



DARYL SIEKER ARCHITECT, LLC

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November 18, 2015

Peter Spir, Associate Planner
Planning Department
City of West Linn
22500 Salamo Rd
West Linn, OR 97068

Subject: MI-15-12 Alteration/Expansion of Non-Conforming Structure at
4589 Cornwall St
West Linn, OR 97068

Peter,

In response to your letter dated November 17, 2015 requesting narrative addressing the approval criteria of CDC Chapter 66.080(B2)(a) and (b), please find the following:

- a. The proposed alterations and expansions to this existing residence will not adversely impact the existing non-conforming rear yard. The non-conforming rear yard is bordered by an existing fence and accessory structures located on the property line with adjacent property. The proposed alterations/expansion to this one story residence will not restrict views or solar access to any adjacent properties.
- b. Other applicable ordinance provisions in CDC Chapter 13:
Section 13.070:
 - (A) Complies with lot size of 5,000 Sq. ft.
 - (B) Complies with minimum front yard width of 35 ft.
 - (C) Complies with minimum lot width of 50 ft.
 - (D) N/A
 - (E.1) 20 ft. front yard required: 20 ft. provided.
 - (E.3) 15 ft. side yard abutting a street required: 15 ft. provided.
 - (E.4) 20 ft. rear yard required: existing 5 ft. +/- non-conforming.
 - (F) 35 ft. maximum length required: 14 ft. provided.
 - (G) 40% maximum lot coverage required: 38% provided.
 - (H) N/A
 - (I) 45% maximum FAR (floor area ratio) required: 28% provided.
 - (J) N/A

Additional applicable ordinance provisions in CDC Chapter 38:

Section 38.060(B): 24 in. roof eaves to match existing, complies with 36 in. maximum eave overhang into required yards.

Section 38.060(F): Proposed front porch addition complies with 5 ft. encroachment into front yard.

Submitted as requested,

By


Daryl Sieker Architect, LLC