



CITY OF
West Linn
 PLANNING AND DEVELOPMENT

**STAFF REPORT
 PLANNING MANAGER DECISION**

DATE: September 12, 2018

FILE NO.: MISC-18-05

REQUEST: Approval for an enlargement of a non-conforming single-family structure at 1555 8th Street to extend the structure’s side street wall at the rear of the house and widen the front porch.

PLANNER: Jennifer Arnold, Associate Planner

Planning Manager JA

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GENERAL INFORMATION

OWNER/ APPLICANT:	Dan Marsh, 1555 8 th Street, West Linn, OR.
CONSULTANT:	Ann Scheuerell, 2537 Lancaster Street, West Linn, OR.
SITE LOCATION:	1555 8 th Street
SITE SIZE:	19,228 square feet
LEGAL DESCRIPTION:	Tax Lot 900 of Clackamas County Assessor's Map 31E 02AB
COMP PLAN DESIGNATION:	Low-Density Residential
ZONING:	R-10, Single-Family Residential Detached (10,000 sq. ft. min. lot size)
APPROVAL CRITERIA:	Community Development Code (CDC) Chapter 11: R-10, Single-Family Residential Detached; Chapter 66: Non-Conforming Structures; Chapter 99: Procedures for Decision Making: Quasi-Judicial.
120-DAY RULE:	The application became complete on August 23, 2018. The 120-day period therefore ends on December 21, 2018.
PUBLIC NOTICE:	Notice was mailed to property owners within 300 feet of the subject property and to all neighborhood associations on August 28, 2018. A sign was placed on the property on August 27, 2018. The notice was also posted on the City's website on August 28, 2018. Therefore, public notice requirements of CDC Chapter 99 have been met.

EXECUTIVE SUMMARY

The applicant seeks approval for an enlargement of a non-conforming single-family structure (house). The home is non-conforming because it does not meet the side street and front (porch) setbacks.

The house is 10' 6" from the alley on the south side of the property. The required side street setback is 15 feet. The applicant proposes to build an addition at the rear of the house that would extend the side street building line and maintain the setback of 10' 6".

The porch is 10 feet from the front property line. The required front yard setback for an unenclosed porch is 15 feet per CDC 38.060(F). The applicant proposes to widen the porch from six feet to 12 feet wide but would maintain the existing 10 foot setback.

All other dimensional standards, setbacks, lot coverage, and other provisions of the underlying R-10 zone are met.

Public comments:

No public comments were received by the close of the comment period (September 10, 2018 at 4:00pm).

DECISION

The Planning Manager (designee) approves this application (MIS-18-05), based on: 1) the findings submitted by the applicant, which are incorporated by this reference, 2) supplementary staff findings included in the Addendum below, and 3) the addition of conditions of approval below. With these findings, the applicable approval criteria are met. The conditions are as follows:

1. **Site Plan. The final design submitted for building permits shall maintain a 10'6" side street setback confirmed by hub and tack survey.**

The provisions of the Community Development Code Chapter 99 have been met.

Jennifer Arnold
Jennifer Arnold, Associate Planner

September 12, 2018
Date

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. The appeal must be filed by an individual who has established

standing by submitting comments prior to the decision date. Approval will lapse 3 years from effective approval date if a building permit is not submitted.

Mailed this 12^h day of September, 2018.

Therefore, the 14-day appeal period ends at 5 p.m., on September 26, 2018.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
MISC-18-05**

This decision adopts the findings for approval contained within the applicant’s submittal, with the following exceptions and additions:

Chapter 11: SINGLE-FAMILY RESIDENTIAL DETACHED, R-10

11.030 PERMITTED USES

The following are uses permitted outright in this zoning district:

1. Single-family detached residential unit.

Staff Finding 1: The applicant proposes an enlargement of an existing non-conforming single-family detached home. Single family detached homes are permitted uses in the R-10 zone. This criterion is met.

11.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

5. Except as specified in CDC 25.070(C) (1) through (4) for the Willamette Historic District, the minimum yard dimensions or minimum building setback area from the lot line shall be:
 - a. For the front yard, 20 feet; except for steeply sloped lots where the provisions of CDC 41.010 shall apply.
 - b. For an interior side yard, seven and one-half feet.
 - c. For a side yard abutting a street, 15 feet.
 - d. For a rear yard, 20 feet.

Staff Finding 2: The house meets the rear and side yard setbacks but does not meet the side street and front (porch) setbacks. The house is 10’ 6” from the alley to the south of the house. The required side street setback is 15 feet. The applicant proposes to build an addition at the rear of the house that would maintain that same side street setback of 10’ 6”.

In the front yard, the existing porch is 10 feet from the front property line. The applicant proposes to widen the porch from six feet to 12 feet in width and maintain the existing 10 foot setback. The required front yard setback in the R-10 zone is 20 feet; however, the setback for an unenclosed porch, as the applicant is proposing, is 15 feet. CDC 38.060 PROJECTIONS INTO REQUIRED YARDS (F) states “*Front and rear porches, covered porches,*

unroofed landings and stairs (over 30 inches in height) may encroach into the front or rear yard setback up to five feet.” By approval of this application, the criteria is met.

(The 20 foot front yard setback would only have been applicable if the applicant had been proposing an enlargement to the front of the house. The applicant is not proposing any enlargement to the front of the house; just the porch.)

11.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

1. The minimum lot size shall be 10,000 square feet for a single-family detached unit.
2. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.
3. The average minimum lot width shall be 50 feet.
(...)
6. The maximum building height shall be 35 feet, except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.
7. The maximum lot coverage shall be 35 percent.
(...)
9. The maximum floor area ratio shall be 0.45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.
10. The sidewall provisions of Chapter 43 CDC shall apply.

