

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Sara Savoronok</i>	PROJECT NO(S). <i>DR-12-17</i>	
NON-REFUNDABLE FEE(S) <i>\$100-</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>\$100-</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 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: <i>1562 Buck St West Linn, OR 97068</i>	Assessor's Map No.: <i>22 E 30BB</i>
	Tax Lot(s): <i>1400</i>
	Total Land Area: <i>5000 SF</i>

Brief Description of Proposal:
Remove windows and doors to replace or close up as necessary for improvements

Applicant Name: <i>Bonnie Mangene</i> <small>(please print)</small>	Phone: <i>(971) 221-0194</i>
Address: <i>1562 Buck St</i>	Email:
City State Zip: <i>West Linn, OR 97068</i>	<i>bonnie.mangene@hotmail.com</i>

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

Consultant Name: <i>N/A</i> <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

- 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 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.

Bonnie Mangene 9/14/12
Applicant's signature Date Owner's signature (required) Date

Bonnie Mangene
1562 Buck St
West Linn, OR 97068

September 14, 2012

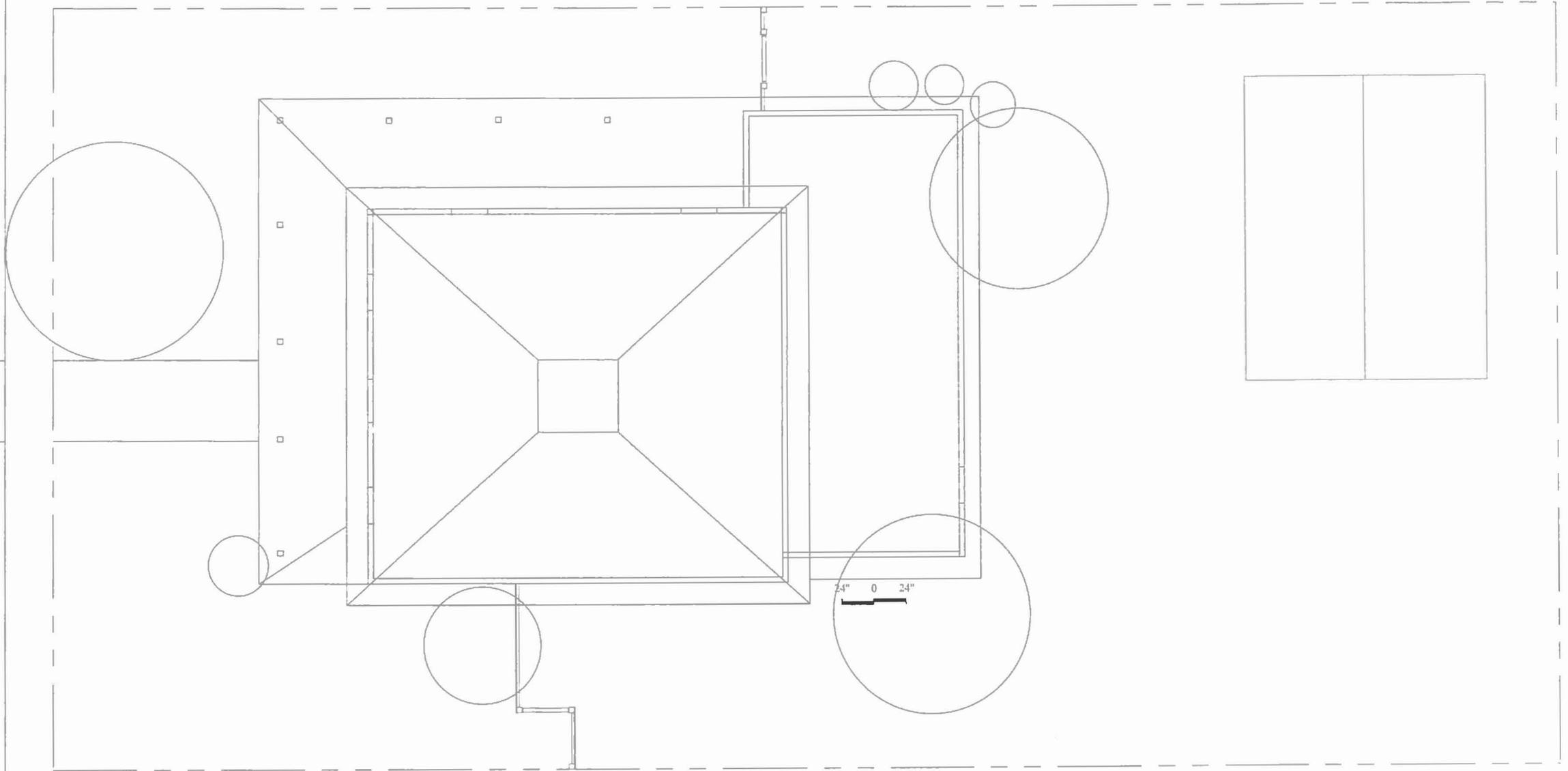
Response to criteria in Section 26.060 C of the CDC

