

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT: <i>Jennifer Arnold</i>	PROJECT No(S): <i>DR-17-07</i>	
NON-REFUNDABLE FEE(S) <i>100</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>100.00</i>

Type of Review (Please check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal and Review (AP) *
<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Easement Vacation
<input type="checkbox"/> Extraterritorial Ext. of Utilities
<input type="checkbox"/> Final Plat or Plan (FP)
<input type="checkbox"/> Flood Management Area
<input type="checkbox"/> Hillside Protection & Erosion Control | <input checked="" type="checkbox"/> Historic Review
<input type="checkbox"/> Legislative Plan or Change
<input type="checkbox"/> Lot Line Adjustment (LLA) */**
<input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Pre-Application Conference (PA) */**
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses *
<input type="checkbox"/> Time Extension *
<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 |
|--|---|---|

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: <i>1296 12th Street West Linn, OR 97068</i>	Assessor's Map No.:
	Tax Lot(s): <i>2900</i>
	Total Land Area: <i>26,619 sq. ft.</i>

Brief Description of Proposal: *Dismantle and rebuild existing garage on its current footprint, allowing for multiple structural improvements. Change roofline to match house. Add shed addition.*

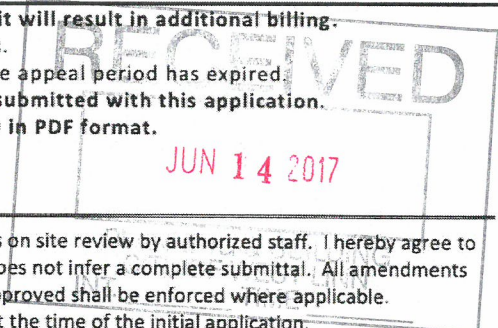
Applicant Name: <i>John Klatt</i> <small>(please print)</small>	Phone: <i>503-504-5423</i>
Address: <i>1296 12th St</i>	Email: <i>johnklatt@comcast.net</i>
City State Zip: <i>West Linn, OR 97068</i>	

Owner Name (required): <i>John Klatt</i> <small>(please print)</small>	Phone: <i>503-504-5423</i>
Address: <i>1296 12th St</i>	Email: <i>johnklatt@comcast.net</i>
City State Zip: <i>West Linn, OR 97068</i>	

Consultant Name: <i>Todd Iselin - Iselin Architects</i> <small>(please print)</small>	Phone: <i>503-656-1942</i>
Address: <i>1307 7th St.</i>	Email: <i>todd@iselinarch.com</i>
City State Zip: <i>Oregon City, OR 97045</i>	

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.
One (1) complete set of digital application materials must also be submitted on CD in PDF format.
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed



The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

<i>John Klatt</i>	<i>6/13/17</i>	<i>John Klatt</i>	<i>6/13/17</i>
Applicant's signature	Date	Owner's signature (required)	Date

Historic Design Review – Narrative

**1296 12th Street
West Linn, OR 97068**

Prepared by:

John Klatt

1296 12th Street

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503-504-5423

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INTRODUCTORY NOTES

- 1) Our intention is to use our 20 ft. by 20 ft. garage as a studio for a home business – Old Oregon Photos. Thus it will be upgraded to a fully climate controlled space. However, it will still be able to be used as a garage if desired; the existing garage doors will be maintained and the driveway and new concrete floor will be adequate for that use.
- 2) While the garage is within both the national and local historic districts, it is not listed as a contributing structure. (Both the house and the barn are designated as “contributing”.) The house and barn date to 1906, while the garage is circa 1940.
- 3) Though we propose to change the roofline to match the house, the rest of the garage will look very much like it does now. We will maintain the garage doors, siding and window design.
- 4) A major choice point is whether to restore the garage in place, or whether to dismantle it and rebuild it on the same footprint. We propose to dismantle and rebuild, as the garage itself is currently not structurally sound, and needs:
 - a. A proper foundation. The current foundation is composed of some concrete, some bricks, and even some drainage tiles, and does not have adequate footings. In some places the foundation is leaning and bowed outward.
 - b. A concrete slab floor. The current floor is mostly dirt.
 - c. New roof rafters. The current rafters are 2x4s at 24 inches on center, and are sagging significantly. We propose 2x8’s at 16 inches on center.
 - d. Stronger walls. The current walls are 2x4s at 24 inches on center. There is also no structural sheathing – only siding – which has caused the building to lean significantly, and to bulge along one wall. We propose re-using the existing 2x4s but spaced at 16 inches on center, and to place plywood sheathing on the exterior before we replace the existing siding.
 - e. A stronger storage loft. The current loft is supported by 2x4s that span 10 feet and rest on a 20 foot long 4x7 beam. We propose 2x6 joists resting on a 4x10 center beam that would have truss-type reinforcements. (It would run perpendicular to the current beam.)

