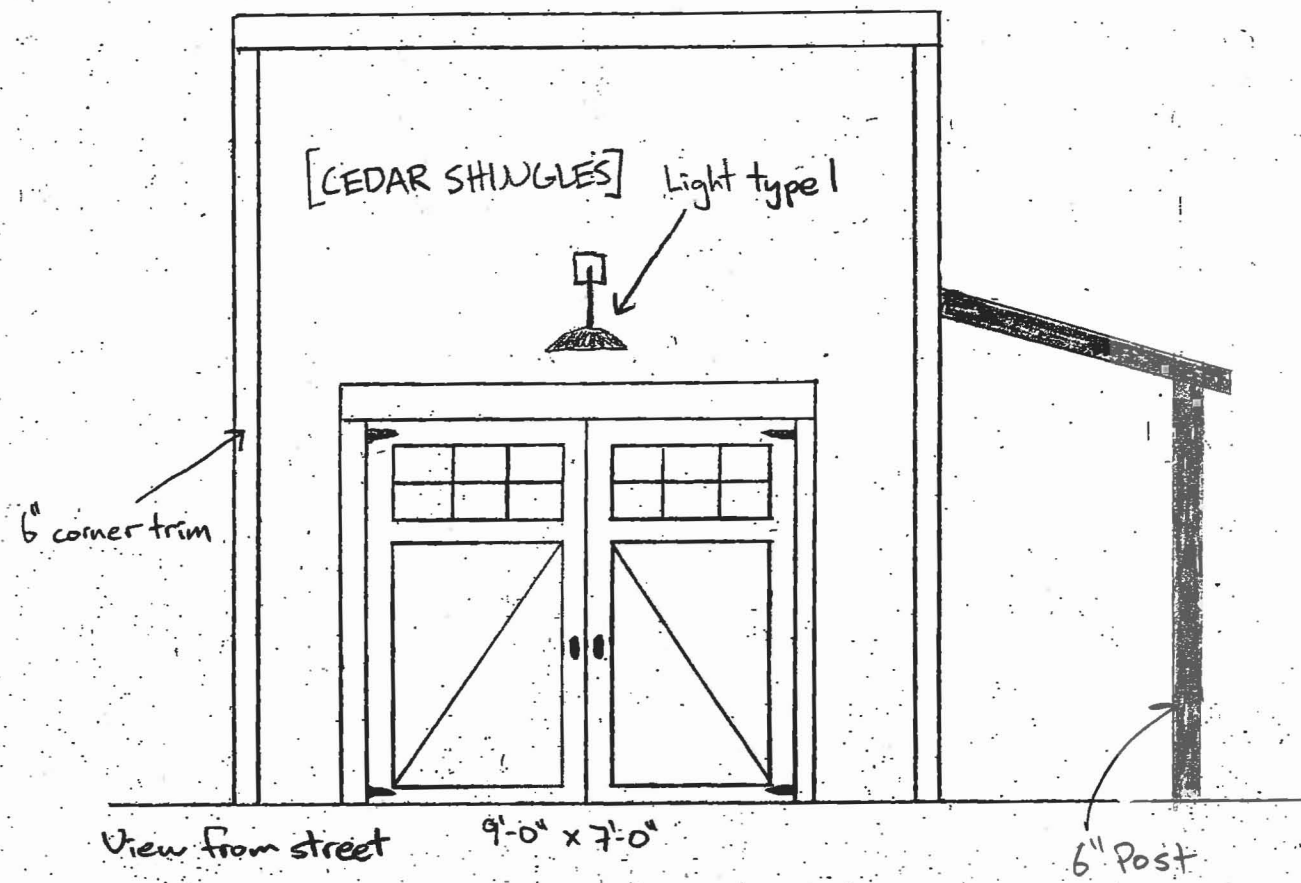
