

DEVELOPMENT REVIEW APPLICATION

<small>For Office Use Only</small>		
STAFF CONTACT <i>Darren Wyss</i>	PROJECT NO(S). <i>MISC-18-03</i>	
NON-REFUNDABLE FEE(S) <i>1000-</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>1000-</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 type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input checked="" 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.

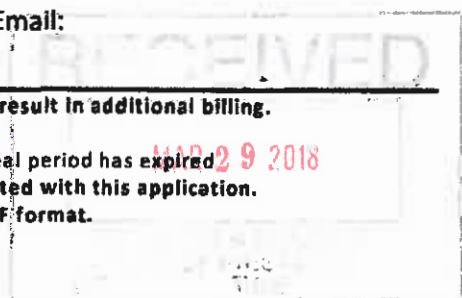
Site Location/Address: 1920 6TH AVE, WEST LINN, OR 97068	Assessor's Map No.: 31E02BA
	Tax Lot(s): 31E02BA04600
	Total Land Area: 6250 SQ. FT.

Brief Description of Proposal: SECOND STORY ADDITION TO EXISTING NON-CONFORMING STRUCTURE

Applicant Name: ALBERT AND LAURA SECCHI <small>(please print)</small>	Phone: 503 957 6060
Address: 1920 6TH AVE.	Email: LMSECCHIS@YAHOO.COM
City State Zip: WEST LINN, OR 97068	

Owner Name (required): ALBERT AND LAURA SECCHI <small>(please print)</small>	Phone: 503 957 6060
Address: 1920 6TH AVE.	Email: LMSECCHIS@YAHOO.COM
City State Zip: WEST LINN, OR 97068	



Consultant Name: <small>(please print)</small>	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>3/29/2018</i> 6/19/2017		<i>3/29/2018</i> 6/19/2017
Applicant's signature	Date	Owner's signature (required)	Date

Albert and Laura Secchi
1920 6th Ave
West Linn, OR 97068
(503)723-9635 Main
(503)358-9635 Mobile

Subject: Alteration/Expansion of Non-Conforming Structure at
1920 6th Ave
West Linn, OR 97068

Darren,

In response to your request for a narrative addressing the approval criteria of CDC Chapter 66.00(B2)(a) and (b), please find the following:

- a. The proposed alterations and expansions to the existing residence will not adversely impact the existing non-conforming rear yard. The non-conforming rear yard is boarded by an existing fence on the property line with adjacent property. The proposed second story expansion to the one story residence will not restrict views to any adjacent properties.
- b. Other applicable ordinance provisions in CDC Chapter 13:
Section 13.070:
 - (A) Complies with the minimum lot size of 5,000 sq. ft. by providing 6250 sq. ft.
 - (B) Complies with minimum front yard width of 35 ft. at 125 ft.
 - (C) Complies with minimum lot width of 50 ft.
 - (D) N/A
 - (E1) 20 ft. front yard required: 20 ft. provided
 - (E3) 15 ft. side yard abutting a street required: 20 ft. provided
 - (E4) 20 ft. rear yard required: existing 3 ft. +/- non-conforming
 - (F) 35 ft. maximum height required: Under 35 ft. provided
 - (G) 40% maximum lot coverage required: 25% provided
 - (H) N/A
 - (I) 45 % maximum FAR (floor area ratio) required: 44% provided
 - (J) N/A

Additional applicable ordinances provisions in CDC Chapter 28:

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

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

Alterations furthermore comply with Section 66.080:

B. An enlargement or alteration to a non-conforming structure containing a conforming use may be permitted subject to the following:

(B2) If the enlargement, in and of itself, does not meet all provisions of the code, review and approval by the Planning Director for single-family structures, and by the Planning Commission for non-single-family structures under the provisions of CDC 99.060 (B) is required subject to the following standards.

