

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S).	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

- | | | |
|--|--|---|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal (AP)
<input type="checkbox"/> CDC Amendment (CDC)
<input type="checkbox"/> Code Interpretation (MISC)
<input type="checkbox"/> Conditional Use (CJP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Tree Easement Vacation (MISC)
<input type="checkbox"/> Expediated Land Division (ELD)
<input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Final Plat (FP) <u>Related File #</u>
<input type="checkbox"/> Flood Management Area (FMA)
<input type="checkbox"/> Historic Review (HDR)
<input type="checkbox"/> Lot Line Adjustment (LLA)
<input type="checkbox"/> Minor Partition (MIP)
<input type="checkbox"/> Modification of Approval (MOD)
<input checked="" type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses (MISC)
<input type="checkbox"/> Time Extension (EXT)
<input type="checkbox"/> Right of Way Vacation (VAC)
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<input type="checkbox"/> Zone Change (ZC) |
|--|--|---|

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address: 1215 Blankenship Rd, West Linn	Assessor's Map No.: 21E34DA01300
	Tax Lot(s):
	Total Land Area: 9,254 sq ft

Brief Description of Proposal:

Non conforming structure permit for 5 foot side to side set back.

This is for an addition in the back of the house that will have 5 bedrooms which will meet the 5 ft requirements from the side of the property line. All work will be in compliance with community development code chapter 66.080(B) and chapter 75.020.A(1).



Applicant Name*: Louie Bec Address: 1215 Blankenship Rd, West Linn, OR, 97068 City State Zip:	Phone: (503) 730-6238 Email: Louiejbec@gmail.com
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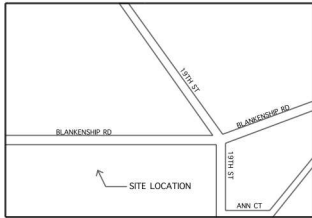
Owner Name (required): Louie Bec Address: 1215 Blankenship Rd, West Linn, OR, 97068 City State Zip:	Phone: (503) 730-6238 Email: Louiejbec@gmail.com
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Consultant Name: N/A Address: City State Zip:	Phone: N/A Email:
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1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF through the [Submit a Land Use Application](https://westlinnoregon.gov/planning/submit-land-use-application) web page: <https://westlinnoregon.gov/planning/submit-land-use-application>

The undersigned property owner authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

	03/28/2024		03/28/2024
Applicant's signature	Date	Owner's signature (required)	Date



VICINITY MAP [NOT TO SCALE]

SITE WORK DETAIL

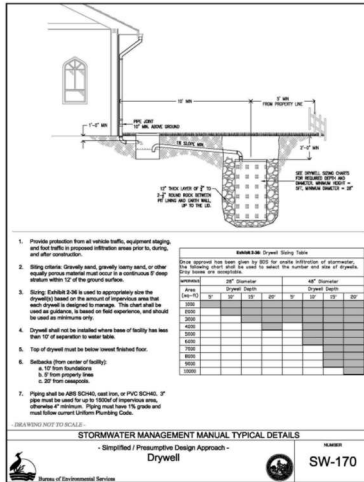
- ALL GRADING SHOWN ON PLANS IS APPROXIMATE, CONTRACTOR IS TO BE RESPONSIBLE FOR DETERMINING ALL FINAL GRADING AND NOTIFYING DESIGNER IF CHANGES TO THE PLAN SET ARE NECESSARY
- REMOVE TOP SOIL AND ORGANIC MATERIAL FROM THE BUILDING SITE, STOCKPILING ON SITE FOR FINAL GRADING IF POSSIBLE
- ANY FILL UNDER GRADE SUPPORTED CONCRETE SLABS TO BE 4" THICK (MIN.) SAND COMPACTED TO 95%
- FINISH GRADES ARE TO REMAIN AT LEAST 6" BELOW FINISH SIDING
- CONTRACTOR TO SLOPE GRADE MIN. 6" IN 10' AWAY FROM BUILDING, OR CONTRACTOR SHALL PROVIDE FOOTING DRAINAGE
- MINIMUM CONCRETE STRENGTH AT 28 DAYS FOR ALL FOUNDATION WALLS & FOOTINGS IS TO BE 3000 PSI
- 6 MIL. BLACK POLY GROUND COVER (EXTEND UP FOUND. WALLS 12" MIN.)

