

Proposed lot line adjustment with Historic lot line & (2) Class I Variances for lot size and dimensions

Additional information as requested by Jennifer Arnold, associate planner for West Linn.

SITE INFORMATION

Site Address: 1822 5th Ave

Area: 10,000 sq. ft.

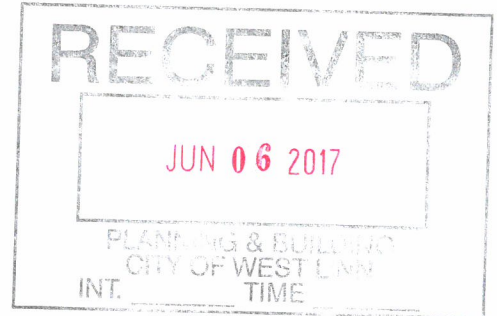
Zoning Classification: R-5 (5,000 square foot minimum lot size)

Subdivision Name: Willamette Falls Blocks 1-17

Block: 12

Lots: 7&8

Tax Lot: 31E02BA06800



85.070 ADMINISTRATION AND APPROVAL PROCESS

A. The application shall be filed by the record owner(s) of the property or by an authorized agent who has a letter of authorization from the property owners of record. The burden of proof will be upon the applicant to demonstrate the validity of the ownership, if challenged.

[Please see agent authorization form, attached.](#)

5.210 PROPERTY LINE ADJUSTMENTS – APPROVAL STANDARDS

A. The Director shall approve or deny a request for a property line adjustment based on the criteria stated below:

1. An additional lot or parcel shall not be created by the line adjustment.

[There is no additional lot or parcel created by the line adjustment. The line adjustment is to re-establish the historic lot line on the property.](#)

2. The existing property shall not be reduced in size by the adjustments below the minimum lot or parcel size established by the approved zoning for that district.

[The existing property is not reduced in size by the adjustments below the minimum lot or parcel size.](#)

3. Reducing the lot or parcel size shall not violate the site development regulations for that district. For example, the property line adjustment shall not result in an overall loss of density below 70 percent except as allowed by CDC [85.200\(J\)\(7\)](#).

[Reducing the lot size does not violate the site development regulations for this district.](#)

4. The property line adjustment is as defined by ORS Chapter [92](#).

[The property line adjustment meets the definitions as outlined in ORS Chapter 92.](#)

5. The lot line adjustment will not affect existing easements or existing utilities unless an easement vacation is obtained, replacement easements are dedicated or any required utility relocations are paid for by the applicant.

[The lot line adjustment will not affect existing easements or utilities.](#)

6. Any appeal must be filed in accordance with CDC [99.240](#).

[No appeals are being filed at this time.](#)

AGENT AUTHORIZATION FORM

PROPERTY LEGAL DESCRIPTION:

LOT NO. LOTS 7&8, BLOCK 12, WILLAMETTE FALLS

MAP/PLAN NO. 31E02BA

LOT/PARCEL ID: 6800

STREET ADDRESS:

1822 5th Avenue
West Linn, OR

Property Owner: Elizabeth Warren

The undersigned, registered property owners of the above noted property, do hereby authorize Phil Chek (Contractor / Agent), of Phil Chek and Associates (Name of consulting firm), to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standard and special conditions attached.

Property Owner's Address (if different than property above):

Elizabeth Warren

2111 SW 21st Ave Portland OR 97201

Telephone: 503-208-3829

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Authorized Signature: Elizabeth Warren Date: 6/3/17

Authorized Signature: Phil Chek Date: 6/5/17