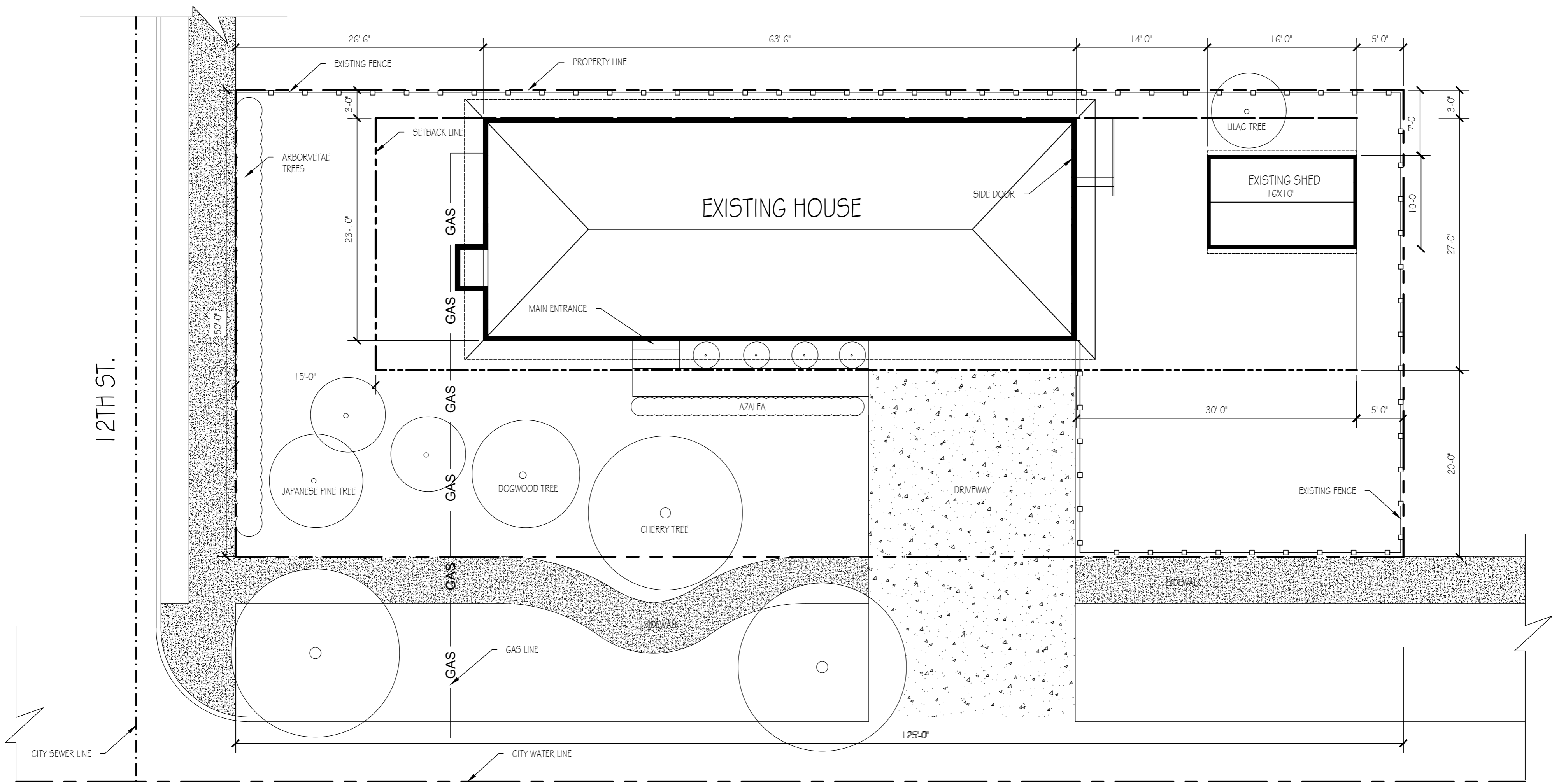
- a. The enlargement or alteration will not change the non-conformity; and
- b. All other applicable ordinance provisions will be met. (Ord. 1192, 1987)

Submitted as requested.



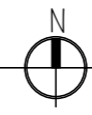
By _____

Albert Secchi



6TH AVE.

1 EXISTING SITE PLAN
1/8" = 1'-0"



EXISTING SITE PLAN
NON CONFORMING
STRUCTURE

DR BY: JB
DATE: 5/3/2017

PROJECT ADDRESS:
1920 6TH AVE.
WEST LINN, OR.

