



**STAFF REPORT  
PLANNING MANAGER DECISION**

DATE: December 26, 2019

FILE NO.: VAR-19-05

REQUEST: Class I Variance to reduce side yard setback standard up to 20% at 2622 Dillow Drive

PLANNER: Chris Myers, Associate Planner

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Community Development Director

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## GENERAL INFORMATION

**OWNER/  
APPLICANT:** Jennifer Skyler  
2622 Dillow Drive  
West Linn, OR 97068

**SITE LOCATION:** 2622 Dillow Drive

**SITE SIZE:** 11,113 sq. ft.

**LEGAL  
DESCRIPTION:** Tax Lot Number 21E25AB01900

**COMP PLAN  
DESIGNATION:** Low Density Residential

**ZONING:** R-10 (single family residential detached, R-10; 10,000 square foot minimum lot size)

**APPROVAL  
CRITERIA:** Community Development Code (CDC) Chapter 11 R-10 Zone; Chapter 75 Variances and Special Waivers.

**120-DAY RULE:** The application became complete on August 20, 2019. The 120-day period therefore ends on January 15, 2020.

## EXECUTIVE SUMMARY

The applicant requested a provision for "Required yard and minimum lot dimensional requirements." The request considers a reduction of the rear yard setback up to the 20% allowed in a Class I variance (20% of a 20' setback is a 4' reduction). The property owner/applicant is doing an addition to their home to assist family members, is dealing with upcoming weather issues, and is asking for the lessor variance. A Class I variance is considered a lessor variance and provides "minor relief from certain code provisions" that will not harm adjacent properties and conforms to any other code provisions.

The applicant requested to waive the pre-application requirement for a Class I variance for an allowed reduction of the rear yard setback up to 4'. A Class I variance is a lessor variance that is considered a minor relief from code provisions that does not harm adjacent property owners.

**Public comments:**

See exhibit PD-4 for comments submitted.

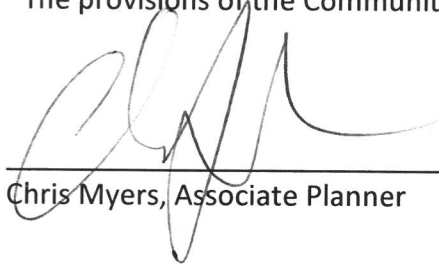
**DECISION**

The ***Community Development Director*** denies this application (VAR-19-05), based on: 1) the findings submitted by the applicant, which are incorporated by this reference; 2) supplementary staff findings included in the Addendum; and, 3) by the conditions of approval below:

**Condition of Approval**

- 1. The final plan shall conform to the submittal dated April 2, 2019. (See Staff Finding 1)**

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

  
\_\_\_\_\_  
Chris Myers, Associate Planner

12/26/2019  
\_\_\_\_\_  
DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. An appeal to City Council of a decision by the Planning Manager shall be heard on the record. 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 the final plat is not recorded.

Mailed this 27th day of December 2019.

Therefore, the 14-day appeal period ends at 5 p.m., on January 9, 2020

**ADDENDUM  
APPROVAL CRITERIA AND FINDINGS  
VAR-17-05**

**I. CHAPTER 11, SINGLE-FAMILY RESIDENTIAL DETACHED, R-10**

**11.030 PERMITTED USES**

The following uses are permitted outright in this zone.

1. Single-family detached residential unit.

(...)

**Staff Response 1:** The subject property has one single family detached home and no proposed change to the use with this application.

**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:*

...

- 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 Response 2:** The applicant is proposing a variance to the dimensional requirements. See Staff Response 3.

**III. CHAPTER 75, VARIANCE**

*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;*



- b. Preserves and incorporates natural features into the overall design of the project;*
  - c. Does not adversely affect adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazards; and*
  - d. Provides for safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation.*
- 2. Off-street parking dimensional and minimum number of space requirements may be modified up to 10 percent if the decision-making authority finds that the use is designed for a specific purpose, which is intended to be permanent in nature.*
- 3. Dimensional sign requirements may be modified up to 10 percent if the decision-making authority finds that the proposed larger sign is:*
  - a. Necessary for adequate identification of the use on the property; and*
  - b. Compatible with the overall site plan, the structural improvements, and with the structures and uses on adjoining properties.*
- 4. Landscaping requirements in the applicable zone may be modified up to 10 percent if the decision-making authority finds that the resulting approval:*
  - a. Provides for a more efficient use of the site;*
  - b. Preserves and incorporates natural features into the overall design of the project; and*
  - c. Will have no adverse effect on adjoining property.*

**Staff Response 3: The applicant has applied for a class I Variance to reduce the setback requirement to allow for the expansion and remodel of the existing structure. The reduction would allow the proposed expansion to encroach into the rear setback by the maximum allowed, 20% or 4', for a Class I Variance. The applicant is not proposing any changes to the off-street parking on the subject property. The applicant is not proposing a sign or landscaping. Findings show an adverse impact on the adjoining property located at 2690 Dillow Drive. *This criteria is not satisfied.***

## PD-1 COMPLETENESS LETTER



CITY OF  
**West Linn**

September 17, 2019

Jennifer Skyler  
2622 Dillow Drive  
West Linn, OR 97068

SUBJECT: VAR-19-05 application for a Class I Variance to side yard setbacks at 2622 Dillow Drive.

Dear Ms. Skyler:

Your application was received on August 20, 2019 and found to be **complete**. The City has 120 days to exhaust all local review. That period ends January 15, 2020.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Manager to render a decision on your proposal.

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

Please contact me at 503-742-6057, or by email at [jarnold@westlinnoregon.gov](mailto:jarnold@westlinnoregon.gov) if you have any questions or comments.

