



LAND USE PRE-APPLICATION CONFERENCE

Thursday, July 20, 2017

City Hall
22500 Salamo Road

Willamette Conference Room

1:30 pm Proposed Class I variance to reduce side setback requirement

Applicant: Ken Hanawa

Subject Property Address: 4191 Mapleton Drive

Neighborhood Assn: Robinwood

Planner: Jennifer Arnold

Project #: PA-17-30





CITY OF

West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
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PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 7/20/17	TIME: 1:30	PROJECT #: PA-17-30
STAFF CONTACT: Jennifer Arnold	FEE:	

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 4191 Mapleton Drive, West Linn

Brief Description of Proposal: Reduce side property setback from 7.5 feet to 6 feet 5.5 inches in affected location to enable planned construction of a minor kitchen addition. The location is on the east side of my property that borders the LOT water treatment facility.

Applicant's Name: Ken Hanawa

Mailing Address: 4191 Mapleton Drive

Phone No: 503 } 680-9780

Email Address: kenhanawa@yahoo.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal:

Discussed with John Boyd about expediting this process as much as possible to enable construction to proceed.

I have had conversations with all of my immediate neighbors (including LOT) and they have all expressed "no objections" to the proposed variance to my side property setback on the LOT water treatment side (east) side of my property

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Ken Hanawa

Digitally signed by Ken Hanawa
Date: 2017.07.06 09:24:34 -07'00'

July 6, 2017

Property owner's signature

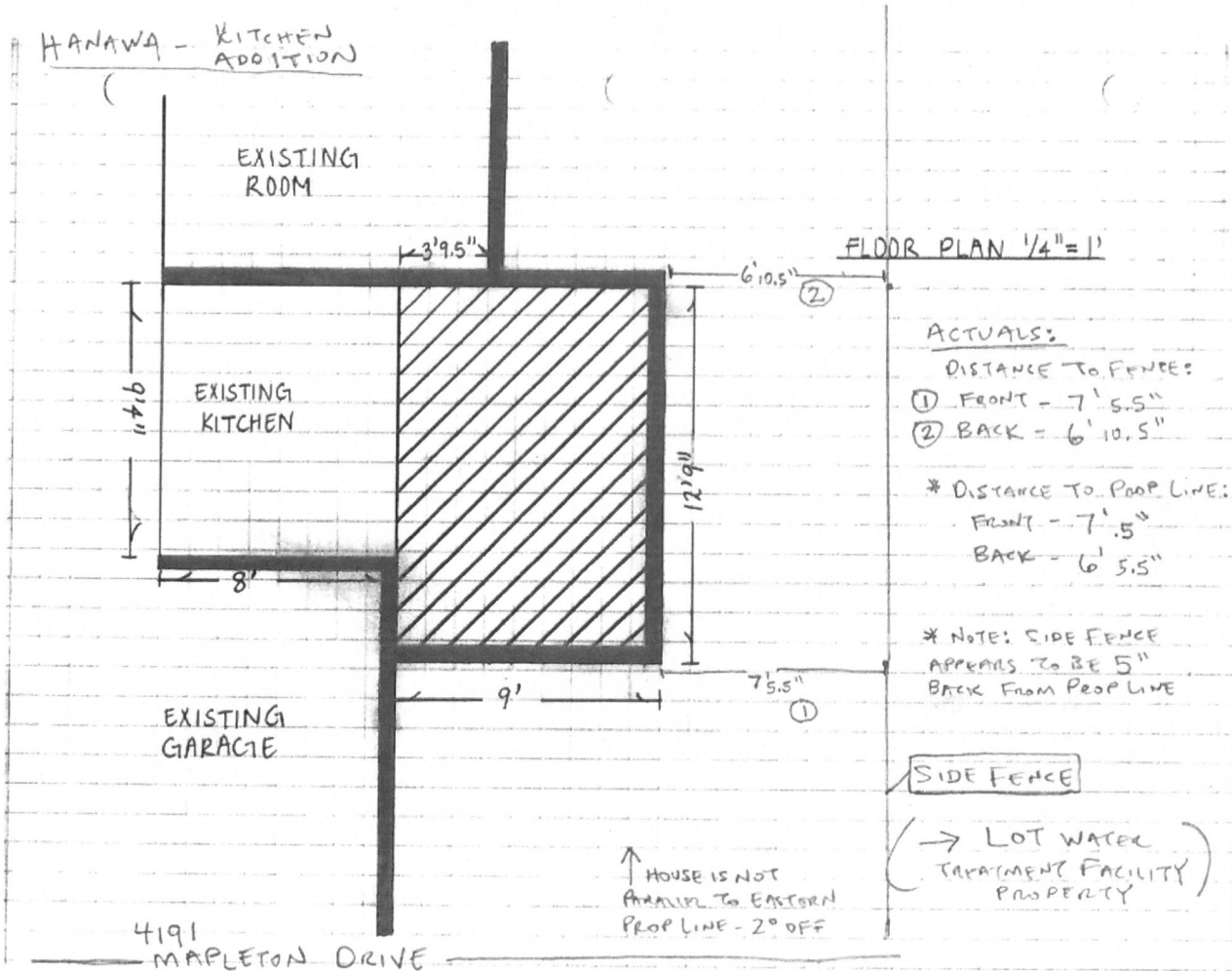
Date

Property owner's mailing address (if different from above)

Hanawa Kitchen Addition – Side property setback variance request

Situation: In the course of beginning construction for a minor kitchen addition to our home and prior to the footing inspection we have had the property surveyed per direction from the City of West Linn (Planning/Building dept.). The survey has revealed that the forms that we have constructed for the new foundation have encroached on the side setback – which should be 7.5' per W.L. building code.

The encroachment actuals are as noted below:



ACTUALS:
 DISTANCE TO FENCE:
 ① FRONT - 7' 5.5"
 ② BACK - 6' 10.5"
 * DISTANCE TO PROP LINE:
 FRONT - 7' .5"
 BACK - 6' 5.5"

* NOTE: SIDE FENCE APPEARS TO BE 5" BACK FROM PROP LINE

SIDE FENCE

→ LOT WATER TREATMENT FACILITY PROPERTY

Setback Actuals based on built forms:

Distance to side fence:
 Front - 7' 5.5" (0.5" short of setback based on fence)
 Back - 6' 10.5" (6.5" short of setback based on fence)

Distance to surveyed property line:
 Front - 7' .5" (5.5" short of setback based on survey)
 Back - 6' 5.5" (12.5" short of setback based on survey)

Current state of construction – foundation forms w/surveyed markers and string-line



NOTE: existing house is not parallel to property line (~2 degrees off) so the footprint of the new addition gets closer to the fence as it travels back along its 12.5' run. The back corner of the new addition ends up at 6 feet 10.5 inches which is 6.5 inches short of the setback based on the fence

Request:

We are requesting a Level II variance from the West Linn Planning Director for a new side-yard setback on the east side of our property to a new setback of *6 feet 5.5 inches* in this area representing the actual distance (back side) based on the surveyed property line. We are also requesting that this process be expedited to the extent possible so as to enable construction within the summer months