SHEET NO:

A-1

SCALE:
1/8" = 1'-0"

LOT COVERAGE

EXISTING HOUSE : 1,513.41 SQFT
 SECOND FLOOR ADD : 1,242 SQFT
 TOTAL AREA: 2,755.41 SQFT

LOT AREA: 6,250 SQFT
 PERCENTAGE: 44.08%

PROPOSED SITE PLAN
 NON CONFORMING
 STRUCTURE

SCALE:
 1/8" = 1'-0"

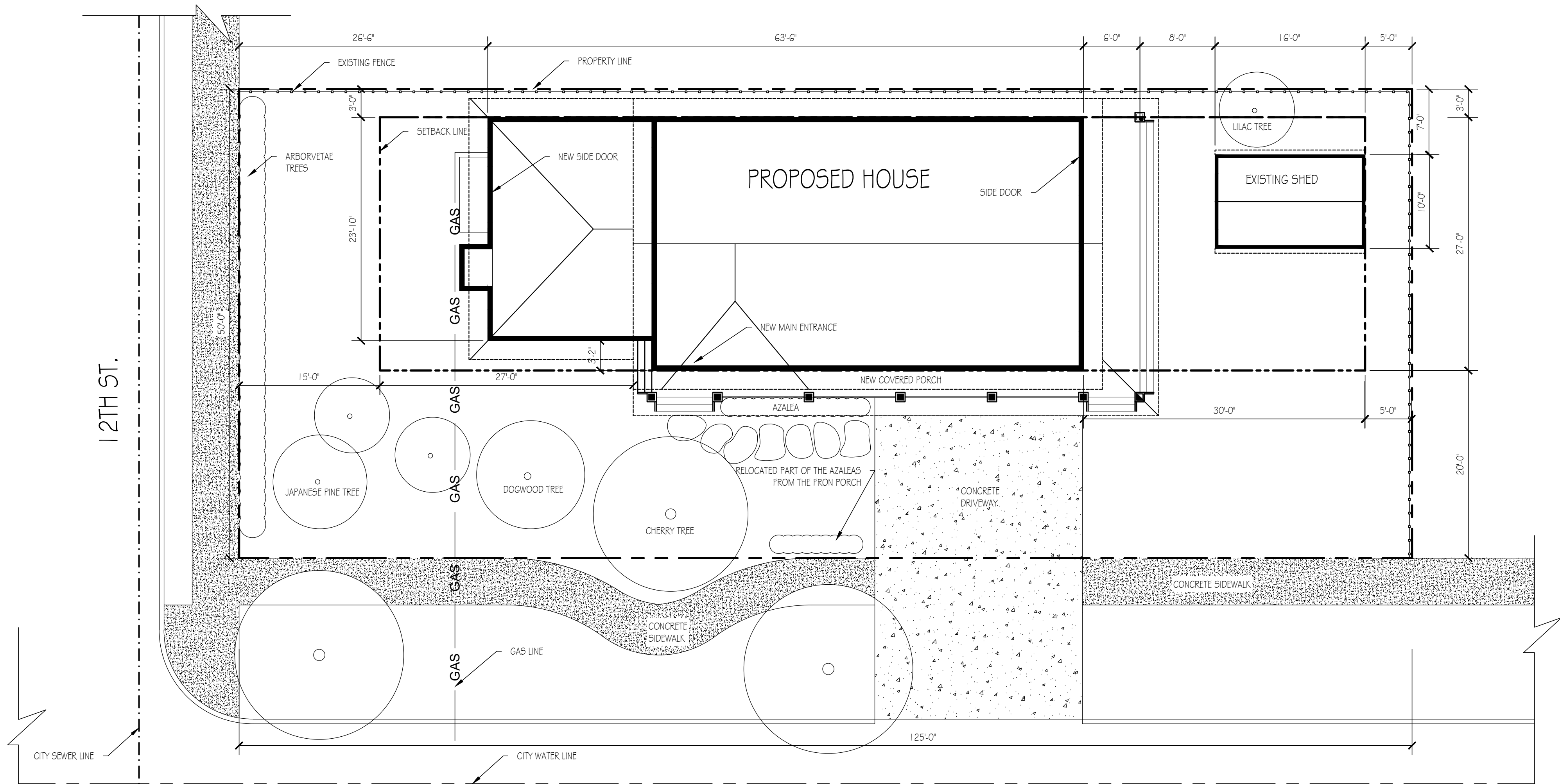
DR BY: JB

DATE:
 5/8/2017

PROJECT ADDRESS:
 1920 6TH AVE.
 WEST LINN, OR.