Sincerely,

Jennifer Arnold  
Associate Planner

PD-2 AFFADAVIT OF NOTICE



# 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. VAR 19-05 Applicant's Name Jennifer Skyler  
Development Name 2622 Dillow Drive  
Scheduled Meeting/Decision Date Oct 23, 2019

**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) \_\_\_\_\_ (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) 10-9-19 (signed) Lynn Schroder
- B. Affected property owners (date) 300 feet 10-9-19 (signed) Lynn Schroder
- C. School District/Board (date) W/A (signed) \_\_\_\_\_
- D. Other affected gov't. agencies (date) W/A (signed) \_\_\_\_\_
- E. Affected neighborhood assns. (date) all 10-9-19 (signed) Lynn Schroder

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: 10-9-19 (signed) JS

**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) \_\_\_\_\_ (signed) \_\_\_\_\_



## PD-3 APPLICANT'S SUBMITTAL

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S).	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

**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> 2622 Dillow Drive West Linn, OR 97068	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

**Brief Description of Proposal:**  
Proposed Class 4 Variance of Back yard Set-back.

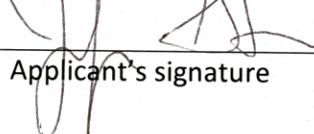
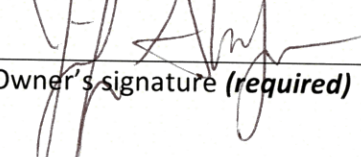
<b>Applicant Name:</b> (please print) Jennifer Skycer	Phone: 503-888-5426
Address: 2622 Dillow Drive	Email: skypdx@gmail.com
City State Zip: West Linn, OR 97068	

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

<b>Consultant Name:</b> (please print)	Phone:
Address:	Email:
City State Zip:	

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.

 Applicant's signature	8/16/2019 Date	 Owner's signature (required)	8/16/2019 Date
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## **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;

**This 3' 6 back yard setback adjustment enables more efficient use of the addition by providing for more square footage for handicap (ADA) accessibility than what the original plans provided. (Homeowner will be caring for elderly parents and a grandparent once the addition is complete.)**

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

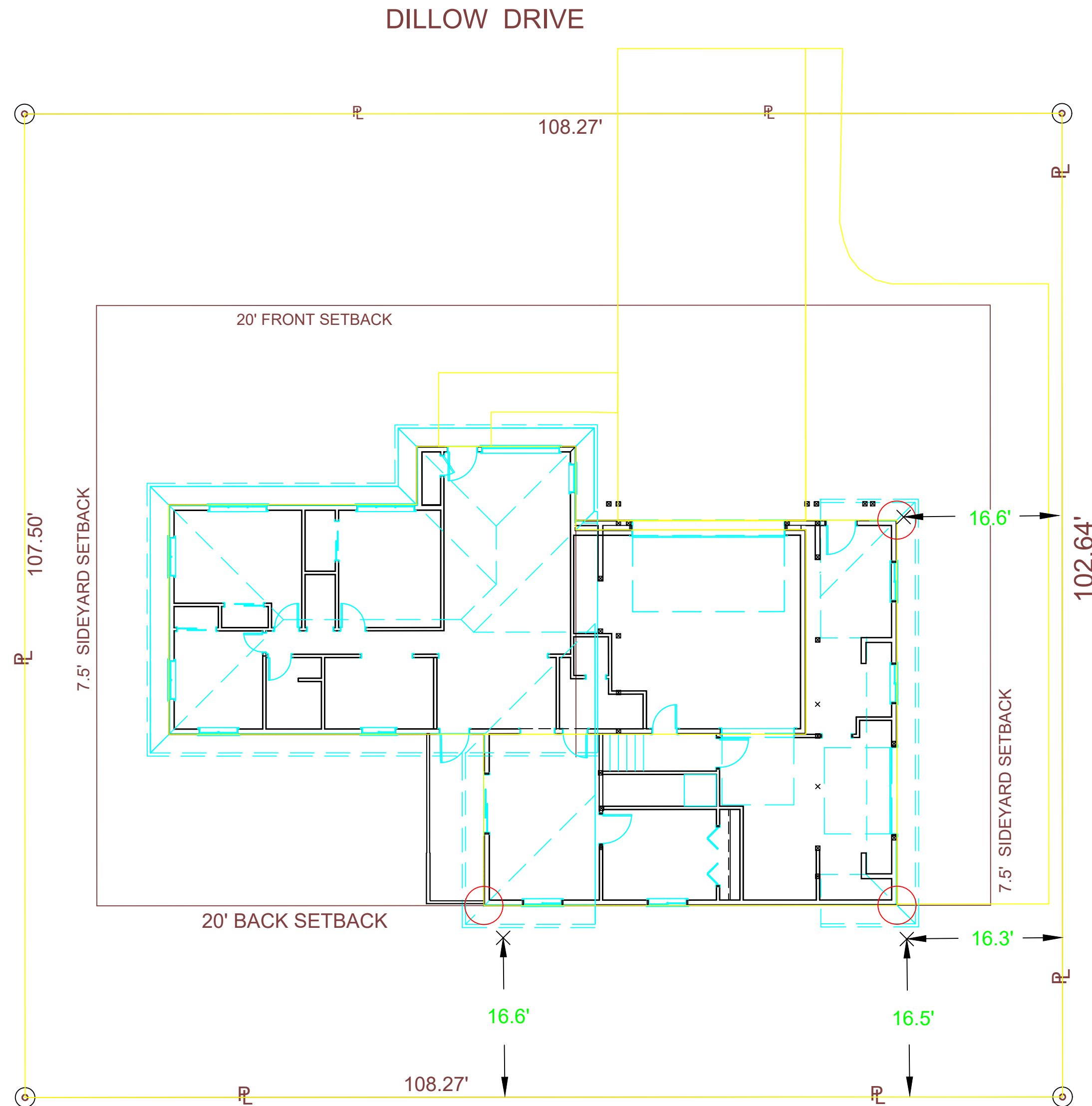
**A setback adjustment does not impede the pre-existing landscape or trees (mature and young) in any way.**

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

**The initial (approved) design of the addition back wall was precisely at the 20' setback. The several additional feet of encroachment into the 20' setback still allows for 16' 4" of air circulation and fire safety. Mature trees and fencing maintain the same level of privacy with the bordering properties. Noise levels are not impacted.**

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

**The setback adjustment to the addition does not interfere with vehicular or pedestrian access and circulation in any way.**



10/20/18:  
 From previously established boundary monuments, I Brian Paull, Professionally Licensed Land Surveyor in the State of Oregon, set hub and tacks at the northeast, southeast and southwest corners of proposed garage addition on October 20, 2018, as per this plan and setbacks shown hereon (red circles). Corners were staked according to the linework in CAD format provided to me by my client's architect, which is represented on this map.