Our architect, Todd Iselin of Iselin Architects, and our contractor, Jesse Osborne of Life and Limb Built both have experience dismantling and rebuilding historic structures. Additionally, we also have that experience, as the historic barn on our property was dismantled, moved six blocks to our property and then rebuilt.

We had the garage inspected by TerraFirma Foundation Systems, and they also recommended dismantling and rebuilding due to the current condition of the building.

- 5) The new shed structure at the back-right in the rendering is designed for yard-related items: tables, chairs, grills, etc. and would only be accessible from its outside door.
- 6) One flat skylight is proposed, to be located on the west slope of the garage roof. It would be aligned with the new main entrance door below it. This is the slope that faces the back of the property.

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25.060 DESIGN STANDARDS APPLICABLE TO HISTORIC RESOURCES

The following design standards apply to all changes, including alterations, additions, and new construction proposed on a designated historic resource. These standards are intended to preserve the features that made the resources eligible for historic designation. Development must comply with all applicable standards, or be approved through the modifications process specified in CDC [25.080](#).

A. Standards for alterations and additions. This section applies to historic reviews for alteration of and additions to designated historic resources:

1. Retention of original construction. The original construction shall be maintained or restored to the greatest extent practicable. Stylistic features of original construction that shall be preserved include, but are not limited to: a line of columns, decorative shingles, projecting bays, other primary structural elements, spatial relationships that characterize the property, examples of skilled craftsmanship that characterize the building, and architectural details defining the structure's character and historic significance.

While the existing garage is not designated as a contributing structure in the historic districts, we are committed to maintaining the stylistic features of the original construction, including existing roofing type (composition), existing siding (any new siding will be a close match), existing garage doors, existing trim design and paint colors. The new foundation will be concrete to match the house and much of the existing garage.

We are proposing to add fascia and soffit boards to the garage to match the main two sections of the house, which will make the garage easier to maintain. The square cut fascias are appropriate to both the era of the house and the era of the garage (1940).

2. Retention of historic material. Removal or alteration of historic materials and features shall be avoided during the construction of new additions or exterior alterations. Whenever possible, deteriorated materials and architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary, new materials shall, to the extent possible, match those of the original building in terms of composition, design, color, texture, and other visual features.

We will reuse as much as possible of the original materials. Most of what will be replaced will be structural elements, which need to be strengthened, and which will not be visible.

3. Time period consistency. Buildings shall be recognizable as a physical record of their time and place. Alterations which have no historical basis or which seek to create a false sense of historical development are not allowed.

The proposed visual changes to the garage (roof slope, addition of fascias and soffits, and the shed addition) while matching details on the house, are all details that could have been used in 1940 when the garage was built. The new doors and windows will be similar to existing doors and windows on the garage, and will be appropriate to a 1940 building.

4. Significance over time. Changes to a property that have acquired historic significance in their own right, and during the period of significance, shall be retained and preserved.

Since it was built, there have been no significant changes to the garage.

5. Differentiate old from new. Alterations and additions shall be differentiated from the original buildings and shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property.

The addition of a lean-to shed to the side of the garage will be done with materials compatible with the rest of the garage. The roof-line for the shed will communicate that it is an addition to the main structure.

6. Reversibility. Additions and alterations shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its context would be unimpaired.

The shed will be built in such a way that it could be removed at some point without any structural challenges.

7. Building additions. Building additions shall be subordinate to the original building, smaller in scale, and attached to the rear or set back along the side. Features of building additions, including the proportions of window and door openings, shall be consistent with those of the existing building. Dimensional and other requirements in the underlying zone, as applicable, shall apply.

The shed will be added to the rear half of the side of the garage (the side that faces the back property line). At 6 by 10 feet, it will clearly be subordinate to the existing 20 by 20 foot garage. Siding, roofing, and the door will be consistent with those of the existing building.

8. Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.

As stated elsewhere, we are proposing to change the roof pitch to match the house, thus making the garage a few feet higher. Note that the garage itself is not listed as a contributing structure in the historic district, and the new pitch will be compatible with not only the house, but also with other accessory buildings in the district.

9. Roof materials. Replacement of a roof or installation of a new roof with materials other than cedar shingles, three tab asphalt shingles, or architectural composition shingles must be demonstrated, using photographic or other evidence, to be in character with those of the original roof, or with materials that are consistent with the original construction.

While the original roofing materials were sawn cedar shingles, we will be replacing the roof with architectural composition shingles over plywood decking, which are now used on almost all the

buildings in the historic district. They will match the shingles recently installed on the house and barn.

10. Existing exterior walls and siding. Replacement of the finish materials of existing walls and siding with different material must be demonstrated, using photographic or other evidence, to be in character with those of the original materials, or with materials that are consistent with the original construction.

We will not be changing the design of siding on the existing garage. Most of the existing siding is in good enough condition to be re-used, and any new material will match that design.

11. New exterior walls and siding. Wood siding or shingles shall be used unless the applicant demonstrates that an alternative material has a texture and finish typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.

The new shed will have the same siding and composition shingles used on the main part of the garage.

12. Gutters and downspouts. Replacement or new gutters and downspouts shall be rectangular, ogee, or K-shaped and comprised of wood or metal material, or styles and materials that match those that were typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials and styles that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.

There have never been any gutters and downspouts on the garage. Since it will not have a basement, we are proposing to not install gutters and downspouts.

13. New windows. New windows shall match the appearance of the original windows as closely as possible. Wood window frames and sashes shall be used unless the applicant demonstrates that the non-wood windows are consistent with their wooden counterparts, including profile and proportion of the sash, sill, trim, light patterns, glass color, and profile of mullions and muntins. The window trim and sill shall match the original trim.

We will add two new windows in the gables at each end of the garage. They will be wood, with multiple lights to match the design of the existing windows on the sides and on the garage door.

We also propose to add one skylight on the west slope of the garage roof, aligned with the new entrance door below. Note that this faces the rear of the property.

14. Storm windows. Storm windows shall be made of painted wood, baked enamel, anodized aluminum, or another material that is consistent with the color, detail, and proportions of the building.

There are currently no storm windows on the garage and we have no plans to add them.

15. Window replacement. Replacement of windows or window sashes shall be consistent with the original historic appearance, including the profile of the sash, sill, trim, window plane relative to the building wall plane, light pattern, glass color, profile of mullions and muntins, and color.

We will not be replacing any existing windows on the garage. We plan to remove one small window on the right side in order to add the shed and a new entrance door.

16. Doors. Doors shall be painted or stained wood, fiberglass clad, or metal clad, or another material that is consistent with the original historic appearance.

We will be adding two new doors for the new entrance and for the shed. They will be wood, painted on the exterior and oiled on the interior. We will replace the existing door on the back of the garage with a door matching its design and size. See photos for the new doors we have selected, which are appropriate for the circa 1940 construction date of the garage. Note that their panels are vertical v-groove, similar to the design of the existing garage doors.

17. Porches. Front porches are allowed on new construction. No front porch shall be added to a structure if there was not one originally. Existing front porches shall not be enclosed or enlarged. Alterations to existing front porches and side yard porches that face a street shall:

- a. Maintain the shape, width, and spacing of the original columns; and

There will be no porches on the rebuilt garage.

- b. Maintain the height, detail, and spacing of the original balustrade.

As there will be no porch, there will be no balustrade.

18. Decks. Decks shall be located in rear yard or the portion of the side yard behind the front 50 percent of the primary structure.

There will be no deck on the rebuilt garage.

19. Foundations. Repair or construction of a foundation that results in raising or lowering the building elevation must demonstrate that:

- a. The proposal is consistent with the original design and, if applicable, is consistent in the context of adjacent and other structures on the block, based on photographic or other evidence; or

We will build a new foundation and concrete slab for the rebuilt garage. The design will be upgraded from the original, which is not structurally sound, and will match the original concrete section of the foundation in appearance.

- b. That it is necessary to satisfy a requirement of the building code and/or floodplain regulations (Chapter [27](#) CDC).