Staff Finding 3: The 14,982 square foot lot exceeds the minimum 10,000 square foot lot size. The front line is 100 feet which exceeds the 35 foot minimum width. The average lot width is also 100 feet which exceeds the 50 foot average lot width. The house is 16 feet tall which is below the maximum allowed height of 35 feet. The current lot coverage is 14 percent. With the proposed addition, the lot coverage will be 21 percent which is still under the allowed 35 percent. The floor area ratio with the proposed addition will be 15 percent which is below the 45 percent maximum amount. The single story design of the house is exempted from the sidewall provisions per 43.040(B) (7). All other dimensional standards of this chapter are met. The criterion is met.

II. CHAPTER 66, NON-CONFORMING STRUCTURES

66.080 ENLARGEMENT OF OR ALTERATION TO A NON-CONFORMING STRUCTURE: PROCESS AND APPROVAL STANDARDS

A. *An enlargement of or alteration to a non-conforming structure containing a non-conforming use may be permitted subject to review and approval by the Planning Commission under the provisions of CDC 99.060(B) and CDC 65.120 through 65.140.*

Staff Finding 4: The non-conforming structure (house) does not contain a non-conforming use. The use of the home is residential, which is a permitted or conforming use in the R-10 zone. This criterion is not applicable.

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

1. *If the enlargement, in and of itself, meets all provisions of this code, the enlargement will be permitted. This exception does not preclude design review or other applicable provisions of this code.*

Staff Finding 5: This application is eligible for review under 66.080 (B) given that CDC Chapter 2 defines “Non-conforming structure” as a “lawful existing structure or use, at the time the ordinance codified in this title or any amendment thereto becomes effective, which does not conform to the requirements of the zone in which it is located.” This house was built in 1951 which pre-dates the adoption of the current zoning ordinance (and setbacks) in 1984. The use of the house is residential, which is a permitted or conforming use in the R-10 zone.

However, addressing 66.080(B)(1), the enlargement of this non-conforming structure will not in and of itself, meet all provisions of this code; specifically, it won’t meet the 15 foot side street or the 15 foot front porch setback. Therefore, this criteria is not applicable.

2. *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*

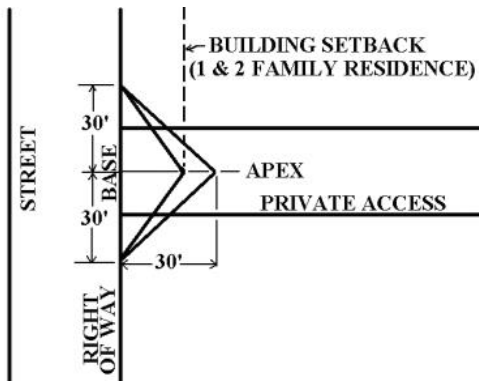
Staff Finding 6: Since the proposed enlargement of the house will not meet all the code provisions for the required 15 foot front (porch) and side street setbacks, the criteria of 66.080(B) (2) are applicable. Staff finds that the enlargement or alteration will not change or increase the non-conformity. The non-conformity will be maintained. Condition of Approval 1 requires the side street setback shall remain 10’6”.

In practical terms, staff finds that the purpose of side street setback is to provide a buffer between the house and its occupants from the anticipated impacts associated with the traffic on the street. In this case, the “street” is a 12 foot wide gravel alley that only provides access

to the rear of eight homes. The need to provide an increased setback is not present given that the trip generation from the alley is so low.

The side street setback must also satisfy clear vision area (CVA) standards of CDC Chapter 42.050:

The clear vision area for street and accessway intersections (accessways having less than 24 feet in width) shall be that triangular area whose base extends 30 feet along the street right-of-way line in both directions from the centerline of the accessway at the front setback line of a single-family and two-family residence, and 30 feet back from the property line on all other types of uses. Clear vision area for corner lots and driveways less than 24 feet in width:



Applying the methodology shown above, staff finds that the CVA is satisfied. None of the house nor any of the proposed expansion will intrude upon the CVA (see aerial photo below with CVA outlined in red).



Similarly, the proposed widening of the front porch will not encroach upon the front setback any more than the existing porch. The porch has been the same distance from 8th Street since 1951 to no apparent disadvantage. The enlargement will not change or increase the non-conformity. This criterion is met.