UPDATE 7/8/19:  
 Upon the most-recent visit, the as-built structure was located and the NE, SE and SW corners were measured. They are represented by the "X" symbols shown hereon, along with dimensions to the Approximate property lines.



Survey for:  
 Greg Liacos  
 2622 Dillow Dr  
 West Linn OR, 97068

REGISTERED  
**PROFESSIONAL**  
 LAND SURVEYOR  
*Brian Paull*  
 OREGON  
 MARCH 13, 2018  
 BRIAN W. PAULL  
 89074  
 Expires 12/31/2020

**Brass & Stone Land Surveying**  
 Brian Paull, PLS (503) 871-0030

Date: 07/08/2019	479 E. Robidoux St. Stayton, OR 97383
Scale 1"= 10'	Sheet 1 of 1



NAILING SCHEDULE

**R602.3 Design and construction.** Exterior walls of wood-frame construction shall be designed and constructed in accordance with the provisions of this chapter and Figures R602.3(1) and R602.3(2) or in accordance with A&RPA's NDS. Components of exterior walls shall be fastened in accordance with Tables R602.3(1) through R602.3(4). Structural wall sheathing shall be fastened directly to structural framing members. Exterior wall coverings shall be capable of resisting the wind pressures listed in Table R301.2(2) adjusted for height and exposure using Table R301.2(3). Wood structural panel sheathing used for exterior walls shall conform to the requirements of Table R602.3(3). Stud shall be continuous from support at the sole plate to a support at the top plate to resist loads perpendicular to the wall. The support shall be a foundation or floor, ceiling or roof diaphragm or shall be designed in accordance with accepted engineering practice.

**Exception:** Jack studs, trimmer studs and cripple studs at openings in walls that comply with Tables R502.5(1) and R502.5(2).

**TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS**

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS, a, b, c	SPACING OF FASTENERS	
			Edges	(inches) Intermediate supports, e (inches)
<b>Roof</b>				
1	Blocking between joists or rafters to top plate, toe nail	3-8d (21/2" x 0.113")	--	
2	Ceiling joists to plate, toe nail	3-8d (21/2" x 0.113")	--	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	--	
4	Collar tie rafter, face nail or 11/4" x 20 gage ridge strap	3-10d (3" x 0.128")	--	
5	Rafter to plate, toe nail	2-16d (31/2" x 0.135")	--	
6	Roof rafters to ridge, valley or hip rafters: toe nail	4-16d (31/2" x 0.135")	--	
	face nail	3-16d (31/2" x 0.135")	--	
<b>Wall</b>				
7	Built-up corner studs	10d (3" x 0.128")	24" o.c.	
8	Built-up header, two pieces with 1/2" spacer	16d (31/2" x 0.135")	16" o.c. along each edge	
9	Continued header, two pieces	16d (31/2" x 0.135")	16" o.c. along each edge	
10	Continuous header to stud, toe nail	4-8d (21/2" x 0.113")	--	
11	Double studs, face nail	10d (3" x 0.128")	24" o.c.	
12	Double top plates, face nail	10d (3" x 0.128")	24" o.c.	
13	Double top plates, minimum face nail in lapped area	24-inch offset of end joints, 8-16d (31/2" x 0.135")	--	
14	Sole plate to joist or blocking, face nail	16d (31/2" x 0.135")	16" o.c.	
15	Sole plate to joist or blocking at braced wall panels	3-16d (31/2" x 0.135")	16" o.c.	
16	Stud to sole plate, toe nail	3-8d (21/2" x 0.113") or 2-16d (31/2" x 0.135")	--	
17	Top or sole plate to stud, end nail	2-16d (31/2" x 0.135")	--	
18	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	--	
19	1" brace to each stud and plate, face nail	2-8d (21/2" x 0.113") or 2 staples 13/4"	--	
20	1" x 6" sheathing to each bearing, face nail	2-8d (21/2" x 0.113") or 2 staples 13/4"	--	
21	1" x 8" sheathing to each bearing, face nail	2-8d (21/2" x 0.113") or 3 staples 13/4"	--	
22	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (21/2" x 0.113") or 4 staples 13/4"	--	
<b>Floor</b>				
23	Joist to sill or girder, toe nail	3-8d (21/2" x 0.113")	--	
24	1" x 6" subfloor or less to each joist, face nail	2-8d (21/2" x 0.113") or 2 staples 13/4"	--	
25	2" subfloor to joist or girder, blind and face nail	2-16d (31/2" x 0.135")	--	
26	Rim joist to top plate, toe nail (roof applications also)	8d (21/2" x 0.113")	6" o.c.	
27	2" planks (plank & beam - floor & roof) 2-16d (31/2" x 0.135") at each bearing			
28	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	--	
Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice. At each joist or rafter				
29	Ledger strip supporting joists or rafters	3-16d (31/2" x 0.135")	--	

**TABLE R602.3(1) continued FASTENER SCHEDULE FOR STRUCTURAL MEMBERS**

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENERS, b, c, e	SPACING OF FASTENERS	
			Edges	(inches) Intermediate supports, e (inches)
<b>Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing</b>				
30	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor wall) 8d common (21/2" x 0.131") nail (roof/f612g)		
31	19/32" - 1"	8d common nail (21/2" x 0.131")	6	12g
32	11/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d (21/2" x 0.131") deformed nail	6	12
<b>Other wall sheathing h</b>				
33	1/2" structural cellulose fiberboard sheathing	11/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 11/4" long	3	6
34	25/32" structural cellulose fiberboard sheathing	13/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 11/2" long	3	6
35	1/2" gypsum sheathing *d	11/2" galvanized roofing nail; staple galvanized, 11/2" long; 11/4 screws, Type W or S	7	7
36	5/8" gypsum sheathing *d	13/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7	7
<b>Wood structural panels, combination subfloor underlayment to framing</b>				
37	3/4" and less	6d deformed (2" x 0.120") nail or 8d common (21/2" x 0.131") nail	6	12
38	7/8" - 1"	8d common (21/2" x 0.131") nail or 8d deformed (21/2" x 0.120") nail	6	12
39	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d deformed (21/2" x 0.120") nail	6	12

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed (21/2" x 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