The new foundation will be built to code, meaning it will now have proper footings and reinforcement. It will be a few inches higher for maintenance reasons, as the garage currently has its siding touching the ground in some areas.

20. Lighting. Residential lighting shall be shielded to prevent glare and compatible with the architectural character of the building. Blinking, flashing, or moving lighting is not permitted.

We propose to add porch lights near the main entrance door, and perhaps for the shed door. They will be compatible with the design of the garage and will not cause glare for neighbors.

B. Standards for accessory structures. The following standards apply to accessory structures on properties designated as historic resources in addition to the regulations in Chapter [34](#) CDC:

1. All accessory structures.

a. Location.

1) Accessory structures in the Willamette Historic District are subject to the setback requirements of CDC [25.070\(C\)\(1\)](#) through (4);

The footprint of the garage will not be changed. It currently has a setback of 4 feet from the side street property line, which is one foot out of compliance according to CDC [25.070\(C\)\(3\)\(b\)](#). Since the garage is being rebuilt on the same footprint, it our understanding the 4 foot setback does not require a variance process.

2) Accessory structures on historic landmark properties must meet the setback requirements of the underlying zone and Chapter [34](#) CDC;

This not a historic landmark property (it's in the Willamette Historic District), and thus this section does not apply.

3) Detached accessory structures shall be in the rear yard; and

The garage is in the rear yard (it is about 20 feet behind the house).

4) Two-story accessory structures shall be at least 10 feet from the house; and one-story accessory structures shall be at least three feet from the house.

The garage is about 20 feet behind the house, and about 17 feet to the side of the house.

b. Height. Accessory structures in the Willamette Historic District are subject to CDC [25.070\(C\)\(7\)](#). Accessory structures on historic landmark properties must meet the height requirements of the underlying zone and Chapter [34](#) CDC.

The proposed changes will bring the garage to a height of about 16 feet, which is one foot more than allowed in order to be considered a one-story accessory dwelling, according to CDC [25.070\(C\)\(7\)\(b\)](#). It clearly is not a two-story structure, nor does it look like a two-story structure from the outside. However, if it is treated as a two-story structure for the sake of

this section, it is well below the height limit of 23 feet, as required in CDC 25.070(C)(7)(c). It is also 7 feet less than the 23 foot height of the house.

2. Conversions and additions. Existing detached, unheated structures including, but not limited to, workshops and garages, may be converted into other allowable accessory uses under the following conditions:

a. The structure is located behind the house's front building line;

The garage is located behind the house's front building line.

b. A structure in the front yard cannot be converted to a heated accessory structure;

The garage is not located in the front yard.

c. A story may be added to an existing non-contributing garage or similar accessory structure; provided, that the final design meets the setback standards of this chapter for a two story accessory structure (see CDC 25.070(C)(1) through (4)) for the historic district, or the setbacks in Chapter 34 CDC for a historic landmark; and

We are not proposing to add a second story. However, if the proposal is treated as such, the setback for a side street remains at five feet as stated in CDC 25.070(C)(3)(b), so in either case the proposal is out of compliance by one foot, which we understand will not require a variance in the historic district, as we are rebuilding the garage on the existing footprint.

d. The conversion of an existing structure is not required to meet the design standards in CDC 34.030, but it must conform to all applicable requirements of this chapter. (Ord. 1614 § 6, 2013)

While we are not proposing an Accessory Dwelling Unit conversion, we will add one off-street parking space which would be required by CDC 34.030(A)(1)

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25.070 ADDITIONAL STANDARDS APPLICABLE TO HISTORIC DISTRICTS

This section provides additional standards that are applicable to properties within a historic district.

A. Standards for alterations and additions.

1. Compatibility with nearby context. Alterations and additions shall be:

a. Compatible in scale and mass to adjacent properties; and

The proposed alterations are compatible in scale and mass to the house, which is itself typical of the scale of houses in the Historic District. The garage will also continue to be compatible in scale and mass with other detached two-car garages in the district.

b. Constructed such that they maintain the privacy of the residents of adjacent properties through window placement, orientation or landscaping.

The garage rebuild will maintain the privacy of residents of adjacent properties.

2. Not in period buildings. Alterations to compatible, not in period buildings shall follow all applicable standards of this chapter to avoid creating a false sense of history.