SHEET NO:

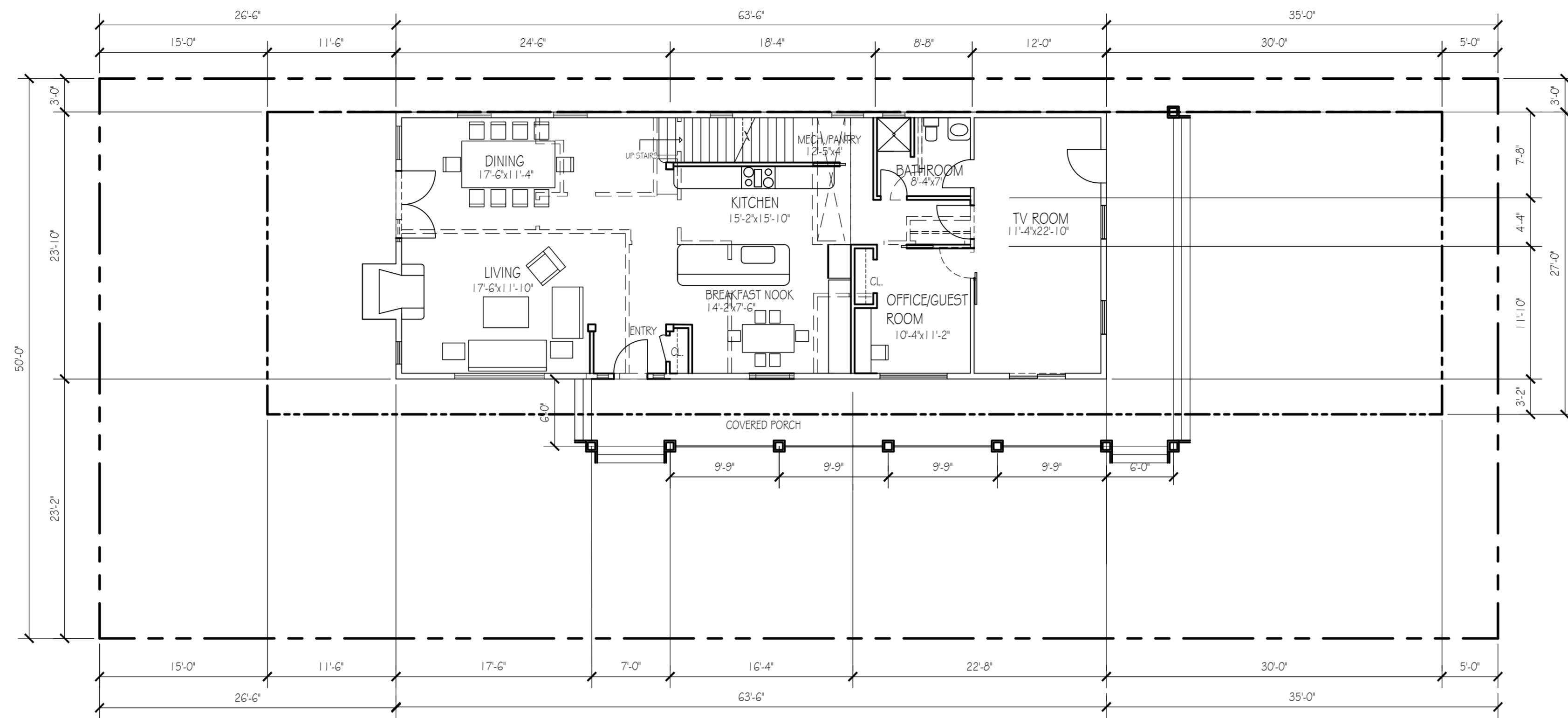
