

**DEVELOPMENT REVIEW APPLICATION**

For Office Use Only		
STAFF CONTACT <i>Jennifer Arnold</i>	PROJECT NO(S). <i>VAR-17-04</i>	
NON-REFUNDABLE FEE(S) <i>825</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>825</i>

**Type of Review** (Please check all that apply):

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

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.

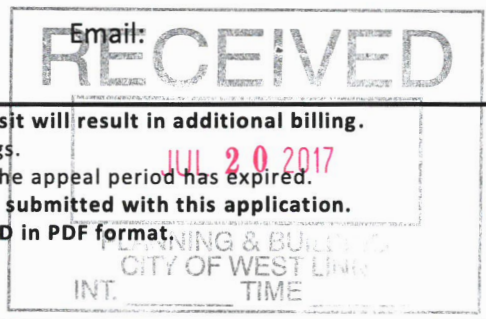
<b>Site Location/Address:</b> <i>4191 MAPLETON DRIVE WEST LINN, 97068</i>	<b>Assessor's Map No.:</b>
	<b>Tax Lot(s):</b>
	<b>Total Land Area:</b>

**Brief Description of Proposal:**  
*PROPOSED LEVEL I VARIANCE TO SIDE  
YARD SET-BACK*

<b>Applicant Name:</b> <i>KEN HANAWA</i>	Phone: <i>503 680 9780</i>
Address: <i>4191 MAPLETON DRIVE</i>	Email: <i>kenhanawar@yahoo.com</i>
City State Zip: <i>WEST LINN, OR 97068</i>	

<b>Owner Name</b> (required): <i>(SAME)</i>	Phone:
Address:	Email:
City State Zip:	

<b>Consultant Name:</b>	Phone:
Address:	Email:
City State Zip:	



- All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
  - The owner/applicant or their representative should be present at all public hearings.
  - A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
  - 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>[Signature]</i>	<i>7/20/17</i>	<i>[Signature]</i>	<i>7/20/17</i>
Applicant's signature	Date	Owner's signature (required)	Date

Hanawa Kitchen Addition - side setback variance request – CDC detail

→ Response to CDC variance provisions – provided by Ken Hanawa

CDC 75.020 – Classification of Variances

A. Class I Variance. Class I variances provide minor relief from certain code provisions where it can be demonstrated that the modification will not harm adjacent properties, and it conforms with any other code requirements. Class I variances are allowed for the following code provisions:

1. Required Yard and Minimum Lot Dimensional Requirements. Required yards may be modified up to 20 percent, lot dimensions by up to 10 percent and lot area by up to five percent if the decision-making authority finds that the resulting approval:

a. Provides for a more efficient use of the site;

→KH – This slight adjustment to the side setback enables more efficient use of the overall available space adding significant internal kitchen space where currently the space is very limited (8'x8'). This adjustment also accounts for the misalignment between the existing house and property line (the house is 2 degrees off resulting in decreasing distance to the property line as you move back along that side of the house).

b. Preserves and incorporates natural features into the overall design of the project;

→KH – This addition makes use of space that has otherwise been used as outdoor side-yard storage. It is very small relative to the house and fits neatly within nearby greenery

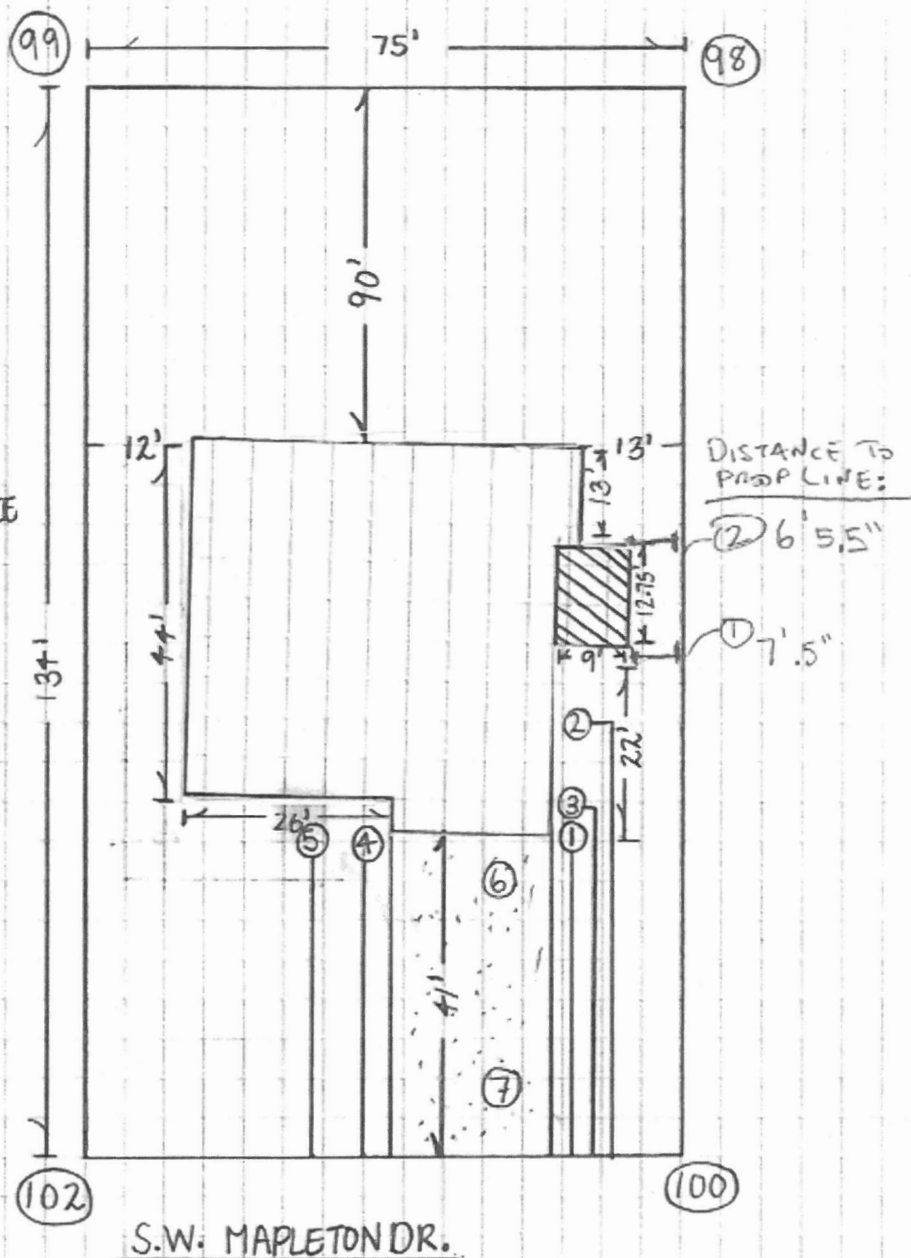
c. Does not adversely affect adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazards; and

→KH –The addition is very small and the adjacent property is a water treatment facility with a landscaped green-space planned for the site immediately adjacent to this addition. There are no adverse affects to adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazards due to the size and proximity of the addition

d. Provides for safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation.

→KH –This minor addition to the existing home and footprint does not interfere with vehicular and pedestrian access and circulation in any way due to its size and location

- ① ELECTRICAL
- ② GAS
- ③ PHONE, CABLE
- ④ WATER
- ⑤ SEWER
- ⑥ STAGING AREA
- ⑦ CONST. ENTRANCE



HANAWA KITCHEN ADDITION  
 PLOT PLAN 1/2" = 10'