

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Betty Avila	PROJECT NO(S) VAR-21-07	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$825	REFUNDABLE DEPOSIT(S)	TOTAL \$825

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.

Site Location/Address: 1497 BURNS STREET WEST LINN OR 97068	Assessor's Map No.: Tax Lot(s): 22E30BD02600 Total Land Area:
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Brief Description of Proposal:
PROPOSED CLASS I VARIANCE TO FRONT YARD SETBACK.

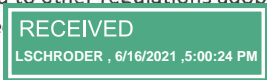
Applicant Name: BRYON AND TAWNYA BORNRAGER <small>(please print)</small> Address: 1497 BURNS ST City State Zip: WEST LINN OR 97068	Phone: 503-475-6769 Email: tborntrager@gmail.com
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Owner Name (required): BRYON AND TAWNYA BORNRAGER <small>(please print)</small> Address: 1497 BURNS ST City State Zip: WEST LINN OR 97068	Phone: 503-475-6769 Email: tborntrager@gmail.com
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Consultant Name: <small>(please print)</small> Address: City State Zip:	Phone: Email:
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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. The permit approval will not be effective until the appeal period has expired.
4. The City accepts electronic (.pdf) land use applications and project submissions from applicants. Applicants should submit this form and supporting documents through the [Submit a Land Use Application](https://westlinnoregon.gov/planning/submit-land-use-application) web page:
<https://westlinnoregon.gov/planning/submit-land-use-application>

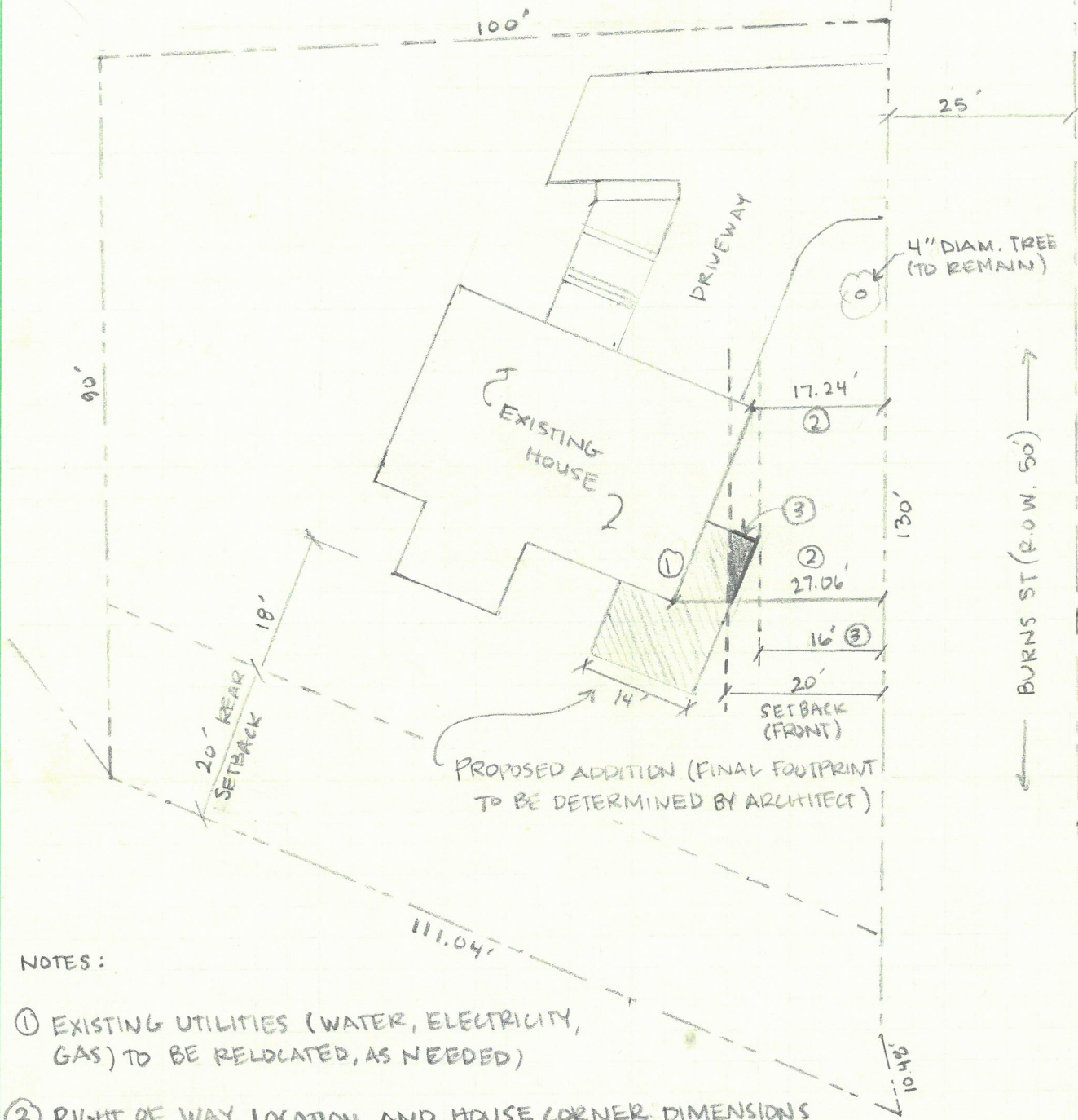
The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subse