**TABLE R602.3(2) ALTERNATE ATTACHMENTS**

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION *a, b OF FASTENER AND LENGTH	SPACING* c OF FASTENERS	
		Edges	Intermediate supports
(inches)	(inches)		
<b>Wood structural panels subfloor, roof and wall sheathing to framing and particleboard wall sheathing to framing *f</b>			
up to 1/2	Staple 15 ga. 1 3/4	4	8
	0.097 - 0.099 Nail 2 1/4	3	6
	Staple 16 ga. 13/4	3	6
19/32 and 5/8	0.113 Nail 2	3	6
	Staple 15 and 16 ga. 2	4	8
	0.097 - 0.099 Nail 2 1/4	4	8
23/32 and 3/4	Staple 14 ga. 2	4	8
	Staple 15 ga. 1 3/4	3	6
	0.097 - 0.099 Nail 2 1/4	4	8
	Staple 16 ga. 2	4	8
1	Staple 14 ga. 2 1/4	4	8
	0.113 Nail 2 1/4	3	6
	Staple 15 ga. 2 1/4	4	8
	0.097 - 0.099 Nail 2 1/2	4	8

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION *a,b OF FASTENER AND LENGTH (inches)	SPACING* c OF FASTENERS	
		Edges	Body of panel* d (inches)
<b>Floor underlayment; plywood-hardboard-particleboard* f</b>			
Plywood 1/4 and 5/16	1 1/4 ring or screw shank nail-minimum	3	6
	12 1/2 ga. (0.099") shank diameter	2	5
11/32, 3/8, 15/32, and 1/2	1 1/4 ring or screw shank nail-minimum	6	8* e
	12 1/2 ga. (0.099") shank diameter	6	8
19/32, 5/8, 23/32 and 3/4	11/2 ring or screw shank nail-minimum	6	8
	12 1/2 ga. (0.099") shank diameter	6	8
<b>Hardboard *f</b>			
0.2	1 1/2 long ring-grooved underlayment nail	6	6
	4d cement-coated sinker nail	6	6
	Staple 18 ga., 7/8 long (plastic coated)	3	6
<b>Particleboard</b>			
1/4	4d ring-grooved underlayment nail	3	6
	Staple 18 ga., 7/8 long, 3/16 crown	3	6
	6d ring-grooved underlayment nail	3	10
3/8	Staple 16 ga., 1 1/8 long, 3/8 crown	6	6
1/2, 5/8	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., 15/8 long, 3/8 crown 36		

a. Nail is a general description and may be T-head, modified round head or round head.

b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted.

c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.

d. Fasteners shall be placed in a grid pattern throughout the body of the panel.

e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.

**GENERAL NOTES:**

- A1. ALL WORK SHALL COMPLY WITH THE 2017 OREGON RESIDENTIAL SPECIALTY CODE AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
  - A2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
  - A3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
  - CARPENTRY:
    - B1. GRADING SHALL BE IN ACCORDANCE WITH CURRENT WWPFA STANDARD GRADING RULES: A. NO. 2 D.F.
    - B. NO. 2 D.F. PLATES, SILLS, BLOCKING, BRIDGING, ETC.
    - C. STUD GRADE D.F. STUDS. D.F. LOWER FLOOR POST & BEAM, DECKING.
    - D. UTILITY GRADE
    - E. CD D.F. 32/16 PLYD. SHEATHING.
  - B2. UNLESS NOTED ON PLANS ALL EXTERIOR WINDOW AND DOOR HEADERS ARE TO BE 4 x 12 NO. 2 D.F.
  - B3. GLU LAM BEAMS ( Fb. 2400 DFL ) PER AITC INDUSTRIAL GRADE WITH DRY USE ADHESIVE (INTERIOR) OR AS PER FRAMING PLANS.
  - B4. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS OVER.
  - B5. PROVIDE SOLID BLOCKING OVER ALL BEARING WALLS.
  - B6. DESIGN LOADS:
    - ROOF 15 PSF DEAD + 25 LIVE (SNOW)
    - FLOOR LOWER 15 PSF DEAD + 40PSF LIVE
    - FLOOR UPPER 15 PSF DEAD + 30 PSF LIVE
    - STAIRS 100PSF
    - DECKS 10 PSF DEAD 60 PSF LIVE
  - B7. NAILING SCHEDULE AS PER TABLE R602.3(1), R602.3(2), R602.3(3) IBC, 2014 ORSC.
  - B8. DECK AND BALCONY GUARDRAILS TO BE 36" HIGH WITH MAXIMUM OPENING SPACES SO THAT A 4" SPHERE CANNOT PASS THROUGH & 6" SPHERE AT TREAD / RISER TRIANGLE..
  - B9. PROVIDE RAFTER TIE DOWNS SUCH AS 'SIMPSON' H2.5 @ TOP PLATE.
  - B10. PROVIDE SOLID FRAMING UNDER ALL BEAMS AND HEADERS W/ CONTINUOUS LOAD PATH TO FOUNDATION.
    - 2 STUDS MIN.
    - 3 STUDS @ 3-2 x 12 & GLU LAMS
    - SOLID MEMBERS WHERE SHOWN ON FRAMING PLANS
  - B11. PROVIDE DRAFT STOPS @ ALL BEARING WALLS. PACK ALL PLUMBING OR ELECTRICAL WORK IF THEY PENETRATE ANY OF THESE WALLS.
  - B12. INSTALL 26 GA. SHEET METAL FIREBLOCKING FLUSH WITH BOTTOM OF ANY FLOOR JOIST AT PENETRATION OF CLASS 'B' WATER HEATER AND GAS FURNACE ( IF USED ) EXHAUST FLUE. MAINTAIN 1" CLEAR TO ALL FRAMING. ENCLOSE VENT IN 1 HOUR SHELL THROUGH TO ROOF.
- MISCELLANEOUS:**
- C1. ALL WINDOWS WITHIN 18" OF FLOOR OR WITHIN 12" OF DOORS ARE TO BE TEMPERED.
  - C2. ALL SHOWER AND TUB ENCLOSURES ARE TO HAVE SAFTY GLAZING.
  - C3. PROVIDE 1/2" MOISTURE PROOF GYPSUM BOARD OR CEMENT BD AT TUB AND SHOWER ENCLOSURES, WITH A HARD MOISTURE RESISTANT SURFACE UP TO 6'-0" MIN.
  - C4. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20" AND A MINIMUM HEIGHT OF 24". THE SILL IS TO BE NO MORE THAN 44" OFF THE FINISHED FLOOR.
  - C5. ALL SKYLITES TO BE MADE WITH EITHER TEMPERED GLASS OR WIRED GLASS, OR AS APPROVED.
  - C6. PROVIDE COMBUSTION AIR VENTS TO ALL FIREPLACES, WOODSTOVES AND ANY HEATING APPLIANCES USING OPEN FLAME.
  - C7. ALL EXHAUST VENTS TO BE VENTED TO OUTSIDE.
  - C8. THE LIGHTING SHOWN ON THE PLANS IS MEANT TO BE USED AS A GUIDE ONLY. ELECTRICAL SWICHES AND OUTLETS ARE TO BE INSTALLED AS PER LOCAL CODES AND THE OWNERS REQUIREMENTS.
  - C9. ATTIC ACES TO BE 22"x30" MIN. W/30" HEADROOM ABOVE AND READILY ACCESSIBLE.
  - C10. SMOKE DETECTORS TO CONNECT TO HOUSE POWER.
  - C11. USE FIREBLOCKING UNDER ALL EXTERIOR WALLS OR FOUNDATION PERIMETER WALL BOARD.