The only visual changes to the existing garage will be the change in roof slope to match the house, the addition to fascia and soffits to match the house, and the addition of a lean-to shed on the back half, which will be built with compatible materials.

3. Not in period noncompatible buildings. Alterations to not in period, noncompatible buildings shall be consistent with applicable standards in CDC [25.060](#) and [25.070](#). Such buildings do not contribute to the historic value of the district and are not subject to standards pertaining to siding, windows, and other materials listed in CDC [25.060\(A\)](#); however, such buildings shall not be so stylistically different from adjacent buildings that they detract from the district's historic character.

The existing garage is compatible with other structures in the Historic District, so this section does not apply.

B. Standards for new construction. The standards in this section apply only to new construction in a historic district beyond alterations and additions, including new accessory structures. These standards shall apply in addition to any other applicable standards (see the Standards Applicability Matrix in CDC [25.020](#)).

1. New construction shall complement and support the district. The historic district's defining characteristics include a discernible aesthetic rhythm of massing, scale, and siting. Infill buildings

shall not deviate in a detracting manner from these elements, but appear as complementary members of the district, by conforming to the following:

Not applicable. We are not proposing any new construction.

- a. Lot or parcel size, massing, scale, proportion, form, siting, floor area ratio, window patterns, building divisions, and height shall correspond to the contributing buildings within the district, and any specific historic district standards and the applicable requirements of the underlying zone.

Not applicable. We are not proposing any new construction.

- b. Infill buildings shall relate to and strengthen the defining characteristics, including architectural style, without replicating the historic buildings. Buildings shall differentiate by use of materials, mechanical systems, construction methods, and, if applicable, signage. Architectural style shall not be the primary indicator of differentiation.

Not applicable. We are not proposing any new construction.

- c. Mechanical and automobile infrastructure must be appropriately concealed when not consistent with the district's character.

Not applicable. We are not proposing any new construction.

2. Reconstruction. Reconstruction of buildings that existed within the district during the period of significance is allowed. Reconstructions shall be done in accordance with the Secretary of the Interior's Standards for Reconstruction.

Not applicable. We are not proposing any reconstruction.

3. Archaeological resources shall be preserved in place or mitigated. When new construction must disturb archaeological resources, mitigation measures shall be carried out consistent with applicable state and federal laws. As appropriate, information yielded from archaeological mitigation shall be interpreted in the new building or site.

Not applicable. We are not proposing any new construction.

C. Willamette Historic District general design standards. This subsection applies only to alterations and additions, new construction, and accessory structure construction of residential and historically residential properties in the Willamette Historic District. Other buildings are subject to the requirements in Chapter [58](#) CDC. Dimensional and other requirements of the underlying zone, as applicable, shall apply.

1. Front yard setback.

- a. The front yard setback shall equal the average of the front setbacks of adjacent homes on the block face. For corner lots, the setback shall be the average between the adjacent house to the side and 20 feet. The setback shall be the distance measured from the front

property line to the dominant vertical face of the building, exclusive of any porches or front landings.

No changes are proposed to the existing house, so front yard setback remains the same (35 feet to house).

b. Unenclosed porches with no living space above may encroach into the front yard setback six feet from the dominant vertical face of the building.

No changes are proposed for the existing house, so front yard setback remains the same (27 feet to porch).

2. Side yard setback. Side yard setbacks shall be five feet, except:

a. Bays, porches and chimneys and other projections that are cumulatively no more than 20 percent of the overall respective building wall length may intrude 18 inches into the side yard setback; and

Both sides of the existing house have side streets, so this section does not apply.

b. One story accessory structures may be sited within three feet of the side property line and two story accessory structures shall be a minimum of 15 feet from the side property line.

The front of the garage is located on a side street, so this section does not apply.

3. Side street setback. Setbacks from side streets shall be 10 feet for both developed and undeveloped streets, except:

a. Bays, porches and chimneys and other projections may intrude two feet into side street yard setback; and

There are no projections into the side street setback for the house or garage.

b. One and two story accessory structures may be sited within five feet of the side street property line.

The current setback for the garage is four feet, as documented by the attached survey. Thus the existing garage is non-conforming by one foot. We propose to rebuild on exactly the same footprint, partly to enable reusing the existing asphalt driveway. Note that the distance from the front of the garage to the edge of the street is 26 feet, so visually the garage is set well-back from the street. We understand that the existing four-foot setback will be allowable since we are rebuilding in the same location.