A-2



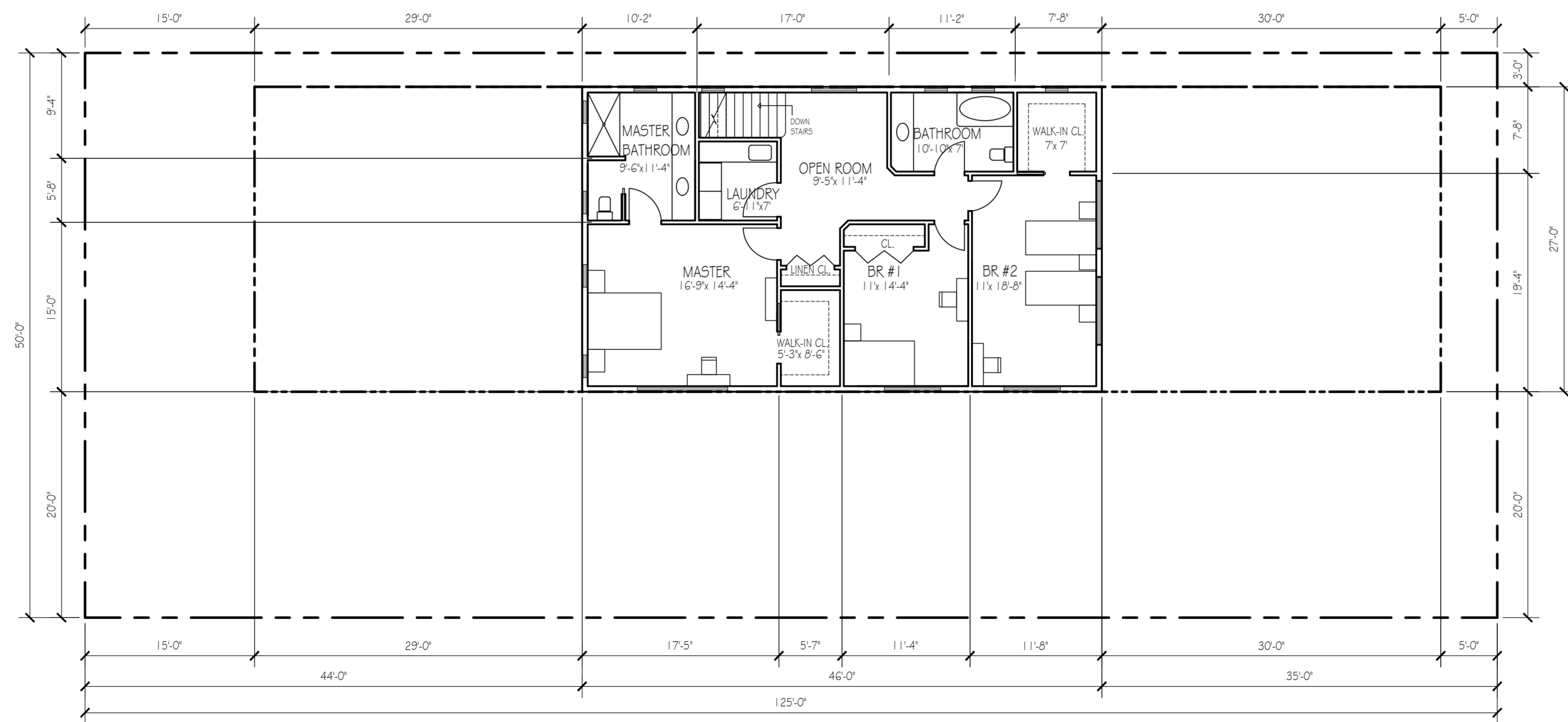
6TH AVE.