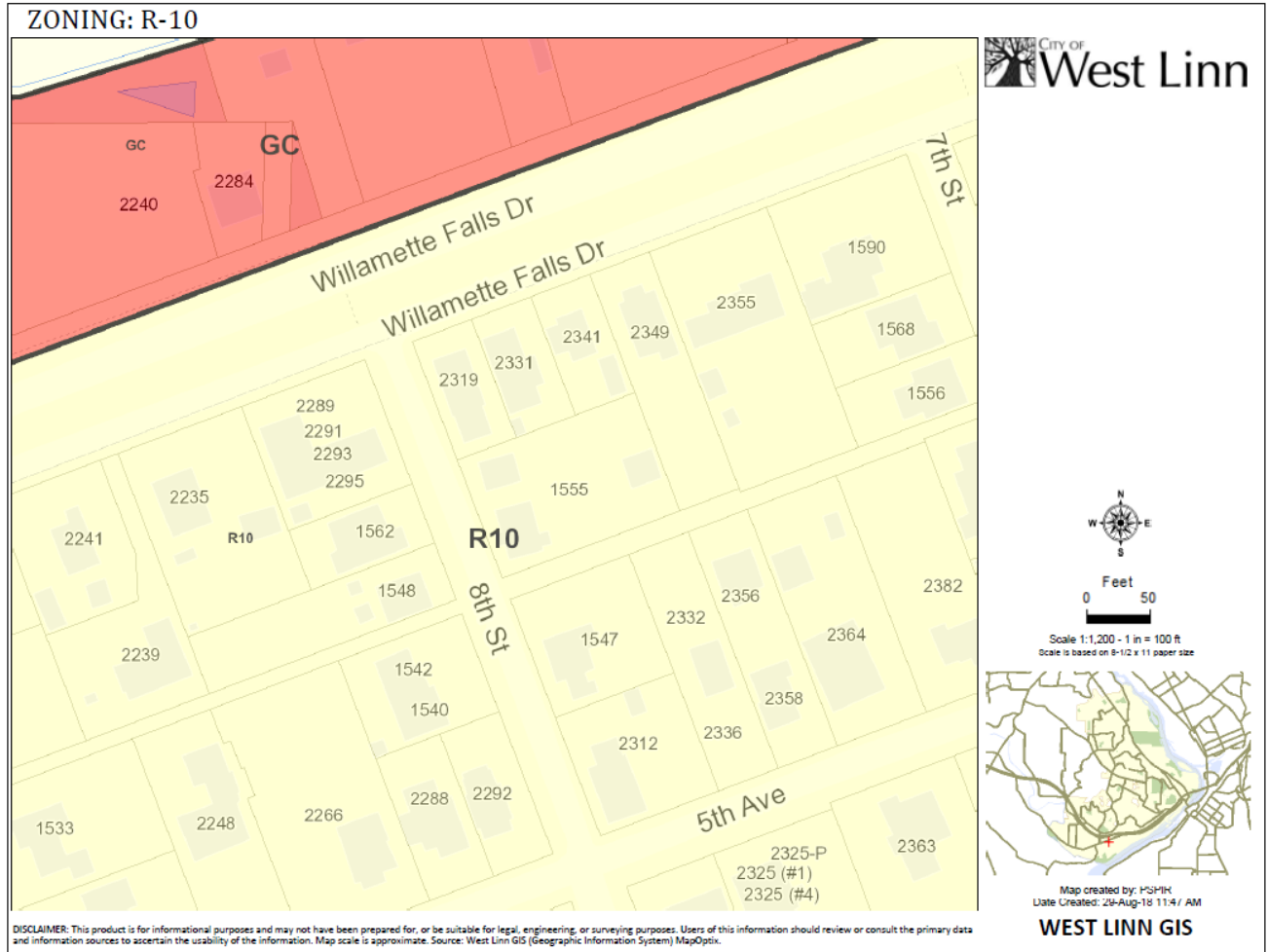
b. All other applicable ordinance provisions will be met.

Staff Finding 7: Please see Staff Findings 1 through 6. This criterion is met.

FIGURE 1: LOCATION



FIGURE 2: ZONING



PD-1 AFFADAVIT AND NOTICE PACKET

AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. M151-18-05 Applicant's Name Dan Marsh
Development Name _____
Scheduled Meeting/Decision Date 9-11-18

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A

- A. The applicant (date) _____ (signed) _____
B. Affected property owners (date) _____ (signed) _____
C. School District/Board (date) _____ (signed) _____
D. Other affected gov't. agencies (date) _____ (signed) _____
E. Affected neighborhood assns. (date) _____ (signed) _____
F. All parties to an appeal or review (date) _____ (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) _____ (signed) _____
City's website (posted date) _____ (signed) _____

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) 8-27-18 (signed) _____

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B

- A. The applicant (date) 8-28-18 (signed) S. Shroyer
B. Affected property owners (date) 8-28-18 (signed) S. Shroyer
C. School District/Board (date) _____ (signed) _____
D. Other affected gov't. agencies (date) _____ (signed) _____
E. Affected neighborhood assns. (date) 8-28-18 (signed) S. Shroyer
(ALL)

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: 8-28-18 (signed) S. Shroyer

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) 9-12-18 (signed) S. Shroyer

**CITY OF WEST LINN
NOTICE OF UPCOMING
PLANNING MANAGER DECISION
FILE NO. MIS-18-05**

The West Linn Planning Manager is considering a request for an Enlargement of a Non-Conforming Single-Family Structure to widen the front porch and add to the rear of the house at 1555 8th Street.