<u>Tawnya Borntrager</u> Applicant's signature	<u>6/14/21</u> Date	<u>Tawnya Borntrager</u> Owner's signature (required)	<u>6/14/21</u> Date
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SITE PLAN FOR PROPOSED CLASS I VARIANCE TO FRONT YARD SETBACK.

ROW &

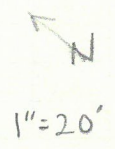


NOTES:

- ① EXISTING UTILITIES (WATER, ELECTRICITY, GAS) TO BE RELOCATED, AS NEEDED)
- ② RIGHT OF WAY LOCATION AND HOUSE CORNER DIMENSIONS PER COMPASS LAND SURVEYORS (6/11/21)
- ③ PROPOSED VARIANCE OF 20' FRONT SETBACK TO 16' FRONT SETBACK.

SE 1/4 NW 1/4 SEC 30 T2S R2E

BRYON & TAWNYA BORNTAGER
 1497 BURNS ST
 WEST LINN
 (503) 475-6769



6/14/21 TEB

75.050 C.1. NARRATIVE

BRYON + TANNYA BORNTRAGER
1497 BURNS ST
WEST LINN

BORNTRAGER BATHROOM/CLOSET ADDITION -
FRONT SETBACK VARIANCE REQUEST

* RESPONSES TO COMMUNITY DEVELOPMENT CODE 75.020 VARIANCE PROVISIONS

CDC 75.020 - CLASSIFICATION OF VARIANCES

A CLASS 1 VARIANCE

- 1. REQUIRED YARD AND MINIMAL LOT DIMENSIONAL REQUIREMENTS.
 - a. PROVIDE FOR A MORE EFFICIENT USE OF THE SITE;

TEB → An adjustment to the front setback allows for the addition of a second bathroom on the main living level of our home. Adding to both the back of the house and wrapping around the side provides a more aesthetically pleasing design. (Due to the orientation of our home on the lot, the front setback impacts the side of our home. The house is also built at an angle to the right of way, so the area that we're requesting a variance for is relatively small.)

- b. PRESERVES AND INCORPORATES NATURAL FEATURES INTO THE OVERALL DESIGN OF THE PROJECT;

TEB → The addition will be to the side yard (minimal impact - existing river birch tree will remain and side yard will be landscaped to fit new addition) and back corner (existing arborvitae was damaged during the ice storm and, per advice from our arborist, will be removed and replaced with a new natural hedge during remodel construction).

- c. DOES NOT ADVERSELY AFFECT ADJOINING PROPERTIES IN TERMS OF LIGHT, AIR CIRCULATION, NOISE LEVELS, PRIVACY, AND FIRE HAZARDS;

TEB → The part of the addition that we are requesting a variance for is very small. In general, the addition as a whole is adjacent to the right of way of Burns Street and does not adversely affect the adjoining properties in any of the ways noted in 75.020 A.1.c.

- d. PROVIDES FOR SAFE VEHICULAR AND PEDESTRIAN ACCESS TO THE SITE AND SAFE ON-SITE VEHICULAR AND PEDESTRIAN CIRCULATION,

TEB → Due to its size and location, the addition does not interfere with the above (75.020 A.1.d.).