

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT WYSS	PROJECT NO(S). DR-20-08	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) 100	REFUNDABLE DEPOSIT(S) 0	TOTAL 100

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input checked="" 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 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: 22830 Willamette Dr #6	Assessor's Map No.: 00569254
	Tax Lot(s): 22E30DC02400
	Total Land Area: 2000

Brief Description of Proposal: We want to divide a large apartment (1300 sq ft) into two apartments. We are restoring the building to its original configuration of 2 apartments in that space.

Applicant Name: CHRIS BOSTON <small>(please print)</small>	Phone: 503-975-7577
Address: 9989 SE CHERYL CT	Email:
City State Zip: HAPPY VALLEY OR 97086	CHRISMBOSTON@GMAIL.COM

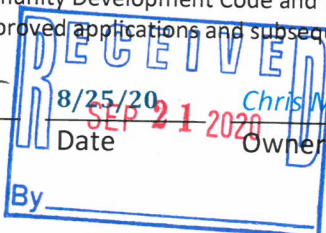
Owner Name (required): CHRIS BOSTON DBA BRIDGEFRONT MANAGEMENT <small>(please print)</small>	Phone: 503-975-7577
Address: 9989 SE CHERYL CT	Email:
City State Zip: HAPPY VALLEY OR 97086	CHRISMBOSTON@GMAIL.COM

Consultant Name: STEVE MAGUIRE @ AXIS DESIGN GROUP <small>(please print)</small>	Phone: 503-284-0988
Address: 11104 SE STARK ST	Email:
City State Zip: PORTLAND OR 97216	STEVENM@AXISDESIGNGROUP.COM

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 decision may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **One complete hard-copy set of application materials must be submitted with this application.**
One complete digital set of application materials must also be submitted electronically in PDF format.
If large sets of plans are required in application please submit one set.

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>Chris M Boston</i>	<i>Chris M Boston</i>	
Applicant's signature	Owner's signature (required)	Date
		8/25/20



August 25, 2020

RE: 22820 Willamette Dr, West Linn

Request to divide apartment

We own two multi-family buildings next to the Oregon City bridge. We have 19 units total. One unit, unit #6 is unusually large (approximately 1300 sq ft) and has been used as a commercial space for approximately 12 years. However, there is only 20 parking spaces for the apartment and no street parking. This building is not suited for commercial use. **We are requesting restoring unit #6 to its original use as two separate apartments.** The previous owner decided to combine the two apartments. We do not have pictures of the building before the commercial conversion. We have spoken with long-time residents, plus the existence of two electrical services and plumbing for two kitchens indicates that the space indeed was originally two residential units. The meters outside and the two electrical panels inside are marked "unit 6" and "unit 7" respectively.

Adherence to Community Development Code 25.060:

- A. 1. We will be adding another door in existing alcove to provide access to the second unit. The door will match the existing entry door. We will also pour a new concrete porch over the existing porch in the alcove to extend the porch out 12" to provide a more level porch and 3 ft clearance for the new door. No other changes to the exterior of the building is necessary. Interior changes are minimal. An existing wall that separates the two units has doorways that will be closed off. Hardwood flooring and period lighting will be retained.
2. When the new door is installed, we will apply stucco around the door and paint it to match the existing door.
3. No other changes will be made to the building
4. No other changes will be made to the building
5. See pictures below. We will be installing a matching door and will utilize the existing alcove to install a second door. No pictures could be found to show that a door existed here previously, by it is likely based on the location of the long wall separating the two units.
6. The door could easily be removed with a window put in its place to return the building to its existing condition
7. No additions are proposed. The new door will match in size, style and color the original door
8. No changes to the roof or roof pitch are proposed
9. No changes to the roof or roof pitch are proposed
10. The area around the new door will be covered in stucco to match the existing exterior wall texture.

11. No new exterior walls are proposed
12. New gutters and downspouts are not proposed
13. No new windows are proposed
14. No storm windows are proposed
15. No new windows are proposed
16. The new door will be consistent with the existing door
17. The alcove size and shape will not be altered. The existing step to the front door will be leveled and extended 12" into the sidewalk. This is consistent with the existing step next the alcove.



18. No deck is proposed
19. No work to the foundation is proposed
20. No new lighting is proposed

EXISTING EXTERIOR



**AFTER – A MATCHING EXTERIOR DOOR WILL BE ADDED TO THE ALCOVE.
THE PORCH WILL BE EXTENDED SLIGHTLY.**



EXISTING EXTERIOR OF ENTIRE BUILDING



Contact information:

Building owner: Bridgefront Management, LLC

Bridgefront Management member/manager: Chris Boston. 503-975-7577.