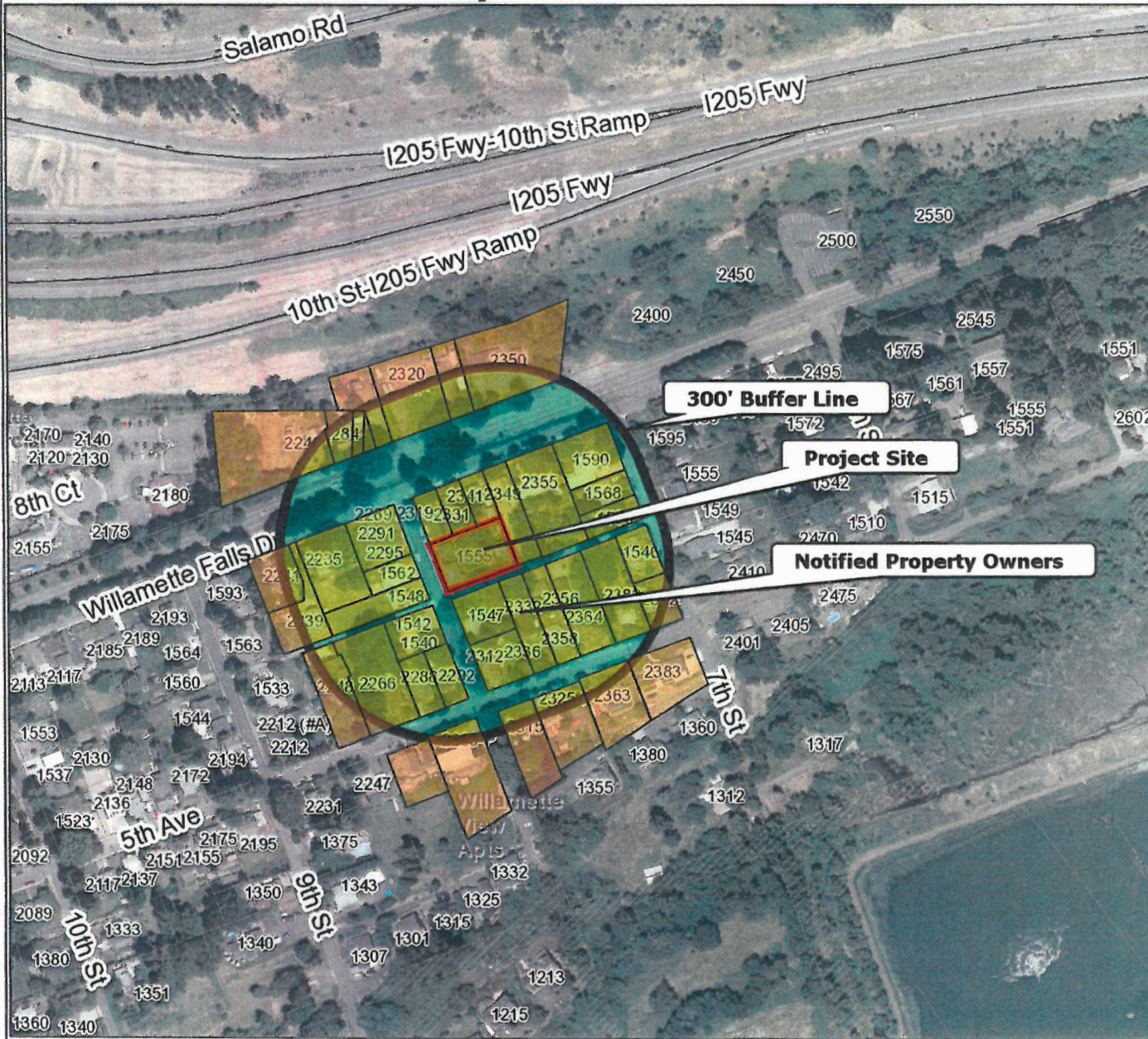
The decision will be based on the approval criteria in Chapters 11 and 66 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov/cdc>.

You have received this notice because County records indicate that you own property within 300 feet of this property (Tax Lot 900 of Clackamas County Assessor's Map 31E 02AB) or as otherwise required by Chapter 99 of the CDC.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site <https://westlinnoregon.gov/planning/1555-8th-street-enlargement-non-conforming-structure> or copies may be obtained for a minimal charge per page. A public hearing will not be held on this decision. **Anyone wishing to present written testimony for consideration on this matter shall submit all material before 4:00 p.m. on September 10, 2018.** Persons interested in party status should submit their letter along with any concerns related to the proposal by the comment deadline. For further information, please contact Peter Spir, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 742-6062, pspir@westlinnoregon.gov.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. **It is important to submit all testimony in response to this notice.** Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

1555 8th Street Notification Map



Scale 1:3,600 - 1 in = 300 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER
Date Created: 27-Aug-18 12:32 PM

WEST LINN GIS

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Map scale is approximate. Source: West Linn GIS (Geographic Information System) MapOptix.



CITY OF West Linn

CITY OF WEST LINN NOTICE OF UPCOMING PLANNING MANAGER DECISION

**PROJECT # MISC-18-05
MAIL: 8/28/18 TIDINGS: N/A**

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets, land use application notice, and to address the worries of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.

PD-2 COMPLETENESS LETTER



CITY OF
West Linn

August 23, 2018

Dan Marsh
1555 8th Street
West Linn, OR 97068

SUBJECT: Application for Alteration of a Non-Conforming Structure (MISC-18-05)

Dear Dan:

You submitted this application on August 23, 2018. Planning staff finds that the application is **complete**. The City has 120 days to exhaust all local review; that period ends December 21, 2018.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted.

A 14-day public notice will be prepared and mailed. This notice will identify the earliest potential decision date by the Planning Director.

Please contact me at 503-742-6062, or by email at pspir@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Peter Spir

Peter Spir
Associate Planner

PD-3 APPLICANT'S SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Peter Spiv</i>	PROJECT NO(S). <i>MISC-18-05</i>	
NON-REFUNDABLE FEE(S) <i>\$ 1,000.00</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>1,000.00</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.

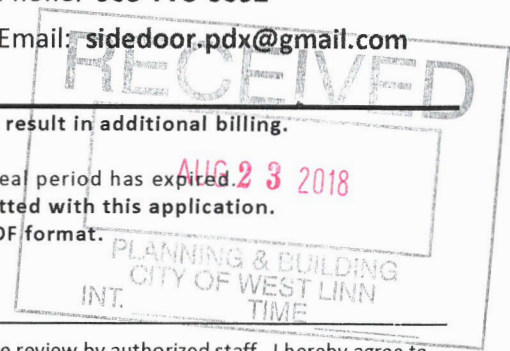
Site Location/Address: 1555 8TH STREET, WEST LINN 97068	Assessor's Map No.: C146940
	Tax Lot(s): 31E02AB/00900
	Total Land Area: 14,982sf

Brief Description of Proposal: Single story addition and enlarged front porch at non-conforming structure.

Applicant Name: Dan Marsh <small>(please print)</small>	Phone: 503-910-8513
Address: 1555 8 th Street	Email: marshlandslc@gmail.com
City State Zip: West Linn, OR 97068	

Owner Name (required): Dan Marsh <small>(please print)</small>	Phone: 503-910-8513
Address: 1555 8 th Street	Email: marshlandslc@gmail.com
City State Zip: West Linn, OR 97068	

Consultant Name: Ann Scheuerell, AMS Design LLC <small>(please print)</small>	Phone: 503-778-0092
Address: 2537 Lancaster Street	Email: sidedoor.pdx@gmail.com
City State Zip: West Linn, OR 97068	



- 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.