1. **Retention of original construction.** I will not be destroying or removing distinguishing **original** qualities defining the structure's character. It is my goal to enhance that character. I will be removing the boarded up window that was removed by the previous owner. It is my intension of putting a window in that matches the windows in the home and trim that window to as closely match the existing original trim work as possible. Using similar siding to replace what is missing.
2. **Time period consistency.** There are no plans for alterations which have no historical basis or which seek to create an earlier appearance.
3. **Visual integrity/style.** We will be retaining the columns as structural elements on the front porch. However it is our intension to clad the 4" x 4" existing posts to give them more visual weight. Other planned alterations will not affect primary structural elements or examples of skilled craftsmanship.
4. **Replacement or addition materials.** All siding that is used will be in the character of the existing original siding whenever possible. The window and sliding patio door will be white vinyl to remain consistent with all the existing windows presently in the home.
5. **Building height.** There are no plans for any additions or alterations that affect the building height or foundation.
6. **Horizontal additions.** No horizontal additions are planned.
7. **Windows.** All planned alterations involve windows and doors. On the west side of the home is the discussed window above (#1). A staircase inside the home built by the previous owner necessitates the use of a smaller window (see elevation). On the east side of the

house are three pieces of plexiglas in what was a mud room. They are planned to be removed and replaced with wood siding as the mud room becomes part of the bathroom. The windows on the east and west faces of the home can be seen from the street, however, there will be 6' fencing and enhanced landscape plantings that will greatly reduce visibility from the street (see elevations). On the back of the home we are planning to remove the mud room door and replace with siding and remove the existing 5' vinyl window and install a 5' vinyl patio door to provide access to the yard and garden. The patio door will be flanked on either side with 18" vinyl windows (see elevation). All windows that exist in the home are vinyl except for the three pieces of plexiglas that are yellowed with age.

8. **Restoration possible.** All alterations to the structure are of a nature that can be removed and restored in the future. However, I do not believe that any of the planned improvements negatively impact the essential form or integrity of the original structure.

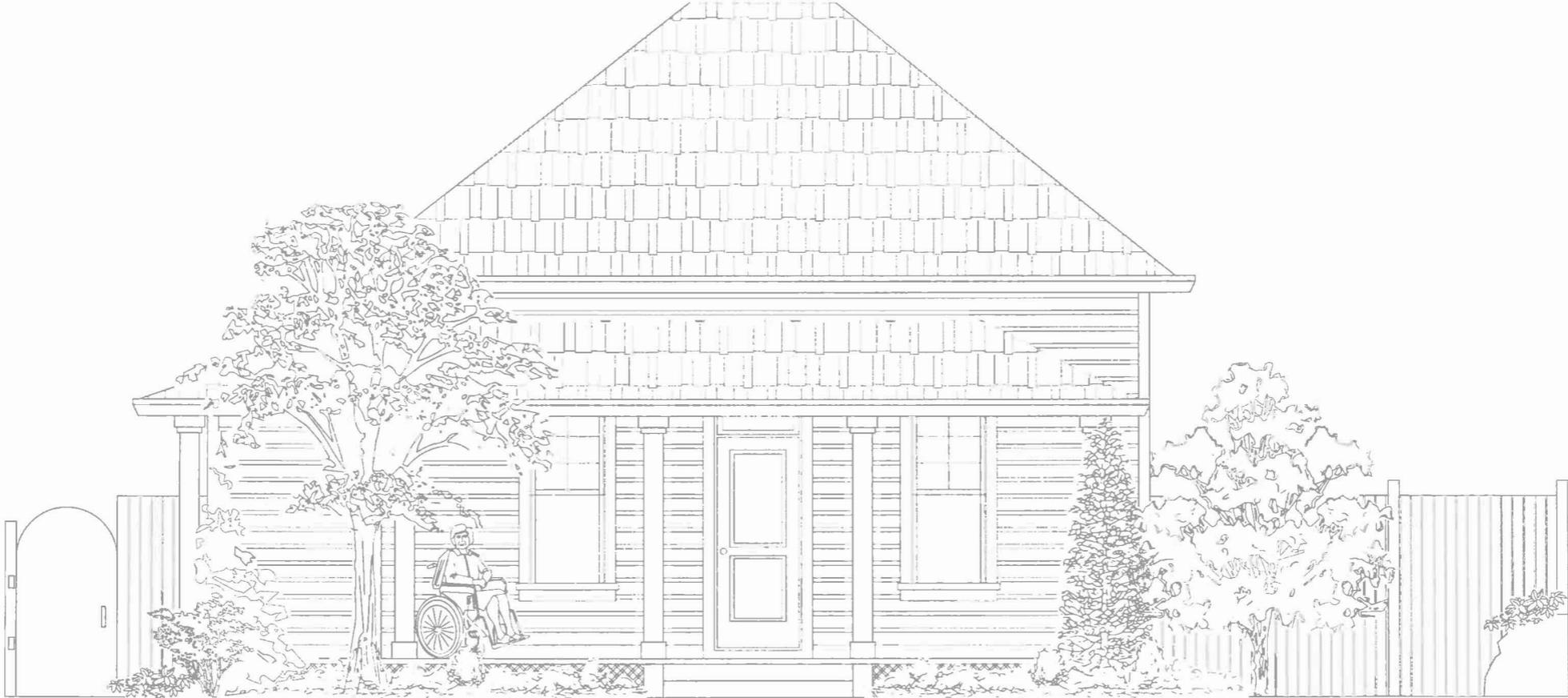
Site Plan - 1562 Buck St West Linn, OR
Owner/Designer: Bonnie Mangene (971)221-0194
September 2012