4. Rear yard setback. The rear yard setback shall be a minimum of 20 feet, except for accessory structures, which may be sited to within three feet of the rear property lines.

The rear yard setback for the proposed shed addition on the garage is about 63 feet.

5. Orientation. New home construction on corner lots shall be oriented the same direction as the majority of homes on the street with the longest block frontage.

As we are not proposing any new home construction, this section does not apply.

6. New lot configuration. In addition to other requirements of the CDC, all new lots in the historic district shall be perpendicular to the street and extend directly from the lot line along the street to the opposite lot line. The primary structure and any other contributing structures on the original property shall not be located on separate lots.

We are not proposing any reconfiguration to the existing 26,619 square foot lot.

7. Building height.

a. Residential structures are limited to 28 feet in height. Cupolas and towers shall not exceed 50 feet in height.

We are not proposing any changes to the existing house, which has a height of about 23 feet for the main section and about 17 feet for the shorter section.

b. One story accessory structures shall not exceed a height of 15 feet. For the purposes of this chapter, any one story accessory structure over 15 feet is considered a two story structure.

The proposed rebuilding of the garage will result in a height of about 16 feet – one foot out of compliance for a one-story structure. However, the garage will still visually look like a one-story garage with a storage loft, and indeed there is not enough height inside to create a true second story.

Additionally, we note that the grade at the front of the garage is four feet below the crown on the side street it faces, so it will appear to be lower than the 16 feet. Also, the proposed garage will still be slightly shorter than the shorter section of the existing house.

The reason for the increased height is the decision to match the roof slope on the existing house. Note that Section 34.030 states for Accessory Dwelling Units (which would be visually identical from the outside to our proposal) “The roof pitch must be the same as the predominant roof pitch of the primary dwelling”.

c. Two story accessory structures shall not exceed the maximum height of 23 feet as measured per Chapter [41](#) CDC.

Even if the rebuilt garage is treated like a two story building, the height will be about 16 feet, well within these limits.

d. Accessory structures shall not exceed the height of the primary dwelling.

At 16 feet in height, the rebuilt garage will be 7 feet less than the height of the existing house.

8. Building shapes and sizes. No building shall exceed 35 feet in overall width. Front facade gables shall not exceed 28 feet in overall width.

Overall width for the garage, including the shed addition, will be about 27 feet. The front façade gable will remain at the existing 20 feet.

9. Roof pitch. Roofs shall have a pitch of at least 6:12.

Current pitch for the garage is about 5:12, which would be non-conforming. We are proposing to match the pitch on the house, which is 10:12.

10. Garage access and parking areas.

a. Garages shall be accessed from an alley, if present. No garage door may face or have access onto a street except when alley access is not available.

There is no alley available. The garage faces a side street, and the distance from the street to the front of the garage is 26 feet, though the setback from the property line is 4 feet. We will retain the existing asphalt driveway.

b. Parking areas.

1) No residential lot shall be converted solely to parking use.

We are not proposing to convert the lot solely to parking use.

2) No rear yard area shall be converted solely to parking use.

We are not proposing to convert the rear yard to parking use.

3) When a lot is adjacent to an alley, all parking access shall be from the alley. (Ord. 1614 § 6, 2013; Ord. 1636 § 23, 2014)

There is no alley available.



