

**PLANNING AND DEVELOPMENT  
PLANNING DIRECTOR'S  
LAND USE DECISION**

FILE NO: MISC-14-03  
SUBJECT: Enlarge/Alter a Non-Conforming Structure  
LEGAL DESCRIPTION: Assessor's Map 2-2E-30CB Tax Lot 4500  
LOCATION: 5781 Terrace Drive  
OWNER: Coni Rosati  
APPLICANT: Coni Rosati  
ZONE: R-10  
PLAN DESIGNATION: Low-Density Residential  
PUBLIC COMMENTS: Angela Dreher, 5767 Terrace Dr., phone message 4/2/14, says she has no problems with it, please approve, surprised they have to go through this process.

R.O.W.: N/A STREET & S/W IMPROVEMENTS: N/A  
UTILITY EASEMENTS: N/A SQ. FT.: N/A

**Based upon the applicant's submitted materials, the Planning Director finds that the proposed sign, satisfies the standards of CDC Chapter 66 Non-Conforming Structures, CDC Chapter 11 R-10, and CDC Chapter 68 Non-Conforming Lots, and is therefore:**

APPROVED     APPROVED WITH CONDITIONS     DENIED

**Condition: Dimensions of the development approved for this application should conform to the site plan dated March 4, 2014 submitted by the applicant in file MISC-14-03, and the email from Patrick Schmitt dated April 15, 2014 10:08 PM.**

I hereby declare to have no interest in the outcome of this decision due to some past or present involvement with the applicant, the subject property, or surrounding properties, and therefore, can render an impartial decision. The provisions of Community Development Code Chapter 99 have been met.

  
\_\_\_\_\_  
JOHN BOYD, PLANNING MANAGER

Appeals of this decision must be filed with the West Linn Planning Department within 14 days of the date of mailing.  
Appeal cost is \$400, must include specific grounds or basis for appeal.

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## Soppe, Tom

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**From:** psdesignerinc@gmail.com on behalf of Patrick Schmitt <patrick@psdesignerinc.com>  
**Sent:** Tuesday, April 15, 2014 10:08 PM  
**To:** Soppe, Tom  
**Cc:** crosati@medovate.com; bryanmelle@gmail.com  
**Subject:** Re: 10-foot deck and bedroom area

Tom,

Yes, 10' is what the existing deck extends out and that is what we are proposing for the area of construction.

Thanks,

On Tuesday, April 15, 2014, Soppe, Tom <[tsoppe@westlinnoregon.gov](mailto:tsoppe@westlinnoregon.gov)> wrote:

Patrick, Bryan, and Coni,

I showed the Planning Director the proposal so he can sign off on it. He wanted to condition the project so the approval for the new deck and bedroom will be no more than the existing deck's footprint to the rear, which we interpret as 10 feet. Just confirming that is what you intend?

