

**CITY OF WEST LINN
PLANNING DIRECTOR DECISION
FILE NO. MISC-12-17**

The West Linn Planning Director is considering a request by Richard Hunter for the repair of a non-conforming structure at 2337 Taylor Drive. The non-conforming structure is an existing deck at the rear of the house which encroaches into the 20 foot rear yard setback and extends over a sanitary sewer utility easement. The applicant would like to replace dry rotted decking and replace angled columns which support the deck. The deck will not be increased in size beyond its current dimensions.

The decision will be based on the approval criteria in Chapter 66 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov/cdc>.

You have received this notice because County records indicate that you own property within 100 feet of this property (tax lots 4700 of Clackamas County Assessor's Map 2-1E-35BD) or as otherwise required by the CDC.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site at <http://westlinnoregon.gov/planning/2337-taylor-drive-non-conforming-structure-replacement-existing-deck> or copies may be obtained for a minimal charge per page. Although there is no public hearing, your comments and ideas are invited and can definitely influence the final decision of the Planning Director. Planning staff looks forward to discussing the application with you. **The final decision is expected to be made on, and no earlier than, December 4, 2012**, so please contact us prior to that date. For further information, please contact Peter Spir, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 723-2539, pspir@westlinnoregon.gov.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

SHAUNA SHROYER
Planning Administrative Assistant