Klatt Garage Modification

Iselln Architects, PC



North



West



East



South

Klatt Garage Modification

Iselln Architects, PC



Existing Garage from the Northwest



Existing Garage from the Northeast



Existing Garage from the South



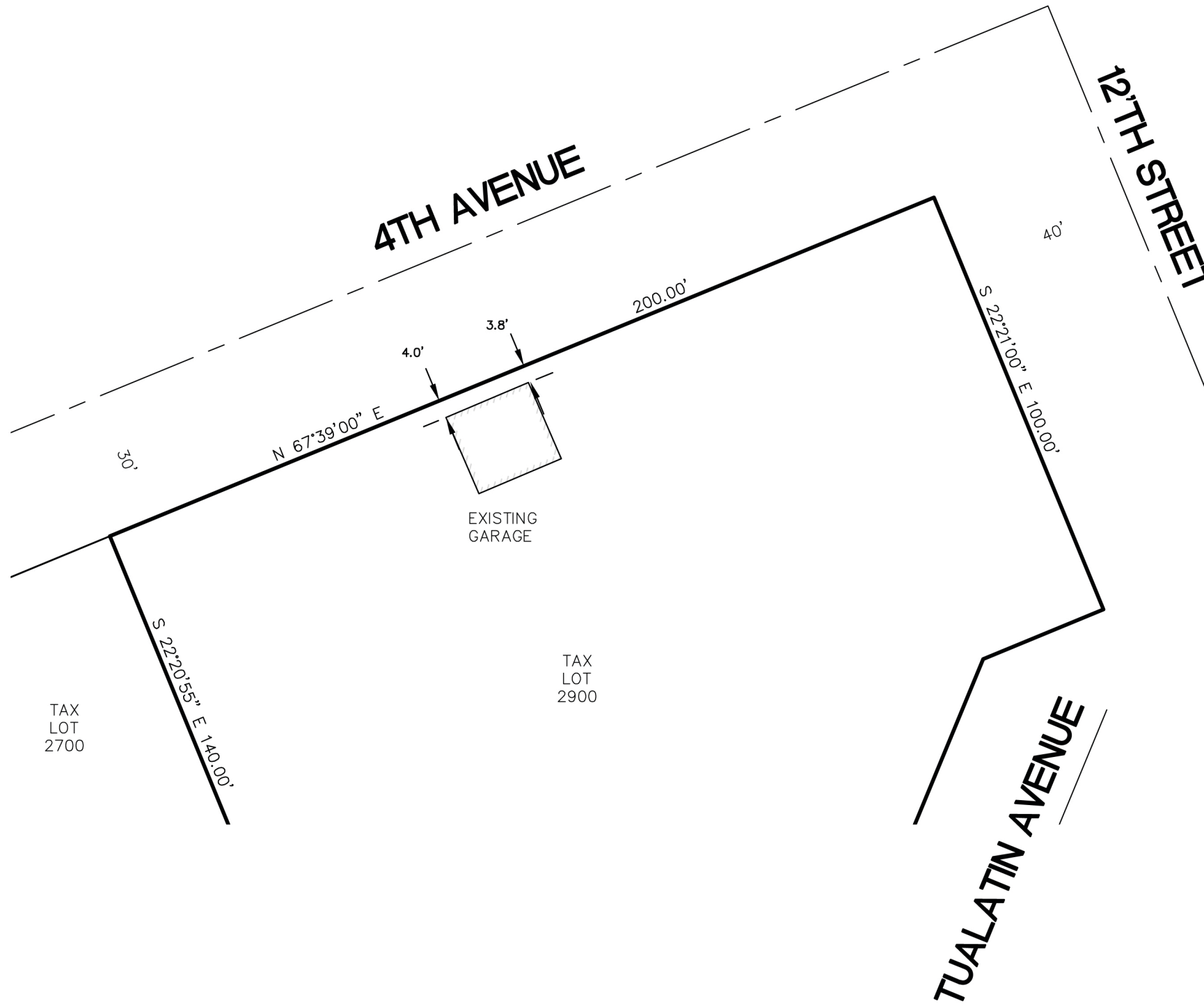
Existing Garage from the Southwest

SITE SKETCH

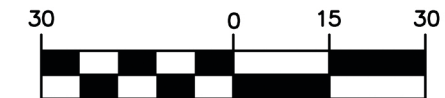
FOR:
JOHN KLATT
BEING A PORTION OF LOT 31
"WILAMETTE & TUALATIN TRACTS" (PLAT NO. 198)
IN THE NW 1/4 SECTION 2, T.3S., R.1E., W.M.
CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON

MAP 3 1E 2BD
TAX LOT 2900

MARCH 21, 2017



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

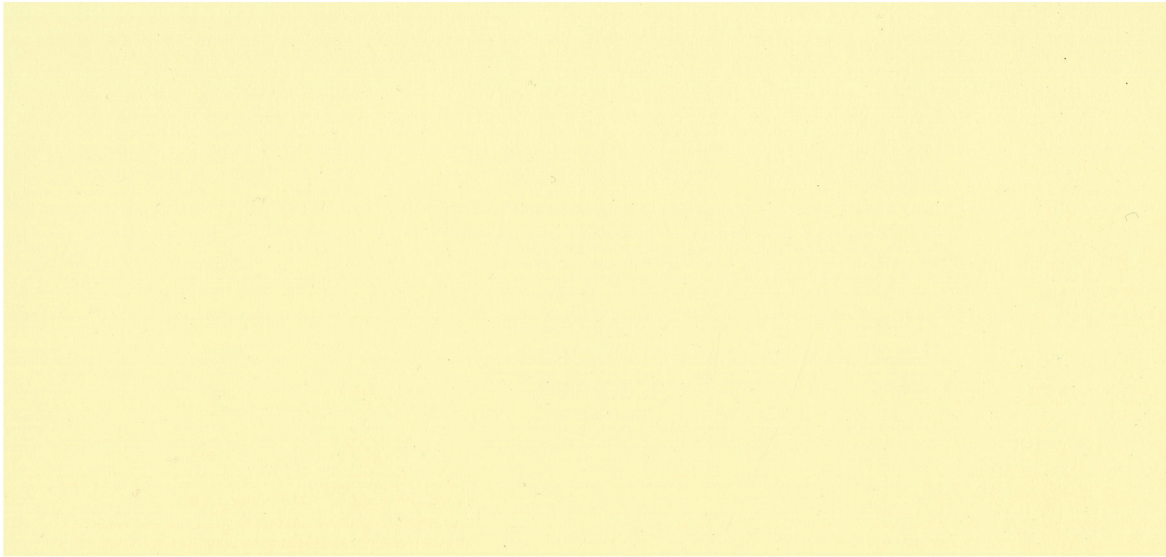
Harold P. Salo
OREGON
JANUARY 15, 1987
HAROLD P. SALO
2264

EXPIRES: JUNE 30, 2018

(SINCE 1952)
ANDY PARIS AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
16057 BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
PH: 503-636-3341
www.andyparis.com

PROJECT: 17059
DRAWING: 17059SP1.DWG
DRAFTED: MPC 03/21/17

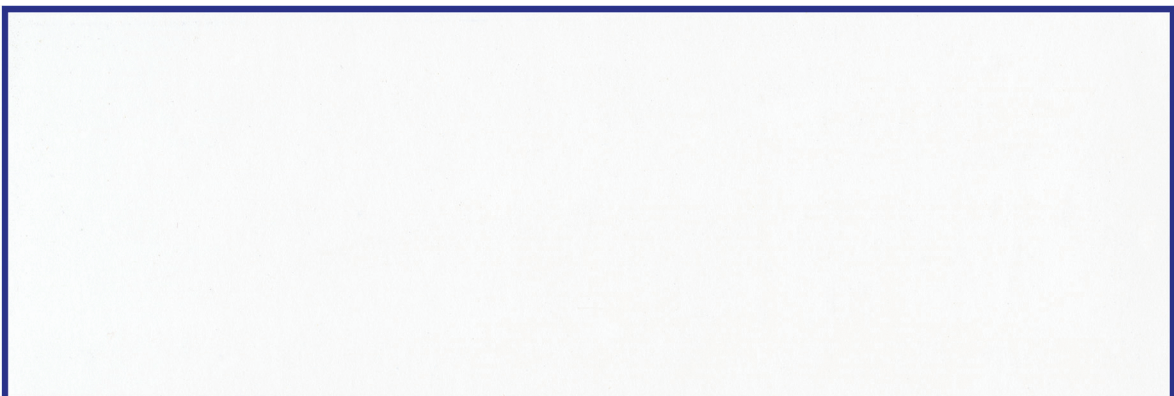
1296 12th St Garage Rebuild - Paint Choices



Siding: Miller #4551W - Satin



Sashes: Miller #0771 - Satin



Trim: White - Satin

1296 12th St Garage Rebuild - Roofing



Heather Blend

CertainTeed Corporation Landmark Designer
Shingles - Heather Blend Color

1296 12th St Garage Rebuild - Exterior Doors



Simpson Bungalow Series
#7224 in Douglas Fir



Simpson Bungalow Series
#7326 in Douglas Fir

1296 12th St Garage Rebuild - Skylight



Velux 21 x 45 3/4 in. Solar Powered Venting Deck-mounted Skylight with Light Filtering Blind