**DRAWING INDEX**

- A0.1 SITE PLAN - COVER
- A0.2 DRYWELL DETAIL & DATA
- A1.1 FIRST FLOOR PLAN
- A1.2 UPPER FLOOR PLAN
- A2.0 ELEVATIONS
- A3.0 SECTIONS
- A4.1 FOUNDATION PLAN & DETAILS
- A4.2 SECOND FLOOR FRAMING PLAN & ROOF FRAMING PLAN

**WEST LINN LOCAL DESIGN STANDARDS FOR BUILDINGS**

WIND SPEED: 95 MPH, 3 SEC GUST, 80 MPH FASTEST WIND SPEED & EXP. 'B'  
SNOW LOAD 25 PSF  
FROST DEPTH 12", SEISMIC ZONE D1  
ALLOWABLE SOIL PRESSURE 1500 PSF

**AREA CALCULATIONS SF:**

SITE TOTAL	11,113
EXISTING BUILDING COVERAGE	1,631
PROPOSED BUILDING COVERAGE	1,007
TOTAL BLDG COVER 2638 SF = 24 %	
EXISTING IMPERVIOUS PAVING TO REMAIN	966
PROPOSED PERVIOUS PAVING	1,360
TOTAL BUILDING & IMPERVIOUS COVERAGE (EXISTING & PROPOSED)	3,604 SF = 32%

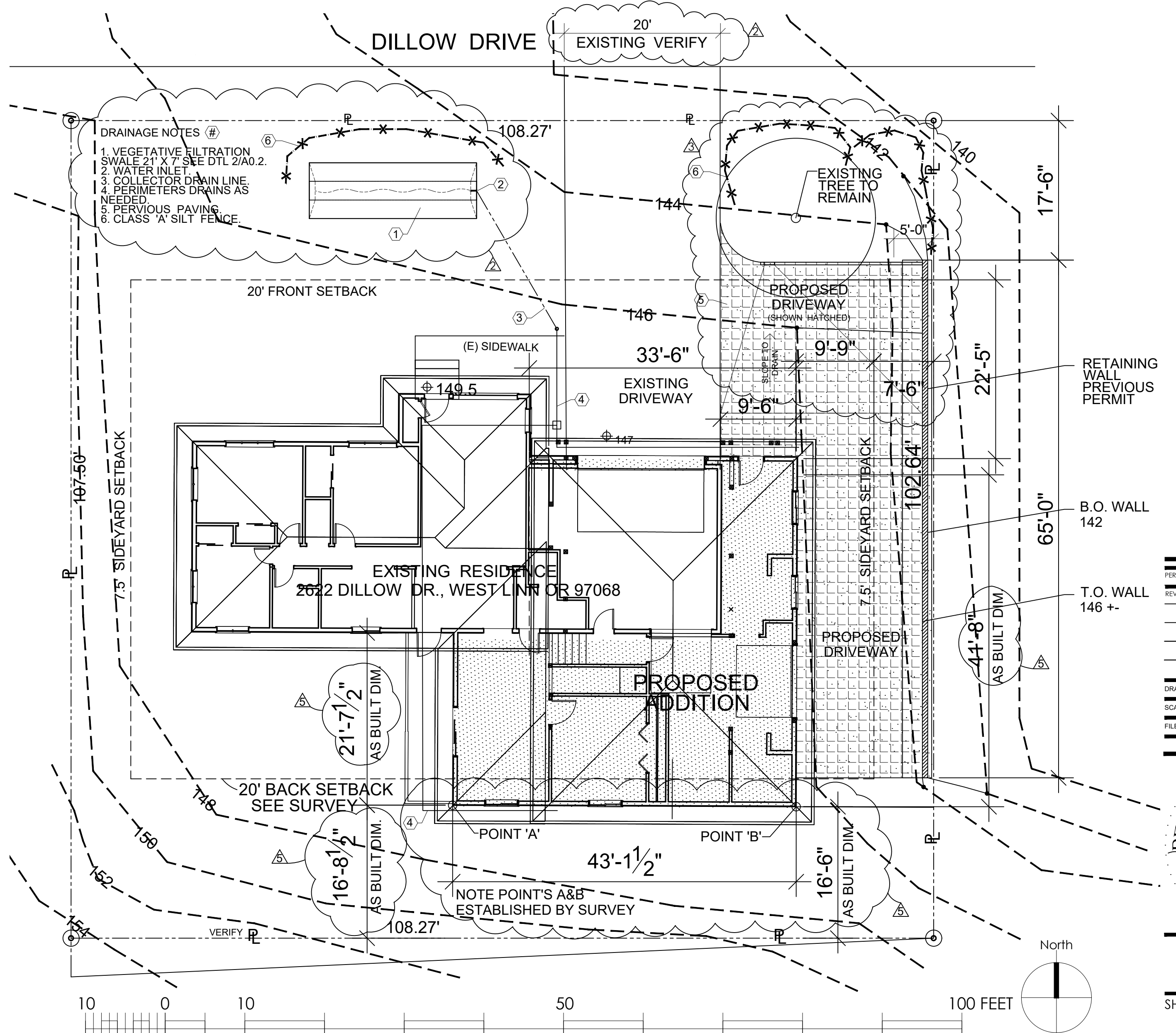
SEE SEPARATE SUBMITTAL BY OTHERS FOR RAIN GARDEN ENGINEERING AND INFILTRATION TESTING.