EROSION & SEDIMENT CONTROL

- PROVIDE SEDIMENT CONTROL SILT FENCE AROUND PERIMETER OF WORK AREA [4' TALL & 6" MIN. BURY]
- PROVIDE BIO-FILLER BAGS OR FIBER ROLLS FOR INLET PROTECTION [CATCH BASINS, AREA DRAINS, CURBSIDE INLET, ECT.]
- STABILIZE ALL SOILS, INCLUDING STOCKPILES THAT ARE TEMPORARILY EXPOSED.
- COVER MATERIAL STOCKPILE DURING WINTER MONTHS WITH 6 MIL.
- PREVENT SEDIMENT FROM ENTERING ALL STORM DRAINS

ADDITIONAL NOTES

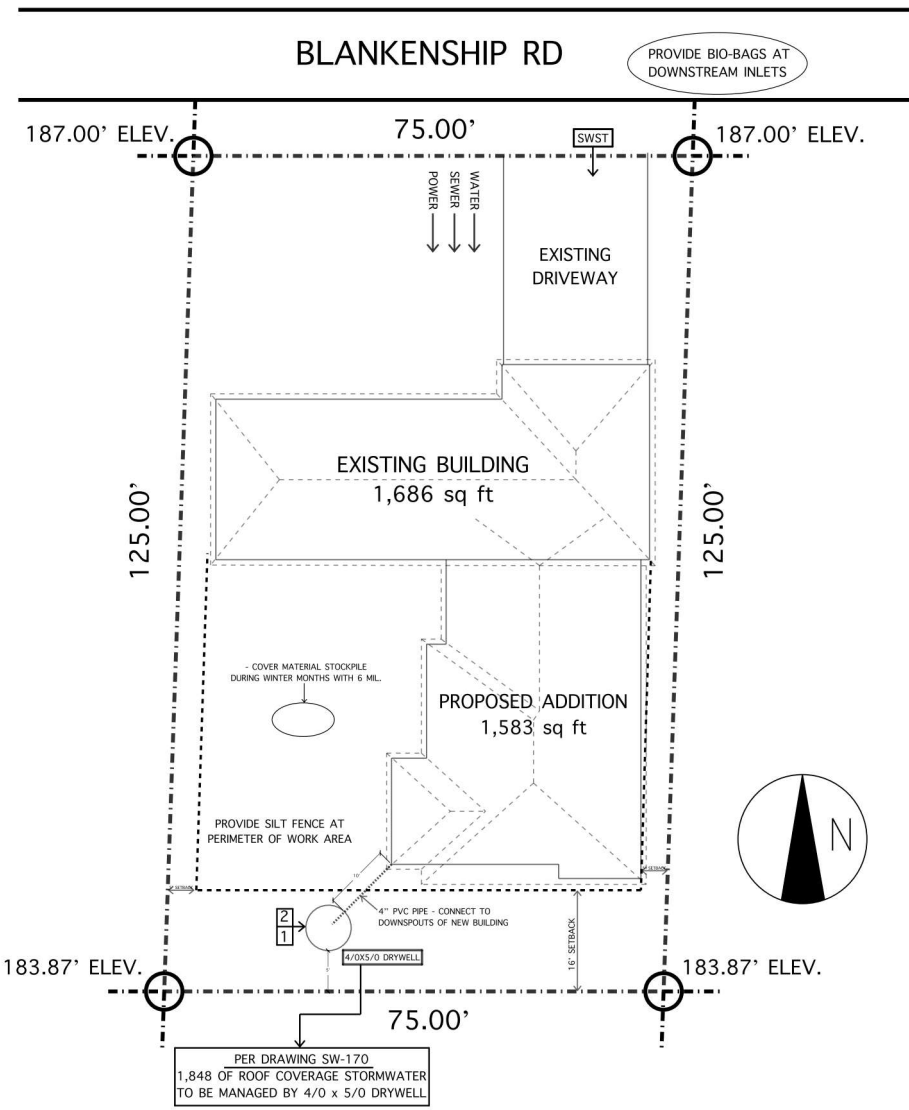
- CONNECT SEWER LINES TO EXISTING
- CONNECT WATER LINE TO EXISTING WATER METER
- EXTEND HEATING DUCTS TO EXISTING FURNACE
- STORMWATER HANDLED BY ONSITE DRYWELL [SEE SITE PLAN] [10' FROM FOUNDATION & 5' FROM PROPERTY LINE]
- CLASS 1 VARIANCE & NON CONFORMING STRUCTURE PERMITS TO BE APPLIED FOR SETBACKS
- NO TREES ON SITE [SEE SATALITE MAP]



2
1 DRY WELL DRAWING

Contact Info	Louie Bec 503-730-6238
Address	1215 Blankenship Rd West Linn OR 97068
Taxlot Numb.	21E34DA01300
Zoning	R-10
Lot Size	9,254 sq ft
Lot Coverage	35.00 %
Building Area	1,686 sq ft
Proposed Building Area	1,583 sq ft

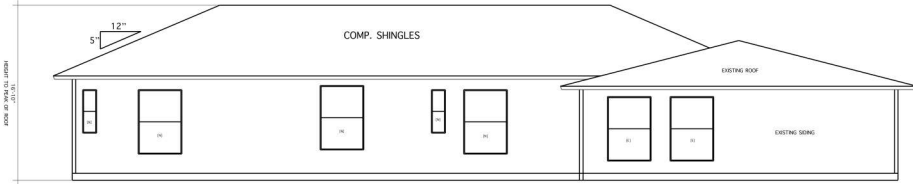
CONSTRUCTION SITE RUNOFF	
- CONTRACTOR AND/OR HOMEOWNER RESPONSIBLE FOR SITE, DRIVEWAY AND CITY STREET (BLANKENSHIP RD) WASHOUT/CLEAN OUT	
- CONTRACTOR AND/OR HOMEOWNER RESPONSIBLE FOR WASTE MATERIAL MANAGEMENT ON SITE	



