

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT John Floyd	PROJECT NO(S): VAR-21-09	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: 1464 BUCK STREET, WEST LINN, OR 97068	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal: **VARIANCE TO ALLOW 20% REDUCED SETBACK FOR SHED PLACEMENT ON DRIVEWAY**

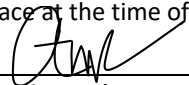
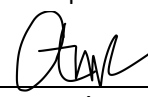
Applicant Name: ANDREW CAMPBELL <small>(please print)</small> Address: 1464 BUCK STREET City State Zip: WEST LINN, OR 97068	Phone: 503-878-0300 Email: andrewcampbell127@gmail.com
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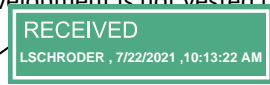
Owner Name (required): ANDREW CAMPBELL <small>(please print)</small> Address: 1464 BUCK STREET City State Zip: WEST LINN, OR 97068	Phone: 503-878-0300 Email: andrewcampbell127@gmail.com
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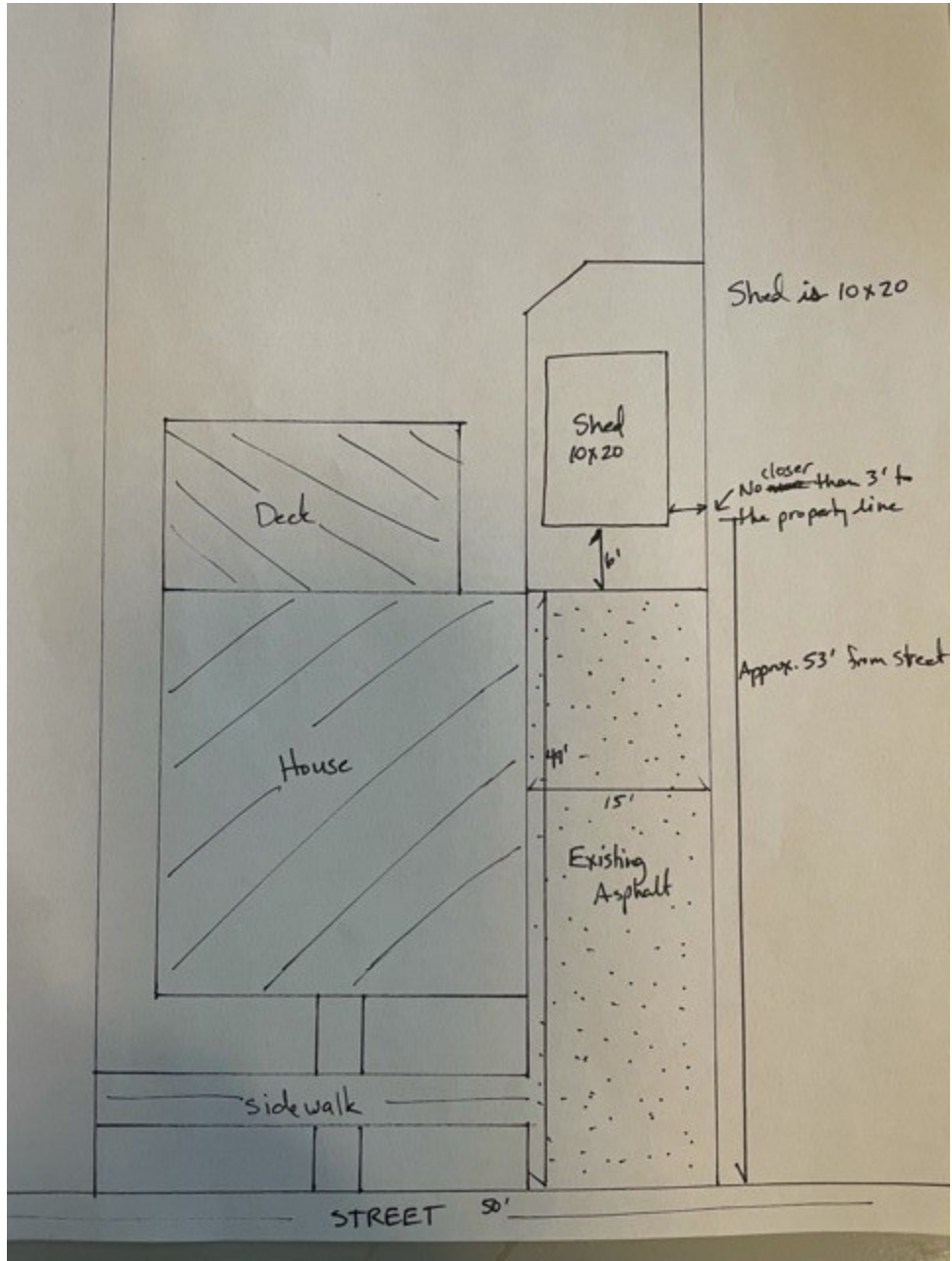
Consultant Name: <small>(please print)</small> Address: City State Zip:	Phone: Email:
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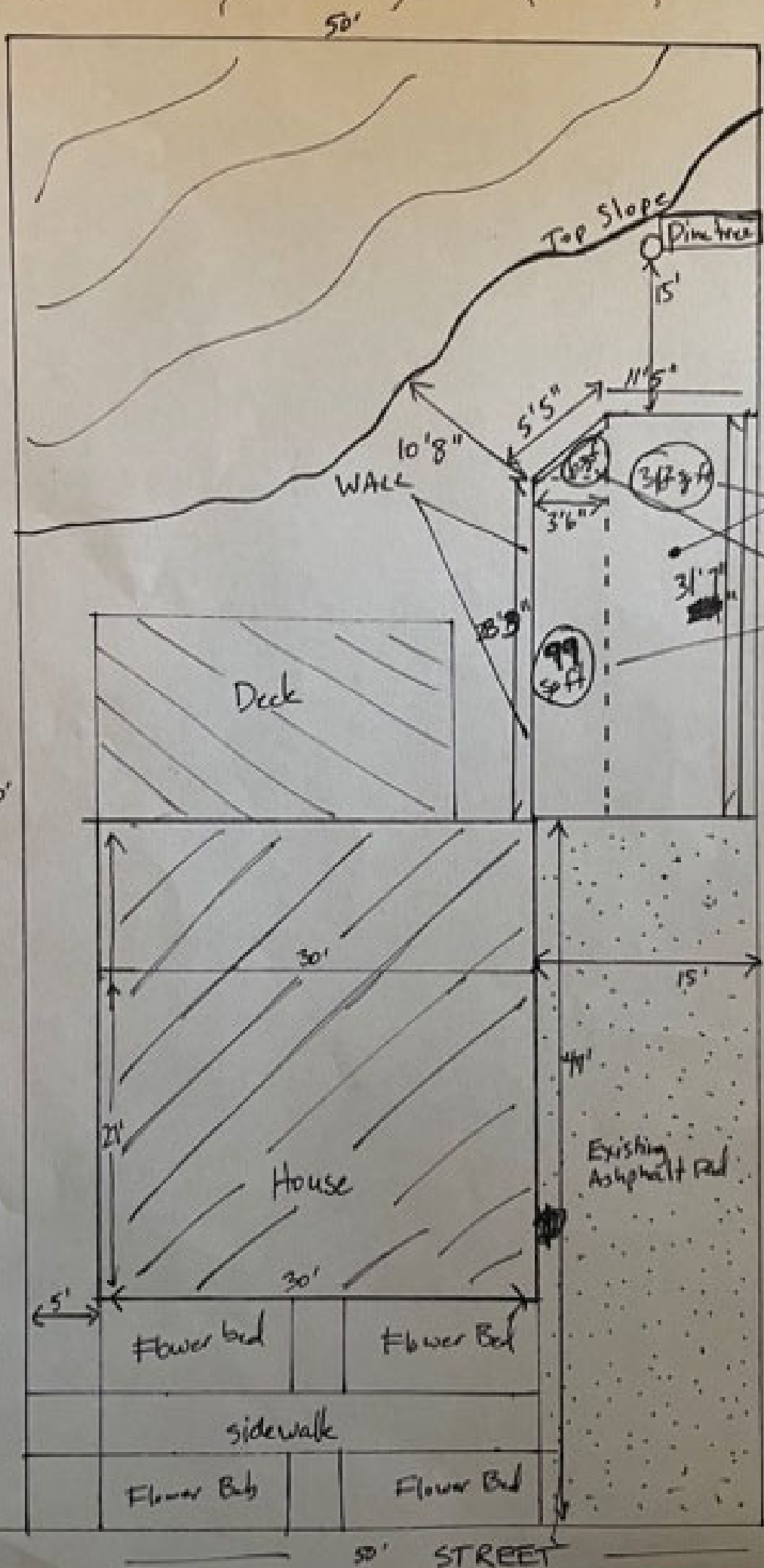
1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A decision may be reversed on appeal. The permit approval will not be effective until 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 subsequent development is not vested under the provisions in place at the time of the initial application.