**OCCUPANCY & PLANNING:**

- D1. KEEP APPROVED SET OF PLANS ON JOB SITE, USE OTHER LAMINATED SET FOR CONSTRUCTION. GIVE BOTH SETS TO OWNER UPON COMPLETION.
- D2. REVIEW ALL CHANGES W/ ARCHITECT AND OWNER.
- D3. PROVIDE CERTIFICATE OF OCCUPANCY TO OWNER UPON COMPLETION PER R110.
- D4. BATHROOM FIXTURES TO MEET R307.1 MIN. OR AS PER PLAN.
- D5. BATHROOM AND SHOWER FLOORS & WALLS WITH BATHTUBS WITH SHOWER HEADS AND IN SHOWERS TO BE FINISHED WITH NON-ABSORBANT SURFACES NOT LESS THAN 6' ABOVE FIN. FLOOR PER R307.2
- D6. EXTERIOR BALCONIES, DECKS, LANDINGS, STAIRS, & SIM. FACILITIES SHALL BE POSITIVELY ANCHORED TO PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF SUPPORTING. SUCH ATTACHMENTS SHALL NOT BE TOENAILED OR NAILED SUBJECT TO WITHDRAWAL PER R311.5.1 & R502.2.2.
- D7. USE STAINLESS STEEL SCREWS MIN. AT EXTERIOR DECKS, AND SCREWS AT FLOOR SHEATHING.
- D8. PROVIDE SECOND FLOOR EMERGENCY ESCAPE WINDOWS PER R612.2 & R614.2. USE FALL PREVENTION DEVICE IF WINDOW IS WITHIN 24" OF FIN. FLOOR.
- D9. STAIRS TO BE 36" MIN., HANDRAILS ON AT LEAST ONE SIDE, AND NOT TO ENCR OACH MORE THAN 4.5". RISERS SHALL NOT EXCEED SMALLEST BY 3/8" MAX. STAIRS TO HAVE CLOSED RISERS. SEE R311.5.3.3 SEE R311.7.7 FOR HANDRAIL REQUMTS. SEE R312 FOR GUARDRAIL REQUMTS.
- D10. PROVIDE CARBON MONOXIDE ALARMS PER R315 IN UPSTARS HALL AND ON EACH FLOOR. HARD WIRE TO HOUSE POWER SYSTEM.
- D11. VERIFY RADON MITIGATION DEVICE REQUIREMENTS.

**ENERGY EFFICIENCY REQUIREMENTS:**

- E1. INSULATION REQUIREMENTS PER SECTION N1104 ORSC:
  - WALLS R-21
  - CEILINGS R-38
  - UNDER FLOOR R-30
  - WINDOWS U-0.35
  - SKYLIGHT U-0.60
  - EXTERIOR DOORS U-0.20
  - EXTERIOR DOORS W/ >2.5SF OF GLAZING U-0.40
  - FORCED AIR DUCT INSULATION R-8
- E2. ALL WINDOWS, DOORS, & SKYLIGHTS SHALL HAVE PERFORMANCE LABELING. A 1 PERM MIN. VAPOR RETARDER SHALL BE INSTALLED ON THE WARM SIDE OF ALL EXTERIOR INSULATION.
- E3. A 6MIL (0.15MM) BLACK POLYETHYLENE OR APPROVED EQUIVALENT GROUND COVER SHALL BE INSTALLED IN THE ENTIRE CRAWL SPACE, AND SHALL BE LAPPED 12" MIN. AT JOINTS, AND EXTEND UP FOUNDATION WALL 12" MIN.
- E4. ALL HVAC EQUMNT SHALL BE PROVIDED WITH THERMOSTATE CONTROL PER N1105.3 AT PRE-MANUF FIREPLACE PROVIDE THERMOSTAT, SWITCH, AND TIMER. WIRE ALL HEATING EQUIPMENT TO CENTRAL BRACKER WITH SEPERATE SHUT OFF FOR SYSTEM(S).
- E5. AT LEAST 50% OF PERMANENT LIGHTING FIXTURES TO BE HIGE EFFICIENCY LAMPS OR SCREW IN COMPACT FLORESCENT LAMPS. PROVIDE NOTIFICATION TO BLDG OFFICIAL ON FINAL INSPECTION OF SUCH.