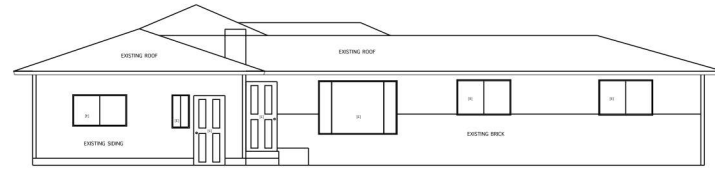
Louie Bec
1215 Blankenship Dr. West Linn OR 97068

SITE PLAN

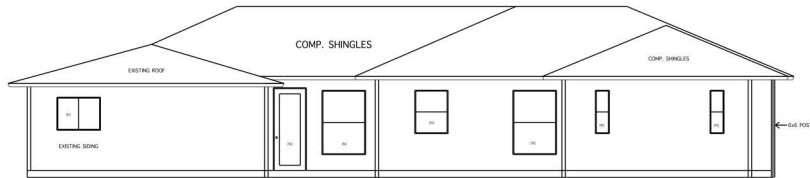
Revisions Entry
Project Number 1-2024
Date 03-09-2024
Drawn By Jason A
Scale 1" = 10'



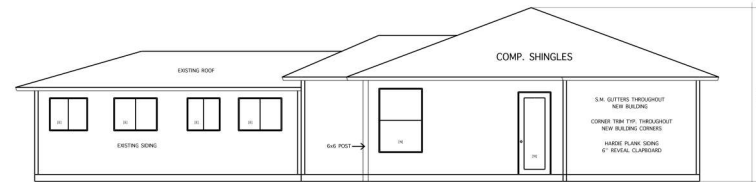
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

Louie Bec
1215 Blankenship Dr. West Linn OR 97068

ELEVATIONS

Revisions Entry

Project Number 1-2024

Date 03-09-2024

Drawn By Jason A

Scale 1/4" = 1'

March 29, 2024

Class 1 Variance Narrative for property located on 1215 Blankenship Rd, West Linn, OR 97068.

To whom it may concern,

Hello, my name is Louie Bec, the property owner of 1215 Blankenship Rd. I am planning to submit a building permit for the construction of an addition in the back of my existing house. To make better use of the current open space and living space of the home, I am requesting a class 1 variance to reduce the setback from 20 feet to 16 feet. This addition space will provide 4 more feet from the end of the addition to the rear end of the property line.

I believe that I meet the following dimensional requirements of a class 1 variance per Chapter 75.020.(A)1

Chapter 75.020.(A)1

Required Yard and Minimum Lot Dimensional Requirements. Required yards may be modified up to 20 percent, lot dimensions by up to 10 percent and lot area by up to five percent if the decision-making authority finds that the resulting approval:

- a. Provides for a more efficient use of the site;** The variance will allow me to build the addition with more space for social gatherings in the back yard. By providing a 16-foot setback instead of a 20-foot one, it'll also allow me to utilize the back yard for different landscape opportunities.
- b. Preserves and incorporates natural features into the overall design of the project;** The additional space between the proposed addition and the rear of the property line will preserve the openness of the back yard and create more space for activities and enjoyment.
- c. Does not adversely affect adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazards;** The proposed single-story addition will not affect adjoining properties in any regard. The neighbor's residence (1270 Farrview Ct) has their backyard facing the rear end of mine, and there isn't anything in-between the two except a fence line. Future landscaping will have no impact on their property or any of the above noted criteria.
- d. Provides for safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation.** The proposed single-story addition and setback variance will have no impact on pedestrian or vehicular access to the site or circulation.

Thank you for considering the Class 1 Variance and the non-conforming structure narrative for my proposed single-story addition. This opportunity will provide more living space for future usage and significantly improve living conditions as I plan to start a family in this house.

Louie Bec

Please see response to chapter below

Chapter 66.080(B)

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

I believe that I meet the following criteria of the non-conforming structure due to the following:

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

1. If the enlargement, in and of itself, meets all provisions of this code, the enlargement will be permitted. This exception does not preclude design review or other applicable provisions of this code.

2. If the enlargement, in and of itself, does not meet all 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 CDC 99.060(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: I am requesting to reduce the side-to-side setback from the proposed single-story addition from 7.5 feet to 5 feet. The proposed setback will not encroach any closer than 5 feet from the side of the house to the property line. With this set back in place, the lot will be at a 35% lot coverage. There will also be space for pedestrian access to the rear of the property line through this access point.

Thank you very much for taking time to review my application. I look forward to the future for the city of West Linn. Have a great day.

Louie Bec