1562 BUCK STREET
FRONT ELEVATION



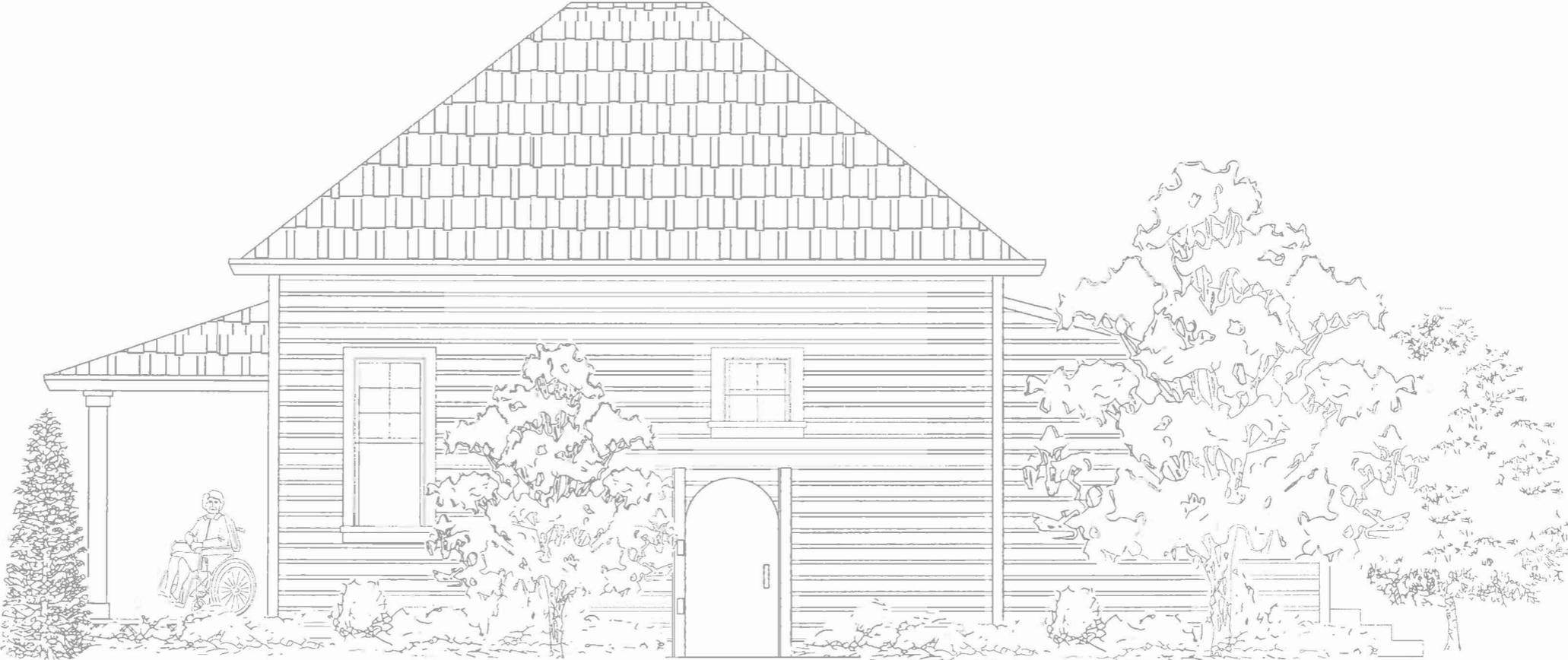
1562 BUCK STREET
FRONT ELEVATION
ILLUSTRATIVE



1562 BUCK STREET
NORTH ELEVATION



1562 BUCK STREET
NORTH ELEVATION
ILLUSTRATIVE



1562 BUCK STREET
REAR ELEVATION



1562 BUCK STREET
REAR ELEVATION
ILLUSTRATIVE



1562 BUCK STREET
SOUTH ELEVATION



1562 BUCK STREET
SOUTH ELEVATION
ILLUSTRATIVE