**SITE PLAN**  
SCALE: 1" = 10'

CLINTON PEARSON ARCHITECT

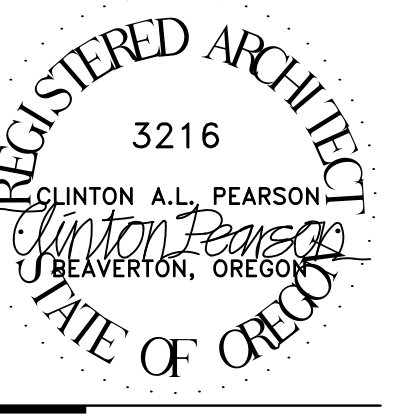
STREET ADDRESS:  
11076 SW ESCHMAN WAY  
TIGARD, OREGON 97223

PHONE: 971-570-1606

SKYLER RESIDENCE REMODEL  
 WEST LINN, OREGON

PERMIT DATE:	21 May 2018
REVISION DATE:	13 SEPT 2018
	8 OCT 2018
	30 MAR 2019
	23 JULY 2019

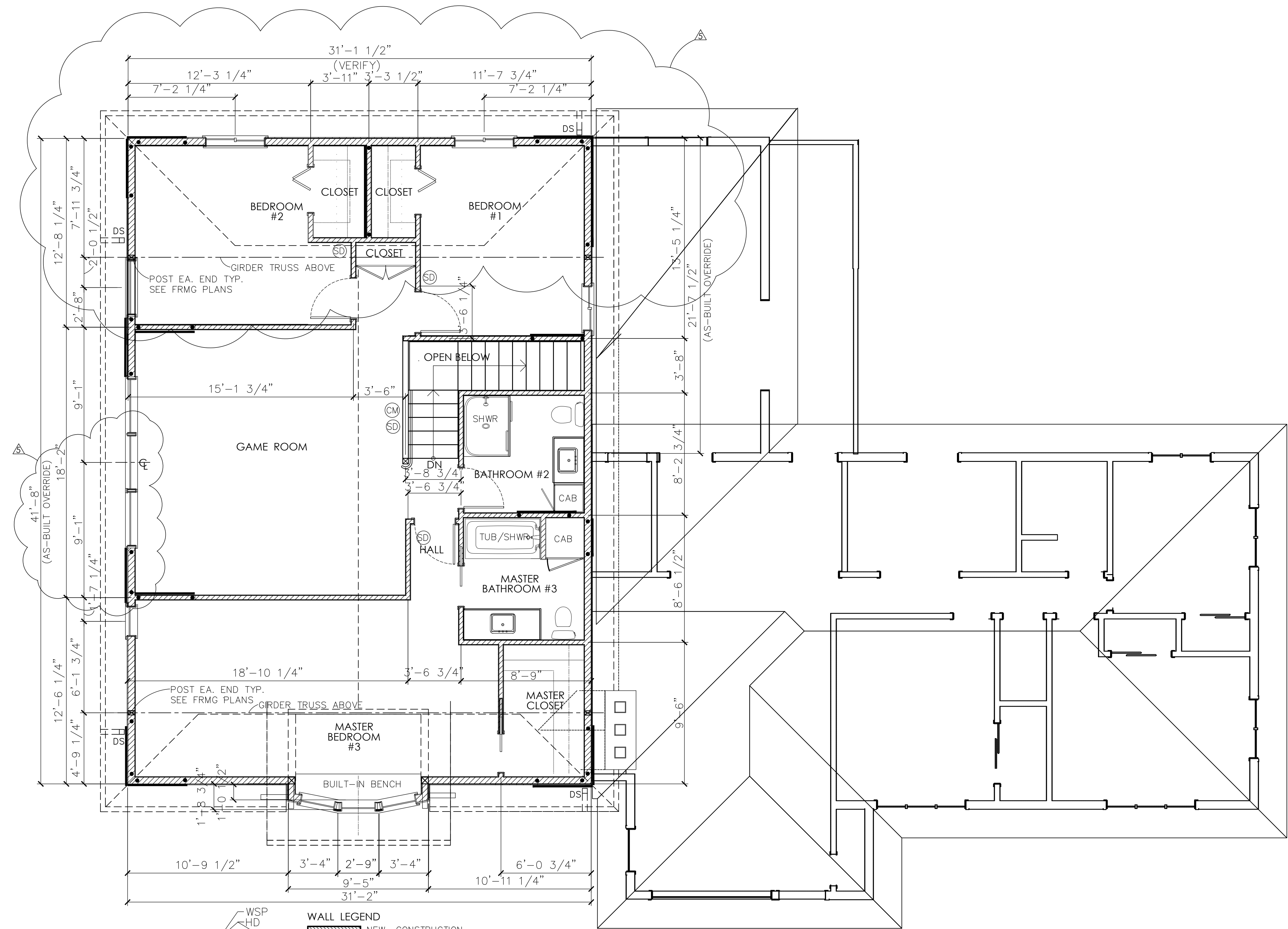
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FILE NAME:



SHEET NO. **a0.1**  
OF 7



SKYLER RESIDENCE REMODEL  
WEST LINN, OREGON



**BRACED WALL PANEL TYP.** 4' TYP.  
HD = 1800 LB CAPACITY HOLDDOWN TYP.  
WSP = WOOD STRUCTURAL PANEL  
1/2" STRUCTURAL PLYWOOD SHEATHING W/ 8D NAILS @ 6" O/C EDGES, 12" FIELD.  
4' TYP. LENGTH, 3' MIN. AT 10'-9" FLOOR TO CEILING GARAGE.