Applicant's signature *[Signature]* Date *8/23/18* Owner's signature (required) *[Signature]* Date *8/23/18*

MARSH RESIDENCE REMODEL & ADDITION

DEVELOPMENT REVIEW APPLICATION ADDITION AT EXISTING NON-CONFORMING STRUCTURE

2018-8/22

PROJECT INFORMATION

COUNTY: Clackamas
PROPERTY ID: C146790

ZONE: R-10
LAND USE: SINGLE FAMILY RESIDENCE

BUILDING AREAS:	EXISTING	NEW	TOTAL
MAIN FLOOR	1,027	659	1,686 SF
BASEMENT	929	473	1,402 SF
TOTAL BLDG AREA	1,956	1,222	3,088 SF
COVERED PORCH	31	317	348 SF

TOTAL PROPOSED ROOF AREA: 2,210 SF
LOT SIZE: 14,982SF
PERCENT COVERED AREA: 24%

OWNER

Dan Marsh
1555 8th Street
West Linn, Oregon 97068
503-910-8513

DESIGN CONTACT

AMS Design LLC
Ann M Scheuerell
2537 Lancaster Street
West Linn, Oregon 97068
503-778-0902

PROJECT DESCRIPTION:

Remodel and addition to existing one-story single family residence with basement. Scope of work includes the following:

- Master bedroom and dining area addition at rear of home with new back porch; and
- Enlarged front porch.

DEVELOPMENT REVIEW APPLICATION PROPOSAL:

The existing home is built at an angle to the property line adjacent to the neighboring alley. The back corner of the home currently sets 10'-7" feet from this property line, which is within the 15'-0" required setback area. This conflict was unknown to us when we received the building permit and began construction.

We are proposing to revise the permitted plans so that the addition (at the back of the home) encroaches no further than the 10'-7" line already established by the existing structure. Revised plans and elevations are attached.

The existing front porch (as well as the front of the house) sets within the 20'-0" required front setback. We are proposing to enlarge the porch, but keep it within the existing line of encroachment already established by the existing front porch.

SUBMITTAL INDEX

1. NARRATIVE - Written narrative explaining the proposal and how it meets the approval criteria in CDC Chapters 11 and 66, as applicable.
2. PHOTOGRAPHS - Photographs of the existing home.
3. VICINTIY MAP
4. ARCHITECTURAL DRAWINGS - Proposed site plan, existing and proposed building floor plans, and building elevations.

2018-08/23

DAN MARSH
1555 8TH STREET, WEST LINN, OREGON 97068
503-910-8513

RE: Narrative for Development Review Application for
Alteration and Expansion at Existing Non-Conforming Structure at
1555 8th Street, West Linn, Oregon 97068

**SUBMITTAL NARRATIVE ADDRESSING APPROVAL CRITERIA OF CDC CHAPTERS 11
AND 66.**

GENERAL COMMENT:

The proposed alterations and expansions to the existing residence will not adversely impact the existing non-conforming side yard adjacent to the alley, nor the existing non-conforming front yard. The proposed addition and enlarged front porch will not restrict views to any adjacent properties.

CHAPTER 11 – SINGLE FAMILY RESIDENTIAL DETACHED, R-10

11.030 Permitted Uses

1. Single-family detached residential unit

11.070 Dimensional Requirements

5) Minimum building setback area from the lot lines:

- a) Front Yard: 20' – Existing Front Porch sets approximately 10' at it's closest point. The proposed expansion to the front porch would maintain this relationship.
- b) Interior Side Yard at Alley: 7'-6" – There is no proposed work at the interior side yard.
- c) Side Yard at Alley: 15' – Existing home encroaches to 10'-7" at the Alley side of home; The proposed addition would maintain this relationship.
- d) Rear Yard: 20' – There is no proposed work at the rear yard.

7) Maximum lot coverage: 35% - Proposed lot coverage is 24%.

8) N/A

9) Maximum floor area ratio: 0.45 – Proposed FAR is 0.21 (3,088 /14,982)

CHAPTER 66 – NON-CONFORMING STRUCTURES

66.080 Enlargement of or Alteration to a Non-Conforming Structure

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

2) 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
The proposed addition at the rear of the home will remain outside the 10'-7" line of encroachment established by the existing back corner of the home. The proposed enlargement

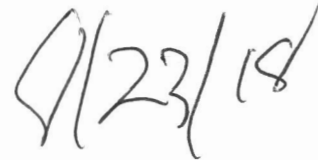
of the front porch will likewise remain outside the approximate 10'-0" line of encroachment at the existing front porch.

b) All other applicable ordinance provisions will be met.

The alterations otherwise meet all aspects of the zoning code, including height, site coverage, and use.



