

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Tom Soppe</i>	PROJECT NO(S). <i>MI-14-01</i>	
NON-REFUNDABLE FEE(S) <i>1000-</i>	REFUNDABLE DEPOSIT(S) <i>0</i>	TOTAL <i>1000-</i>

**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 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 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 checked="" 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.

**Site Location/Address:**

*2319 WILLAMETTE FALLS DRIVE*

Assessor's Map No.: *31E02AB00800*

Tax Lot(s):

Total Land Area:

**Brief Description of Proposal:**

*ENLARGEMENT/ALTERATION OF A NON-CONFORMING SINGLE FAMILY RESIDENCE*

**Applicant Name:** *JON McLOUGHLIN*  
(please print)

Phone: *503-708-1234*

Address: *4690 HORTON RD.*

Email: *Jon@hellomoon.com*

City State Zip: *WEST LINN, OR 97068*

**Owner Name** (required): *TED REYNOLDS*  
(please print)

Phone: *503-997-4609*

Address: *2319 WILLAMETTE FALLS DR.*

Email:

City State Zip: *WEST LINN, OR 97068*

*ROYALFLUSHPLUMBING1@MSN.COM*

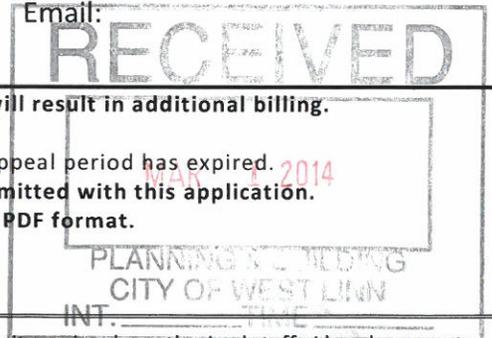
**Consultant Name:**  
(please print)

Phone:

Address: *SAME AS APPLICANT*

Email:

City State Zip:



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.

*[Signature]*  
 Applicant's signature

*3/3/14*  
 Date

*[Signature]*  
 Owner's signature (required)

*3/3/14*  
 Date



Chapter 66.080 ENLARGEMENT OF OR ALTERATION TO A NON-CONFORMING  
STRUCTURE: PROCESS AND APPROVAL STANDARDS

Criteria 66.080 (B)(2):

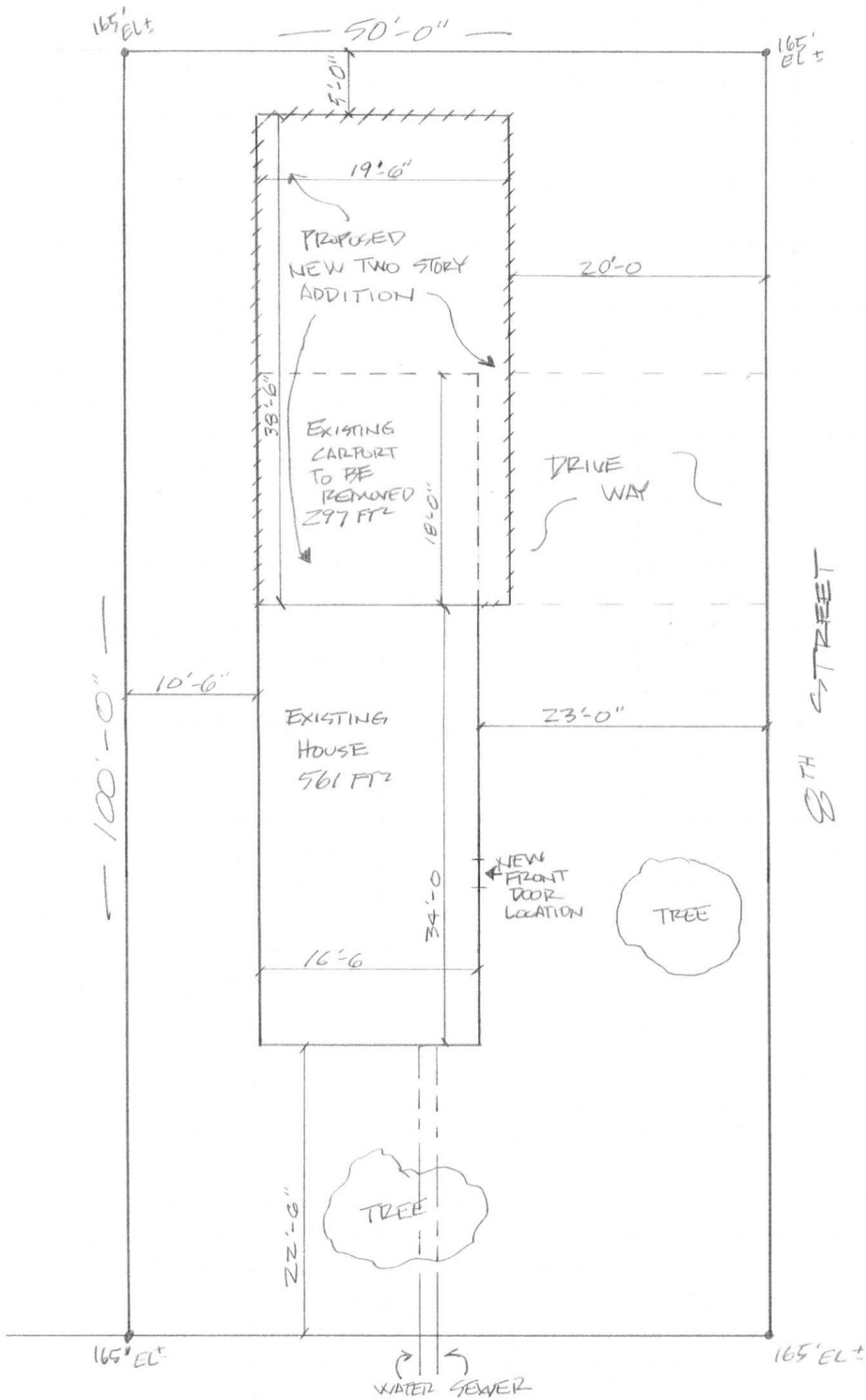
B. An enlargement or alteration to a non-conforming structure containing a conforming use may be permitted subject to the following:

#2 If the enlargement, in and of itself does not meet all the provisions of the code, review and approval by the Planning Director for single-family structures, and by the Planning Commission for non-single-family structures under the provisions of CDC99.060(B) is required subject to the following standards.

- a. The enlargement or alteration will not change the non-conformity; and
- b. All other applicable ordinance provisions will be met. (ord. 1192, 1987)

Response:

The applicant is proposing to change the address from Willamette Falls Drive to 8th Street. This new address on 8th Street will create new setbacks to what was previously a side yard to now becoming a rear yard. The existing structure will be non-conforming on the rear (East) setback. The applicant is proposing an addition to the existing structure that would follow the existing new rear plane of the house culminating at or near the side yard setback to the South. This enlargement or alteration will not change the non-conformity of the existing structure or the proposed addition.



2319 WILLAMETTE FALLS DRIVE

SITE PLAN

1" = 10'-0"



DRAWN BY  
JPM