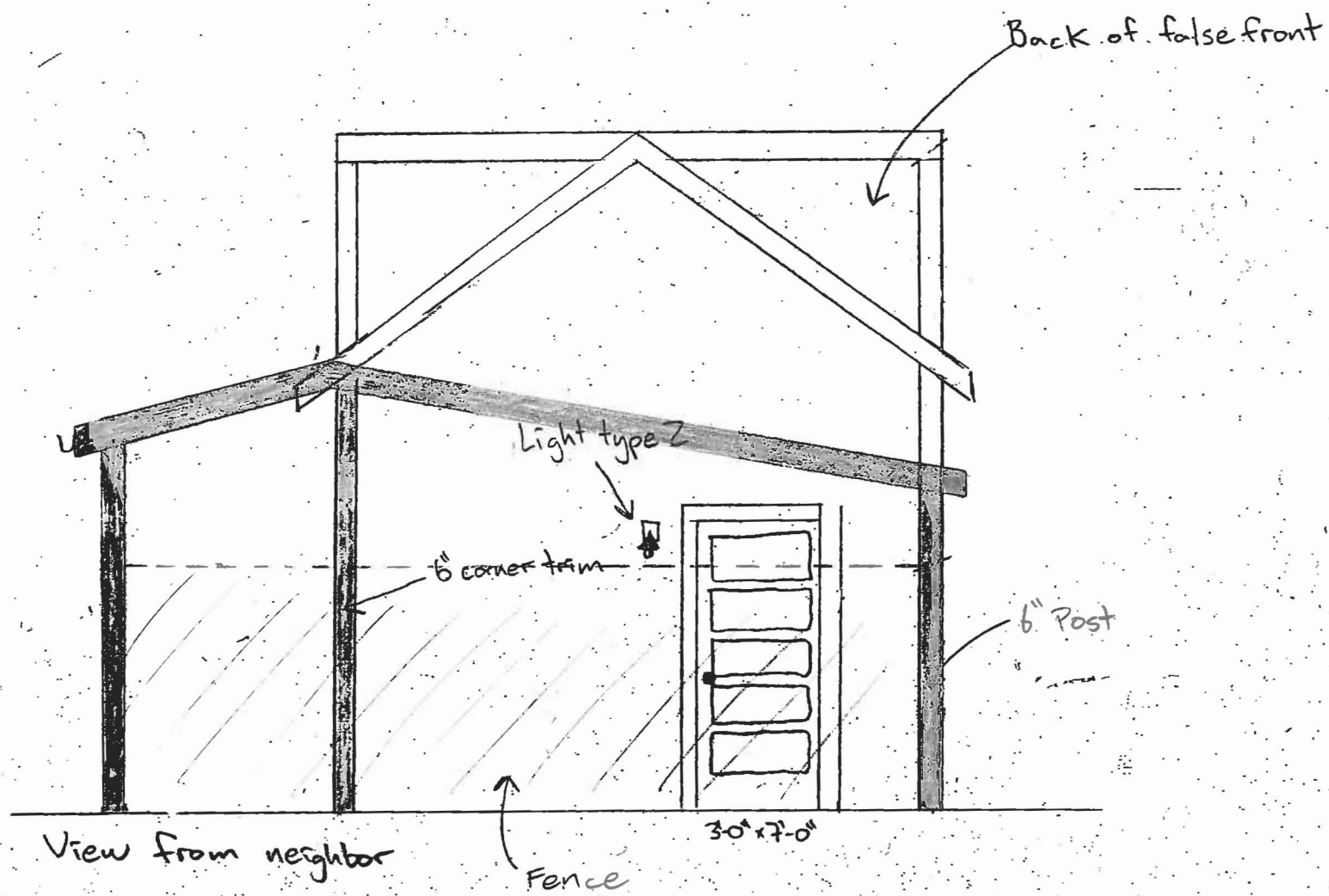


