

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT John Floyd	PROJECT NO(S). VAR-21-08	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: WEST LINN MEADOWS LOT 19 2775 DAKIA DRIVE WEST LINN 97068	Assessor's Map No.: Tax Lot(s): Total Land Area:
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Brief Description of Proposal:
PROPOSED LEVEL I VARIANCE 15' SIDE YARD SETBACK

Applicant Name: JJ PORTLOCK (TOLL BROTHERS) (please print) Address: 4949 MEADOWS RD City State Zip: LAKE OSWEGO 97034	Phone: 425-829-1506 Email: jportlock@tollbrothers.com
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Owner Name (required): (please print) Address: SAME City State Zip:	Phone: Email:
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Consultant Name: (please print) Address: N/A 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 subsequent development is not vested under the provisions in place at the time of the initial application.

 Applicant's signature	7/14/21 Date	 Owner's signature (required)	7/14/21 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;

A reduction of the side set back allows the additional of the a third car garage providing a more desirable home and more off street parking. Parking was a key issue with the approval of the community, and this allows us to address those concerns while having a more desirable home.

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

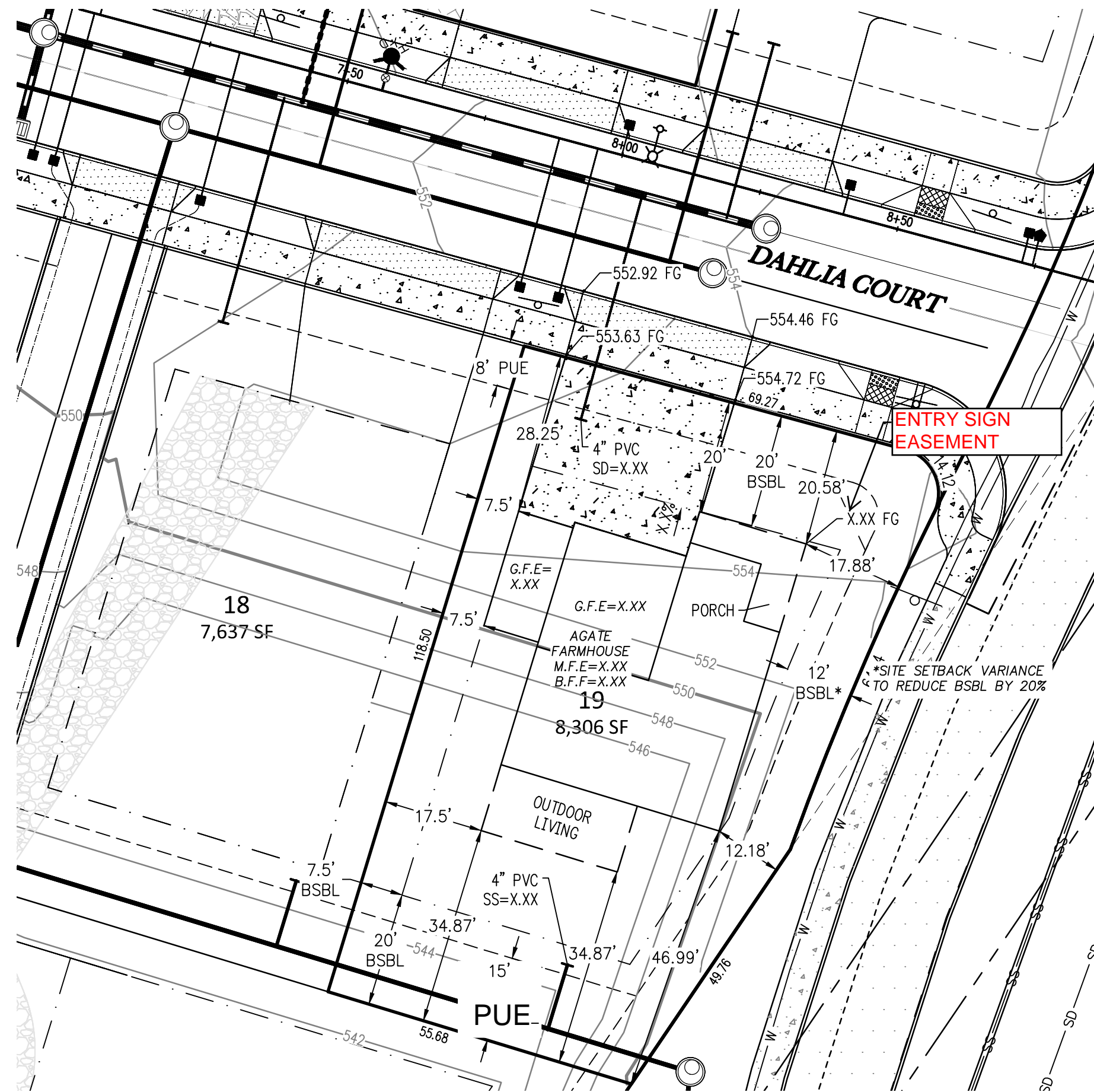
Given it is the larger 15' setback on the side we're requesting the reduction it is not impactful to the overall feel of the community and does not reduce the distances between the homes

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

Given it is the larger 15' setback on the side we're requesting the reduction it is not impactful to the overall feel of the community and does not reduce the distances between the homes

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

By allowing this variance and allowing us to have a 3rd car garage it will reduce potential for street parking in front of the home which is congested with the intersection with Salamo being in front of the home



BUILDING COVERAGE

MAIN	1,226	SF
GARAGE	676	SF
PORCH	179	SF
COVERED DECK	300	SF

LOT COVERAGE: 35% MAX

MAIN	1,226	SF
GARAGE	676	SF
PORCH	179	SF
COVERED DECK	300	SF
BUILDING AREA:	2,381	SF
LOT AREA:	8,306	SF
PERCENTAGE:	29%	SF

IMPERVIOUS SURFACES

DRIVEWAY (INCLUDING ACCESS)	1,248	SF
ROOF:	2,567	SF

FLOOR TO AREA RATIO: 45% MAX

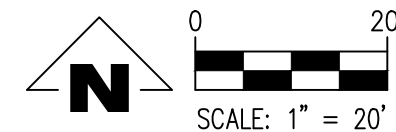
FIRST FLOOR	X	SF
SECOND FLOOR	X	SF
	X%	

UTILITY PLAN LEGEND

- EXISTING STORM SEWER & MANHOLE
- EXISTING STORM SEWER & INLET
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATERLINE & SERVICE
- EXISTING WATER VALVE & BOX
- EXISTING GAS LINE
- EXISTING SANITARY CLEAN OUT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM LATERAL
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED SANITARY LATERAL
- PROPOSED WATER LINE
- WATER SERVICE & METER
- PROPOSED FIRE HYDRANT
- BSBL

TOPOGRAPHY

- 220 PROPOSED MAJOR CONTOUR LINE
- 219 PROPOSED MINOR CONTOUR LINE



TOLL BROS. INC.
8815 122ND AVE NE, SUITE 200
KIRKLAND, WA 98033

LOT 19
SITE PLAN

WEST LINN MEADOWS
2775 DAHLIA COURT
WEST LINN, OR

EMERIO
ENGINEERING • SURVEYING • DESIGN
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 638-9592
www.emeriodesign.com

ORIGIN
DATE:
2021

FILE: P:\0542-001_23180 S Blend Circle\Arch\Lot Layouts\0542-001_HOUSE PLAN, Layout: LOT19 SITE PLAN, Plot Date: 8/2/2021 10:43 AM, by: Lefi Rhoades