1 PROPOSED SITE PLAN
 1/8" = 1'-0"





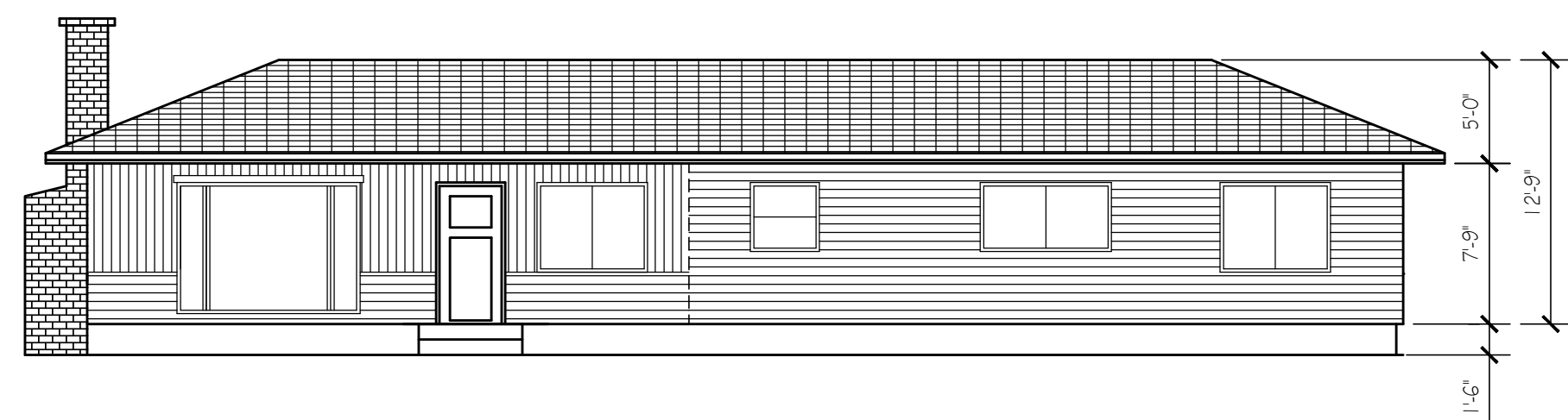
1 GROUND FLOOR
1/8" = 1'-0"



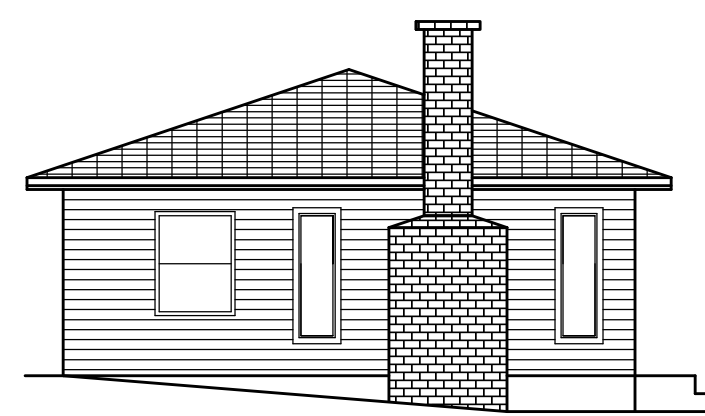
2 UPPER FLOOR
1/8" = 1'-0"

NOTES:

- EXISTING WALLS _____
- DEMOLITION WALL - - - - -
- NEW WALLS _____
- SETBACK LINE - - - - -
- PROPERTY LINE - - - - -



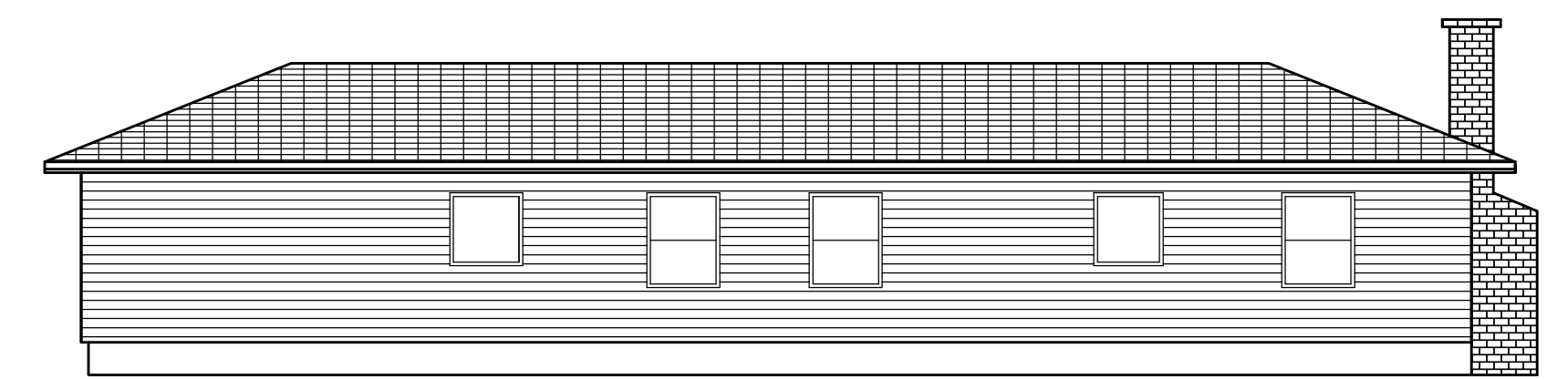
1 EXISTING EXTERIOR NORTH ELEVATION



3 EXISTING EXTERIOR EAST ELEVATION



5 EXISTING EXTERIOR WEST ELEVATION



7 EXISTING EXTERIOR SOUTH ELEVATION



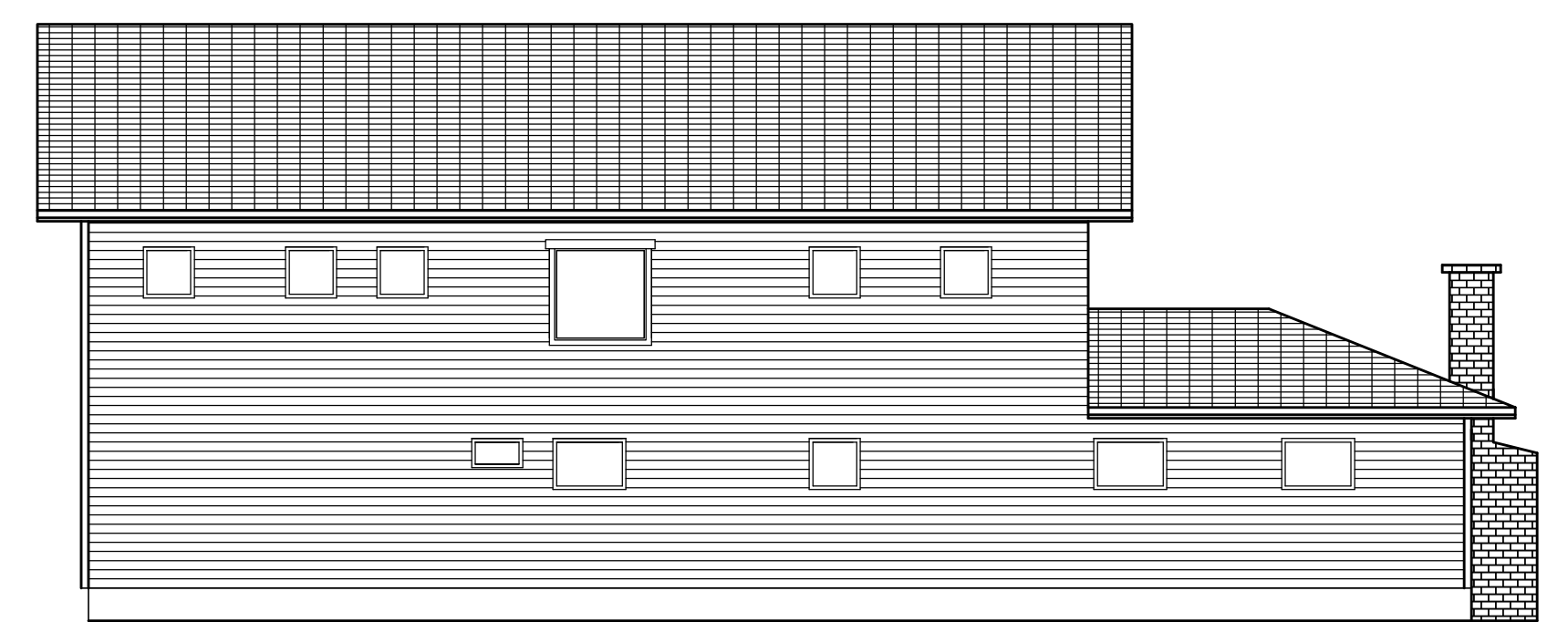
2 PROPOSED EXTERIOR NORTH ELEVATION



4 PROPOSED EXTERIOR EAST ELEVATION



6 PROPOSED EXTERIOR WEST ELEVATION



8 PROPOSED EXTERIOR SOUTH ELEVATION