Chrismboston@gmail.com

S:\Projects\2020 Projects\A-121-20032-Floor Plan New\Appt 0 - Plot Date: Aug 17 20 10: Time: 9:43 AM



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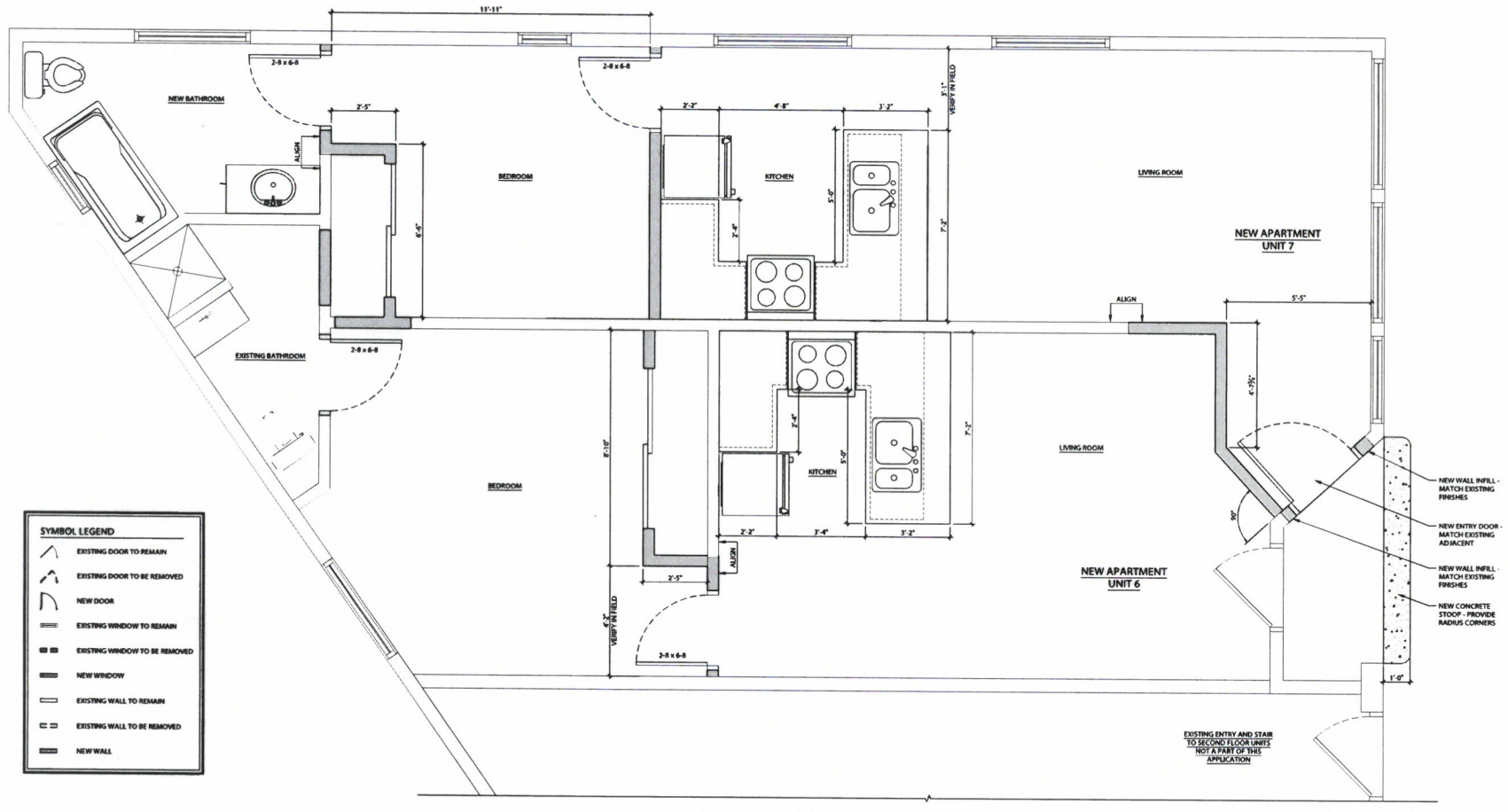
**BRIDGEFRONT
 APARTMENTS
 UNITS 6 AND 7**
 22820 WILLAMETTE DRIVE
 WEST Linn, OR 97068

REVISIONS

No.	Description	Date

DRAWN BY: SIM
 CHECKED BY: SIM
 JOB NO: 20-032
 DATE: 08/14/2020
 ISSUED FOR: PERMIT
 SHEET TITLE
 FLOOR PLAN - NEW
 UNITS 6 AND 7
 SHEET NO.