Dan Marsh



Date

2a. PHOTOGRAPHS: Existing Home, from Street



FRONT ELEVATION - WEST
Street View - Alley is on Right Side



FRONT / SIDE ELEVATION - SOUTHWEST CORNER
Street View at Alley Side of Home

2b. PHOTOGRAPHS: Existing Home, Side and Rear



REAR ELEVATION - EAST

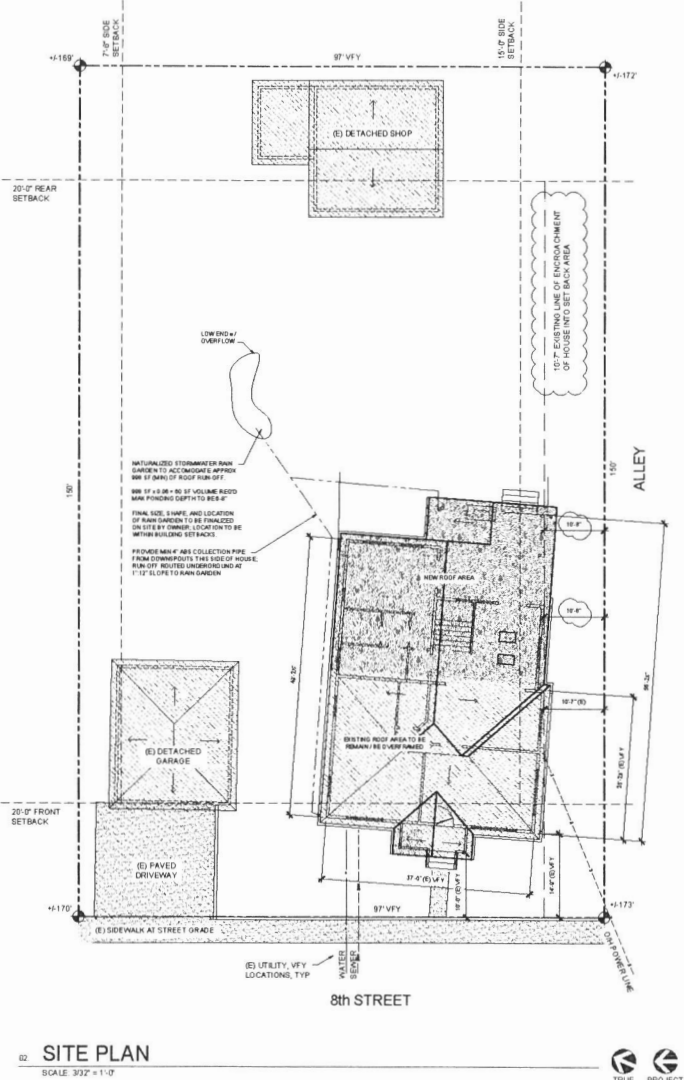


SIDE ELEVATION - NORTH

3. SUPPLEMENTAL MATERIALS: Vicinity Map



MARSH RESIDENCE REMODEL & ADDITION



02 SITE PLAN
SCALE: 3/32" = 1'-0"

ENERGY CODE NOTES

PRESCRIPTIVE ENVELOPE REQUIREMENTS PER TABLE N1101.1(1)(5)

COMPONENT (AT NEW)	PRESCRIPTIVE REQ'D	PROVIDED PER TABLE N1101.1(2)
VAULTED CEILING:	R-30	R-30
FLAT CEILING:	R-49	R-50
WALL INSULATION:	R-21	R-23 INT FRMO
UNDERFLOOR:		
AT 1ST FLOOR:	NA	NA
AT 2ND FLOOR:	R-30	R-38
WINDOWS:	U-0.35	U-0.35
EXT GLAZED DOORS:	U-0.40	U-0.40
SOLIGHTS:	U-0.60	U-0.60

REQUIRED ADD'L MEASURES PER TABLE N1101.1(2):

ENVELOPE ENHANCEMENT MEASURE:
 #3 UPGRADED CEILING AREA
 EXTERIOR WALLS - R-23 INTERMEDIATE FRAMING
 FLAT CEILING - R-40
 VAULTED AREA LESS THAN 50% OF TOTAL HEATED FLOOR AREA
 FRAMED FLOORS - R-30

CONSERVATION MEASURE:
 #3 HIGH EFFICIENCY WATER HEATER
 NATURAL GAS WATER HEATER WITH UEF 0.85

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE APPLICABLE CODES. THE CONTRACTOR, ANY SUBCONTRACTOR, TRADE PROFESSIONS NOTING DISCREPANCIES SHALL NOTIFY THE DESIGNER IMMEDIATELY UPON DISCOVERY. DOINGS SO SHALL NOT RELIEVE THE CONTRACTOR FROM CONFORMING TO WORK CONTAINED IN THESE DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY STATE, CITY, COUNTY, FIRE DEPARTMENT, STATE ELECTRICAL INSPECTOR AND ANY OTHER GOVERNING AUTHORITIES AS REQUIRED.
- CONTRACTOR TO COORDINATE ALL TRADES AND NOTIFY THE DESIGNER OF ANY CONFLICTS THAT ARISE.
- SCOPE OF WORK SHALL INCLUDE WORK INDICATED AND IMPLIED BY THESE DRAWINGS.
- CONTRACTOR AND SUBCONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE, EXISTING CONDITIONS, AND THESE DRAWINGS PRIOR TO COMMENCING WORK.
- ALL CONSTRUCTION DEBRIS TO BE REMOVED OFF-SITE. ALL DEBRIS IS TO BE DISPOSED OF IN A LEGAL MANNER AT A LANDFILL OR RECYCLING FACILITY. NO DEBRIS SHALL BE DISPOSED OF IN LOCAL WASTE COLLECTION FACILITIES.
- GIVEN DIMENSIONS TAKE PRECEDENT OVER SCALE AND SHALL BE VERIFIED ON-SITE. DIMENSIONS ARE TO FACE OF EXISTING FINISH OR NEW STUD, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO LOCATE EXACT LOCATIONS OF UTILITIES.
- SEE FLOOR PLANS FOR SMOKE DETECTOR LOCATIONS.
- INSTALL ALL MATERIALS PER MANUFACTURER RECOMMENDATIONS.
- ALL SHEET METAL WORK SHALL CONFORM TO CURRENT SMACNA (SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOC. INC.) STANDARDS.
- FINISHES AND LIGHTING PLAN BY OWNER.