**WALL LEGEND**  
 NEW CONSTRUCTION  
 EXISTING CONSTRUCTION  
 EXISTING REMOVE

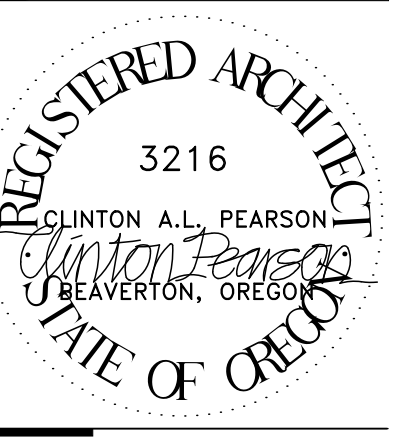
= SMOKE DETECTOR  
 = CARBON MONOXIDE DETECTOR

**UPPER FLOOR PLAN**  
 BACK EXTENDED 4'  
 DORMERS REMOVED EAST WALL EXTENDED EAST.

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

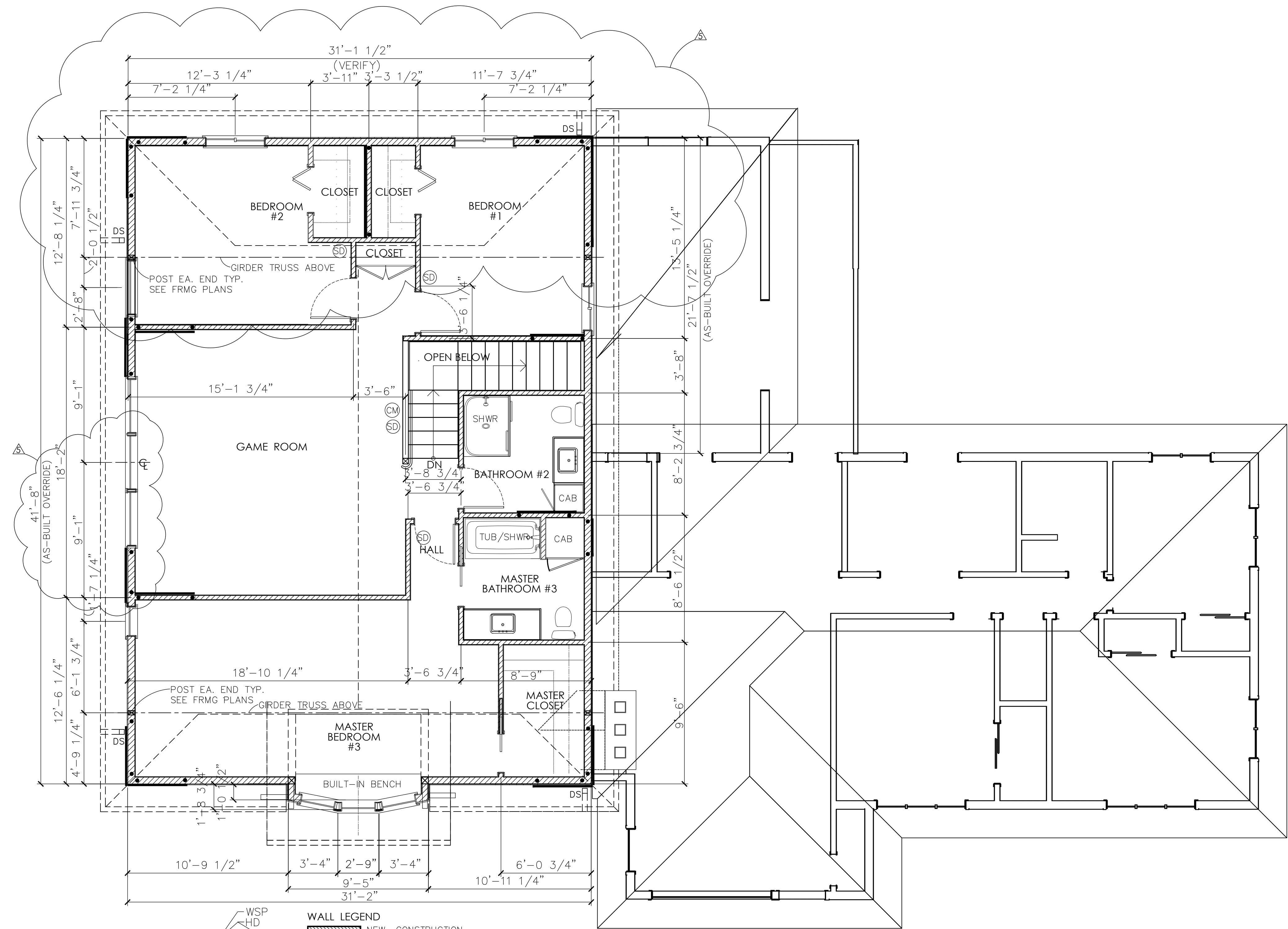
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 8 OCT 2018  
 30 MAR 2019  
 23 JULY 2019

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 SCALE:  
 FILE NAME:



SHEET NO. **A1.2**  
 OF 7

SKYLER RESIDENCE REMODEL  
WEST LINN, OREGON



**BRACED WALL PANEL TYP.** 4" TYP.  
HD = 1800 LB CAPACITY HOLDDOWN TYP.  
WSP = WOOD STRUCTURAL PANEL  
1/2" STRUCTURAL PLYWOOD  
SHEATHING W/ 8D NAILS @ 6" O/C  
EDGES, 12" FIELD.  
4" TYP. LENGTH, 3' MIN. AT 10'-9" FLOOR TO CEILING GARAGE.

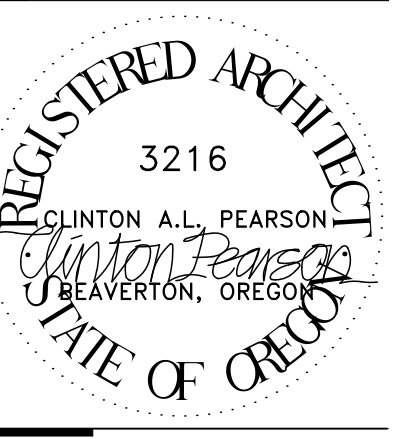
**WALL LEGEND**  
 NEW CONSTRUCTION  
 EXISTING CONSTRUCTION  
 EXISTING REMOVE  
 SD = SMOKE DETECTOR  
 CM = CARBON MONOXIDE DETECTOR

BACK EXTENDED 4"  
 DORMERS REMOVED EAST WALL EXTENDED EAST.

UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"

PERMIT DATE:	21 May 2018
REVISION DATE:	13 SEPT 2018
	8 OCT 2018
	30 MAR 2019
	23 JULY 2019

DRAWN BY: CAL  
SCALE:  
FILE NAME:



## PD-4 PUBLIC COMMENTS



**CITY OF WEST LINN  
NOTICE OF UPCOMING  
PLANNING MANAGER DECISION  
FILE NO. VAR-19-05**

The West Linn Planning Manager is considering a request for a reduction of the rear yard setback up to the 20% allowed in a Class I Variance (20% of a 20' setback is a 4' reduction) at 2622 Dillow Drive.

The decision will be based on the approval criteria in Chapters 11 and 75 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 01900 of Clackamas County Assessor's Map 21-E25AB) 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/2622-dillow-drive-class-i-variance-rear-yard-setback> 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 October 23, 2019.** 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 Chris Myers, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 742-6062, [cmyers@westlinnoregon.gov](mailto:cmyers@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.

LET THE RECORDS SHOW WE STRONGLY OPPOSE THE REQUESTED SET BACK.

THE ADDITIONAL 4' SET BACK BLOCKS OUR VIEW OF MT. HOOD FROM A LARGE PORTION OF OUR YARD.

GREGORY LIASCOS STATED TO US LAST SUMMER THAT HIS PLAN IS TO OPEN A SOUP KITCHEN HERE AT THE RESIDENCE.

FOR WELL OVER A MONTH, LARGE BLUE TARPS ARE BLOWING IN THE WIND, UN MAINTAINED, EXPOSING THE NEW STRUCTURE TO THE ELEMENTS. PERHAPS CAMO TARPS WOULD BE LESS OF AN EYE SORE!

WE ARE IN FULL SUPPORT OF OUR NEIGHBOR PULLING BACK THE 4' AND COMPLETING THEIR ENDEAVOURS IN A TIMELY FASHION.