Thanks

Tom



CITY OF  
**West  
Linn**

100 Years  
1913 - 2013



Tom Soppe  
[tsoppe@westlinnoregon.gov](mailto:tsoppe@westlinnoregon.gov)  
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22500 Salamo Rd  
West Linn, OR 97068  
P: (503) 742-8660  
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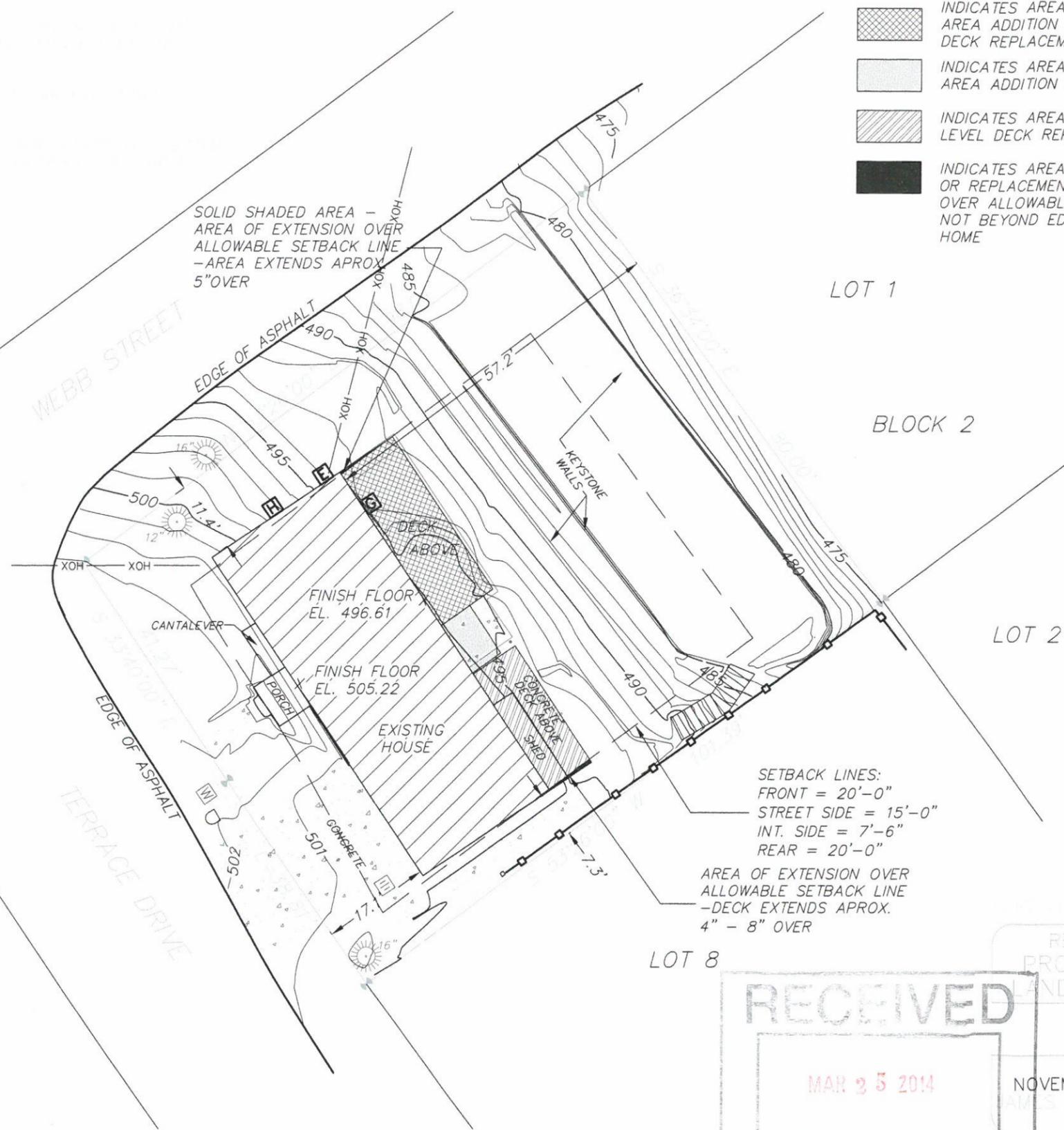
*West Linn Sustainability* Please consider the impact on the environment before printing a paper copy of this email.

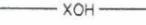
*Public Records Law Disclosure* This e-mail is subject to the State Retention Schedule and may be made available to the public.

**SURVEY NOTES:**

**SCALE/TOPOGRAPHIC SURVEY**

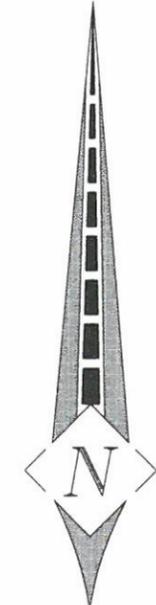
-  INDICATES AREA OF BASEMENT AREA ADDITION & MAIN LEVEL DECK REPLACEMENT
-  INDICATES AREA OF BASEMENT AREA ADDITION ONLY
-  INDICATES AREA OF UPPER LEVEL DECK REPLACEMENT
-  INDICATES AREA WHERE ADDITION OR REPLACEMENT DECK EXTENDS OVER ALLOWABLE SETBACK BUT NOT BEYOND EDGE OF EXISTING HOME



- LEGEND:**
-  WATER METER
  -  STORM DRAIN
  -  MAILBOX
  -  GAS METER
  -  EVERGREEN TREE
  -  ELECTRIC METER
  -  HEAT PUMP
  -  OVERHEAD LINES

**RECEIVED**  
 MAR 25 2014  
 PLANNING BUILDING  
 CITY OF WEST LINN  
 INT. \_\_\_\_\_ TIME \_\_\_\_\_

REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 NOVEMBER 30, 2007  
 AMES BLURTON BROWN  
 60379



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GENERAL CONTRACTOR: BRENT HILLMAN & ASSOC.  
 PO Box 3188 / TUALATIN, OR 97062  
 PH: 503-209-1794

**MELLE RESIDENCE**  
 5781 TERRACE DRIVE  
 WEST LINN, OR 97068  
 \* REMODEL / ADDITION PLANS \*

DATE: March 4, 2014  
 JOB NO.: PS-1481-14  
 REVISION:  
 SHEET TITLE:  
 Site Plan