 Applicant's signature	7/22/2021 Date	 Owner's signature (required)	Date
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Our lot is 50' x 100' with houses on both sides. The asphalt pad extended beyond where the current pad will be. We replaced an old wooden retaining wall and old asphalt with concrete.

Total Sq ft
 401 sq ft

312
• 99
• 6

467

Floyd, John

From: Andrew Campbell <andrewcampbell127@gmail.com>
Sent: Monday, August 2, 2021 10:17 AM
To: Floyd, John
Subject: Re: Follow up

Hi John,

Please see below for my comments in red that address each approval criteria. As I stated on the phone the placement of the new shed will be an improvement over the placement of the old shed. It will be further from the neighbors fence and be a brand new shed built and installed by a reputable company. Please reach out with any questions.

Thank you,

Andy

On Thu, Jul 29, 2021 at 5:47 PM Floyd, John <JFloyd@westlinnoregon.gov> wrote:

Hi Andrew,

Here are the four approval criteria we discussed on the phone a few days ago and I mentioned in this evening's voicemail. Can you provide a summary statement that addresses how your variance will comply? You may wish to include the comparison you shared between the old and new shed which had to be removed due to the failure of the old retaining walls.

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; The winter storm of February 2021 destroyed our retaining wall and damaged two sheds beyond repair. We are replacing those two sheds with one single brand new 200 sq ft shed. The previous shed was closer to the street and only 2' from our neighbors fence. The new shed will be further from the street and further from our neighbors fence, thus improving the site. Having one shed instead of replacing the two sheds that were damaged is more efficient use of the space and allows for landscaping behind the new shed where one of the sheds was previously located.
 - b. Preserves and incorporates natural features into the overall design of the project; The previous site included two sheds and one of those sheds was too close to the slope. We will not have a shed that far back on the property thus allowing for more natural landscaping behind the new shed, improving the space.
 - c. Does not adversely affect adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazards; and The new shed is further away from the neighbors property line. The light is improved as the shed is further away from the neighbor. Air circulation is improved as the new shed is further from the neighbors fence. There is no change to the noise level for either property since there was shed on the property at this approximate location previously. There is no change to the privacy for either property since there was shed on the

property at this approximate location previously. Fire Hazard is improved due to the shed being further away from the neighbors fence.

d. Provides for safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation. The placement of the shed does not apply/affect to vehicular circulation as the shed is placed on a concrete pad where cars do not have access. The pedestrian circulation is improved because the new shed is further from our neighbors fence than the previous shed.

Noticing will begin on Thursday, August 5th and end on August 19th.

I am out tomorrow but back on Monday. Have a good weekend.

John Floyd

Associate Planner

Planning

Pronouns: he, him, his

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West Linn, Oregon 97068

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westlinnoregon.gov

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