

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
September 15, 2016

SUBJECT: Proposed modification of back porch to put a master on the main floor and create an upstairs useable open space

File: PA-16-20

ATTENDEES: Applicant: Phil Chek and Elizabeth Warren
Staff: Jennifer Arnold, Associate Planner

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Site Information

Site Address: 1822 5th Avenue
Site Area: 10,000 square feet
Neighborhood: Willamette
Comp. Plan: Medium Density Residential
Zoning: R-5 (Single-Family Residential Detached and Attached/Duplex)
Overlays: Willamette Historic District Overlay Zone

Project Details

The applicant is proposing several modifications to the 1822 5th Avenue property, which is in the locally designated Willamette Historic District and inside of the National Register district. The lot is zoned R-5 and is 10,000 square feet. The property is a corner lot with 13th Street on the West side of the property and 5th Avenue on the south side. The existing residence has approximately 1,675 sq. ft. of living area. Per Clackamas County Assessor data, the house was built c. 1900.

The applicant is proposing to convert an existing deck, attached to the rear of the home, into a full bathroom to create a master on the main level. This bathroom addition will add a new window overlooking a new rear deck. Also on the rear of the home, the applicant proposes to construct a new dormer on the second floor. On the east elevation of the existing home, the applicant proposes to add a window in an existing gable. The applicant is also proposing to relocate an existing window on the north elevation. This window will be a new size and shape smaller than the existing window. The applicant also proposes to raise an existing on the north elevation.

In addition to the modifications of the existing home the applicant proposes to replace the existing garage on the 5th Avenue (south) side of the property. The new garage will be of an appropriate historic style and meet current zoning and setback requirements. The applicant proposes to remove an addition to an existing shed in the rear of the property. The addition does not meet the historic requirements of CDC chapter 25 and is dilapidated.

Process

This is a Class II Historic Design Review process with the deciding body being the Historic Review Board. See Chapter 25 of the Community Development Code for application requirements. You can find the Community Development Code at <http://www.codepublishing.com/OR/WestLinn/CDC.html>. N/A is not an acceptable response to the approval criteria. The submittal requirements may be waived, but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Manager and must identify the specific grounds for that waiver. In addition to the narrative and application requirements, a fee of \$100 must be paid.

A neighborhood association meeting is not required for this application.

Once the application and deposit/fee are submitted, the City has 30 days to determine if the application is complete or not. If the application is not complete, the applicant has 180 days to make it complete or provide written notice to staff that no other information will be provided.

Once the submittal is declared complete, staff will schedule the Historic Review Board's (HRB) hearing decision date and post notice. Following the HRB hearing there is a 14-day window to appeal the HRB's decision to City Council. If no appeal has been received by the close of the appeal period, the HRB's decision becomes final and the applicant may move forward with the development of their proposal.

Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application **or provide any assurance of potential outcomes**. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. **A new pre-application conference would have to be scheduled one that period lapses and these notes would no longer be valid. Any changes to the CDC standards may require a different design or submittal.**