STRUCTURAL NOTES

- AS IS TYPICAL WITH ALL REMODELS, FIELD DISCREPANCIES MAY BE PRESENT WHICH MAY NOT BE APPARENT PRIOR TO DEMOLITION / CONSTRUCTION. DURING CONSTRUCTION, ANY QUESTIONABLE AS-BUILT FRAMING OR DISCREPANCIES TO NOTED DETAILS IS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER / ENGINEER FOR REVIEW AND MODIFICATION WILL BE MADE IF AS REQUIRED.
- ALL CONSTRUCTION IS TO CONFORM TO LOCAL CODE REQUIREMENTS. USE SIMPSON HARDWARE. PROVIDE MULTIPLE STUDS / POSTS UNDER BEAMS AND VERIFY ALIGNMENT TO SOLO BEAM FOUNDATIONS BELOW.
- VERIFY THAT ALL CONSTRUCTION IS PROPERLY PROTECTED AND SEALED AGAINST WATER PENETRATION. CONFORM TO APPROPRIATE CODE AND INDUSTRY / CONSTRUCTION METHODS. COORDINATE ALL STRUCTURAL FRAMING AND CONNECTIONS WITH THE EXISTING CONDITIONS IN REGARDS TO ALIGNMENTS, ELEVATION TIES WITH EXISTING FRAMING, ETC. REPORT ANY CONFLICTS TO THE DESIGNER / ENGINEER PRIOR TO CONSTRUCTION.
- THE DRAWINGS DEPICT COMPLETED CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE SHIELDING / SUPPORT AS NECESSARY FOR THE EXISTING CONSTRUCTION UNTIL ALL NEW CONSTRUCTION IS IN PLACE AND SECURE.

PROJECT DESCRIPTION

REMODEL AND ADDITION AT EXISTING ONE STORY SINGLE FAMILY RESIDENCE. REMODEL INCLUDES KITCHEN AREA. ADDITION INCLUDES NEW MASTER SUITE, REBUILT STAIR, DINING AREA, AND BACK ENTRY WITH NEW COVERED BACK PORCH. EXISTING FRONT PORCH TO BE RECONSTRUCTED AND SLIGHTLY WIDENED. BASEMENT AREA TO BE ENLARGED UNDER A PORTION OF THE AREA OF ADDITION. ENTIRE BUILDING TO BE REINFORCED.

PROJECT INFORMATION

1555 8th STREET
WEST LINN, OREGON 97068

COUNTY: CLATSOP
 MAP TAX LOT: 31E03AB0000
 LEGAL DESC: 147 WILLAMETTE TRACTS TR 1-64 PT LT 64 BK 60
 PROPERTY ID: C145840

ZONE: R10
 LAND USE: SF
 NEIGHBORHOOD: WEST LINN / WILLAMETTE OLD TOWN 100, 101
 DATE BUILT: 1951

BUILDING AREAS:	EXISTING	NEW	TOTAL
BASE FLOOR	1,077	658	1,685 SF
BASEMENT	828	473	1,402 SF
TOTAL BLDG AREA	1,906	1,222	3,088 SF
COVERED PORCH	31	317	348 SF

ROOF AREAS:	EXISTING	NEW	TOTAL
HOUSE ROOF AREA	1,212	998	2,210 SF
GARAGE ROOF AREA	568	NA	568 SF
SHOP ROOF AREA	723	NA	723 SF
TOTAL ROOF AREA	2,503	998	3,521 SF

LOT SIZE: 0.34 ACRES / 14,902 SF
 PERCENT COVERED AREA: 3.5(3) / 14,902 = 24%

RAIN GARDEN

8% OF NEW IMPVIOUS AREA 998 SF x 0.08 = 60 SF REQ'D
 RAIN GARDEN AREA PROVIDED: 60 SF



01 VICINITY MAP
SCALE: NTS



SHEET INDEX

- A0.00 - COVER SHEET / SITE PLAN
 - A2.00 - DEMO PLAN, FLOOR PLAN
 - A2.50 - FOUNDATION PLAN
 - A2.91 - FRAMING PLANS
 - A3.00 - BUILDING ELEVATIONS
 - A4.00 - BUILDING SECTIONS
 - A5.00 - DETAILS
 - A5.01 - DETAILS
 - A5.02 - DETAILS
- STRUCTURAL CALCULATIONS

CONTACTS

OWNER:
 DAN MARSH
 1555 8th STREET, WEST LINN, OREGON 97068
 503-910-8513

DESIGN CONTACT:
 ANN M SCHEUERELL
 AMS DESIGN LLC
 2537 LANCASTER STREET, WEST LINN, OREGON 97068
 503-778-0092

STRUCTURAL DESIGN:
 JOHN NORDLING
 NORDLING STRUCTURAL ENGINEERS, LLC
 6775 SW 11th, SUITE 200, BEAVERTON, OREGON 97008
 503-974-0901

CONTRACTOR:
 TBD

CODES

- 2014 OREGON RESIDENTIAL SPECIALTY CODE
- 2014 OREGON MECHANICAL SPECIALTY CODE
- 2014 OREGON PLUMBING SPECIALTY CODE
- 2014 OREGON ELECTRICAL SPECIALTY CODE