A-121



SYMBOL LEGEND

	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	NEW DOOR
	EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED
	NEW WINDOW
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL

1 FLOOR PLAN - NEW (UNITS 6 AND 7)
 SCALE: 1/8" = 1'-0"

EXISTING ENTRY AND STAIR
 TO SECOND FLOOR UNITS
 NOT A PART OF THIS
 APPLICATION

S:\Projects\2020\Projects\20-032_Bridgefront_Apartments\Drawings\F2_Current\CAD\A-111_202032-Floor Plan-Demo.dwg © Plot Date: Aug 12 20 © Time: 9:52 AM



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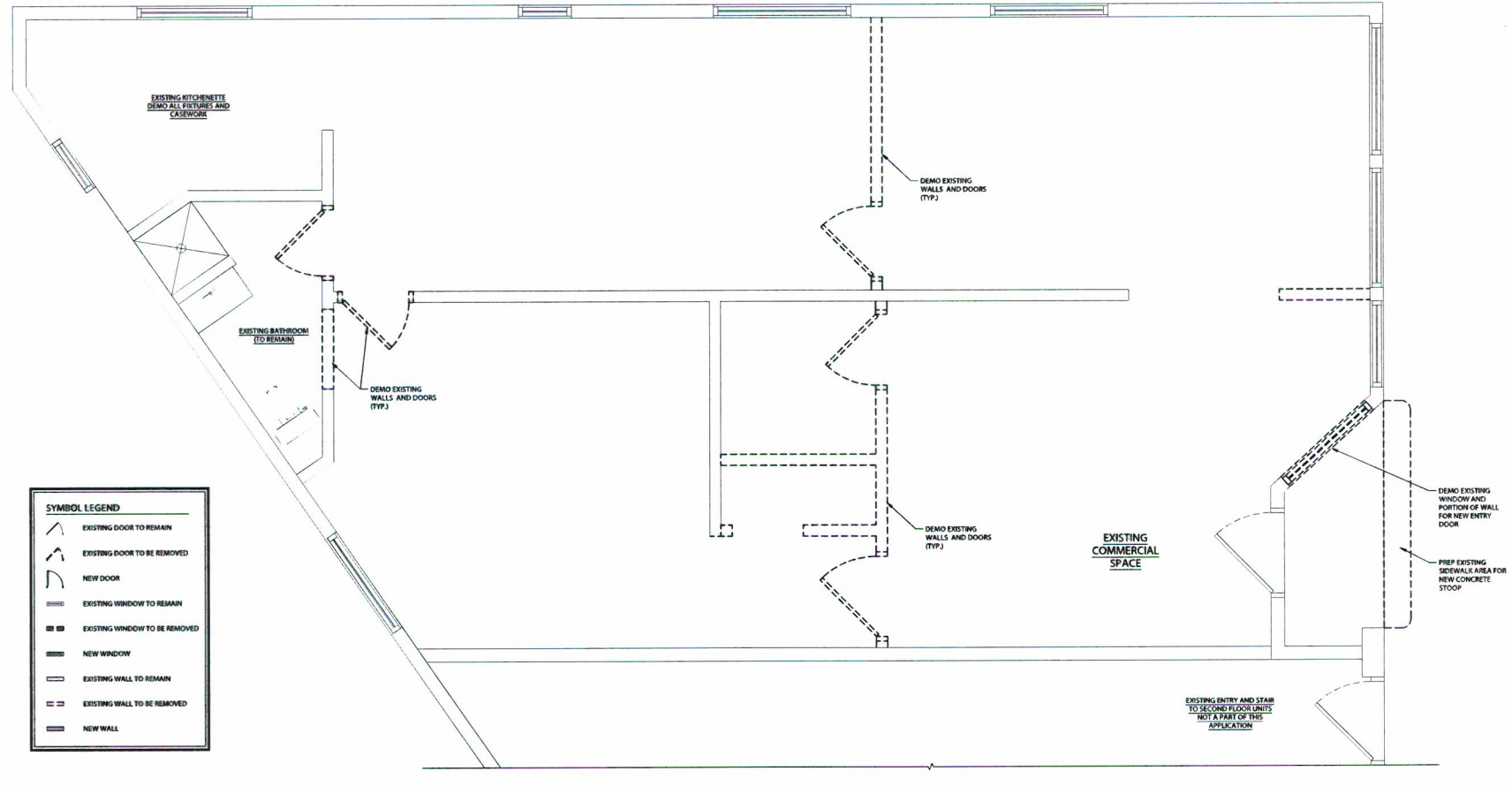
BRIDGEFRONT
 APARTMENTS
 UNITS 6 AND 7
 23820 MILLAMETTE DRIVE
 WEST LINN, OR 97068

REVISIONS

No.	Description	Date

DRAWN BY: SIM
 CHECKED BY: SIM
 JOB NO: 20-032
 DATE: 08/14/2020
 ISSUED FOR: PERMIT
 SHEET TITLE
 FLOOR PLAN - DEMO
 SHEET NO.

A-111



SYMBOL LEGEND

	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	NEW DOOR
	EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED
	NEW WINDOW
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL

1 FLOOR PLAN - DEMO
 SCALE: 1/2" = 1'-0"

EXISTING ENTRY AND STAIR
 TO SECOND FLOOR UNITS
 NOT A PART OF THIS
 APPLICATION