View from yard

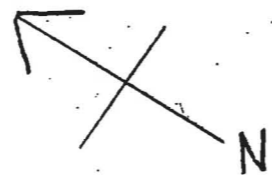
1/4" = 1'-0"

3'-0" x 7'-0"

Option B.1

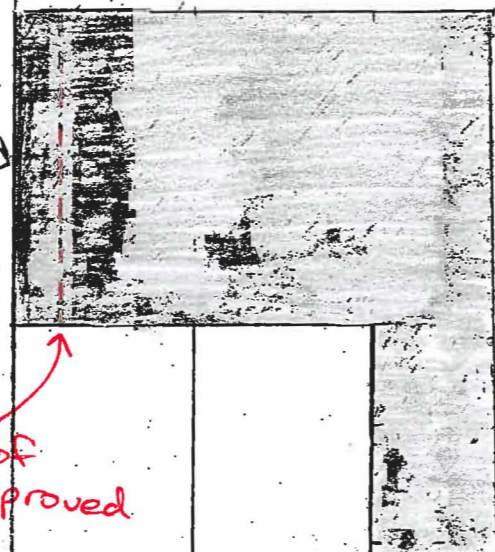


$\frac{1}{4}'' = 1'-0''$

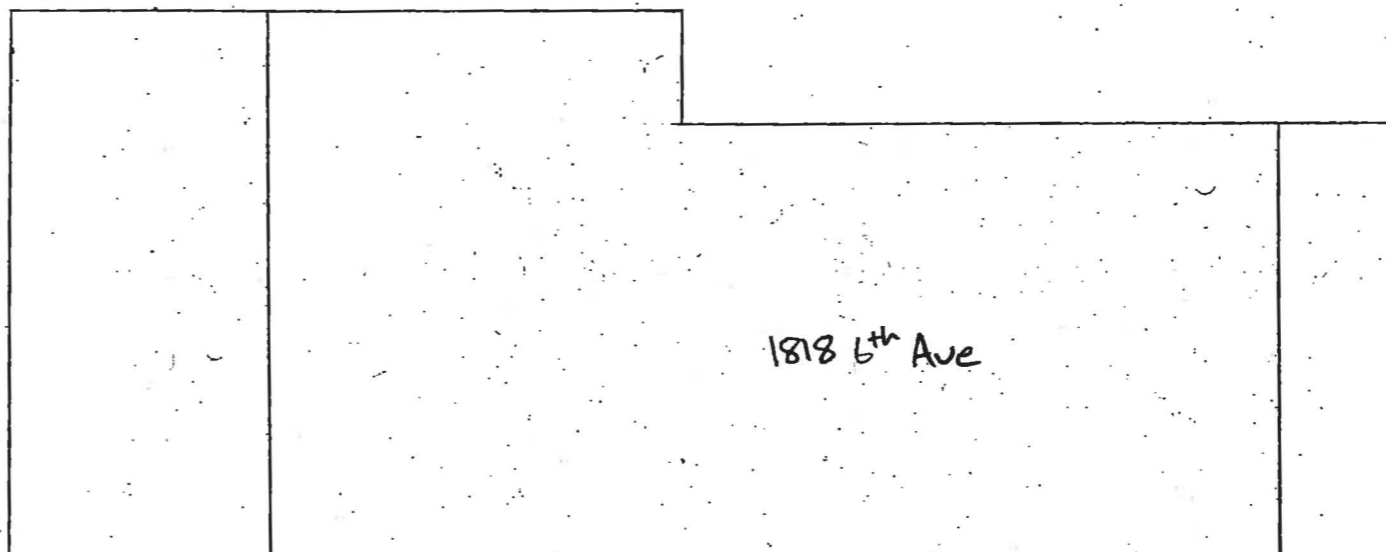


Revised edge of roof

Edge of roof previously approved



Garage



1818 6th Ave

Knapps Alley

6th Avenue

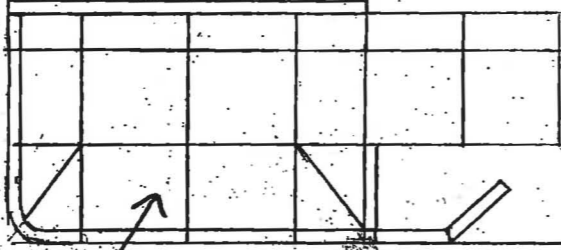
Lot coverage:

- 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

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

Option B.3