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NOT FOR CONSTRUCTION

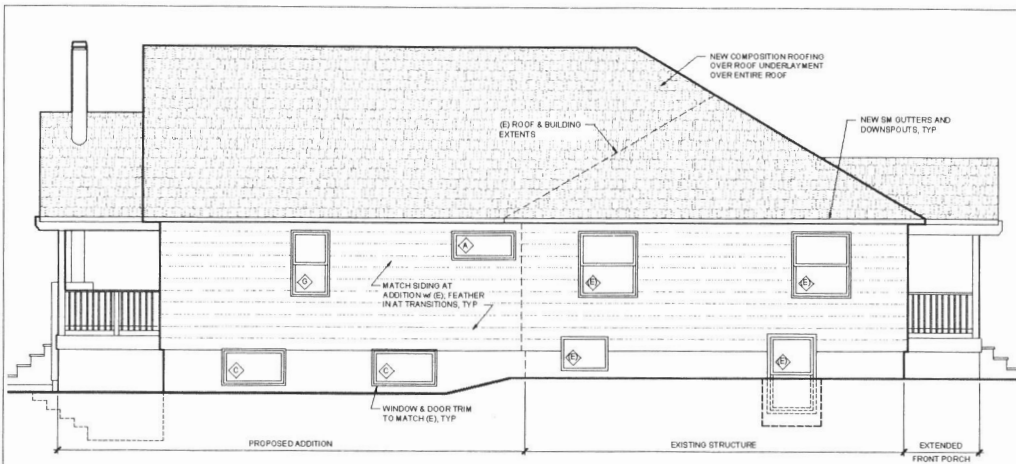
MARSH RESIDENCE
 1555 8th STREET, WEST LINN, OREGON 97268

ISSUES & REVISIONS:
 2018-04/23 REV 1 - PERMIT SET
 2018-04/23 REV 3 - DEVELOPMENT REVIEW SHEET

COVER SHEET
 SITE PLAN

A0.00

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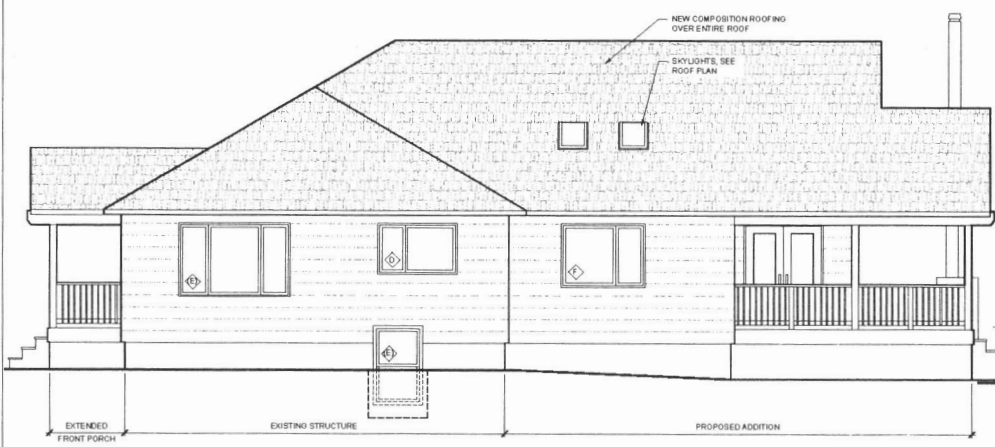
02 NORTH ELEVATION - SIDE

SCALE: 1/4" = 1'-0"



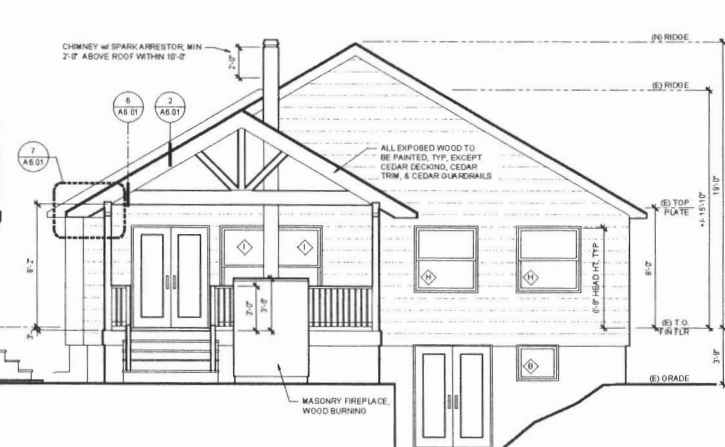
01 WEST ELEVATION - FRONT

SCALE: 1/4" = 1'-0"



04 SOUTH ELEVATION - SIDE

SCALE: 1/4" = 1'-0"



03 EAST ELEVATION - REAR

SCALE: 1/4" = 1'-0"

HOUSE - WINDOW SCHEDULE	
	<ul style="list-style-type: none"> AWNING AWNING AWNING CASEMENT WITH FIXED EXISTING CASEMENT WITH FIXED DOUBLE HUNG DOUBLE HUNG DOUBLE HUNG
<p>GENERAL WINDOW SCHEDULE NOTES:</p> <ol style="list-style-type: none"> 1. WINDOW TYPE, VERIFY M/F, WINDOW TYPE, AND HARDWARE WITH OWNER. 2. VERIFY WINDOW OPERATION WITH OWNER. 3. SIZES SHOWN ARE APPROX. VERIFY AVAILABLE SIZES w/ MFG. DO NOT INCREASE WINDOW SIZE WITHOUT FIRST CONSULTING WITH DESIGNER. STRUCTURAL REVIEW MAY BE REQUIRED. 4. VERIFY ALL ROUGH OPENING SIZES BEFORE ORDERING WINDOWS. 5. VERIFY EGRESS OPENING REQUIREMENTS AT BEDROOM WINDOWS. 6. VERIFY WINDOWS REQUIRING SAFETY GLAZING BY CODE. 7. WINDOWS TO HAVE A U-VALUE NO GREATER THAN U-0.30. 8. ONLY NEW WINDOWS AT NEW LOCATIONS INDICATED HERE, CONSULT WITH OWNER REGARDING NEW WINDOWS AT EXISTING WINDOW LOCATIONS. 	

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EXTERIOR ELEVATIONS

A3.00

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