



CITY OF
**West
Linn**

Planning Commission

Public Hearing: VAR-22-01

Class II Variance Request for Driveway Grade
1201 Rosemont Road

April 6, 2022



Decision Before the Planning Commission

- ◆ Quasi-Judicial Public Hearing for Class II Variance Request
 - Driveway in excess of 15%
 - CDC 48.030.B(3)
 - Maximum grade of 15% or
 - Variance approval by PC
- ◆ Approve Staff Recommendation
- ◆ Approve with Modified Conditions
- ◆ Deny



Vicinity Map



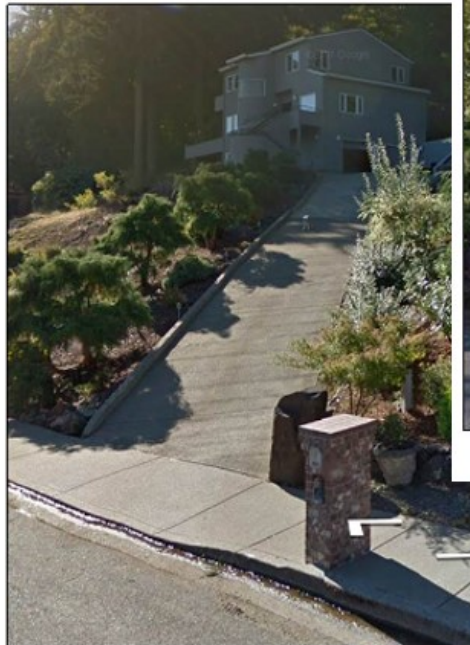


- ❖ Quasi-Judicial Public Hearing for Class II Variance Request
 - 10,347 sq. ft./R-10 Zoning
 - Currently Occupied Single-Family Home
 - Access
 - 12 foot wide stem, 40 feet wide nearest to garage
 - 17.4% percent average grade
 - Last 18 feet meet the 12% gradient standard
 - Does Not Meet PW Standards
 - WL Engineering Supports the Variance
 - TVF&R Reviewed – No Conditions to Add
 - Will not require sprinklers

Examples of Steep Driveways



6080 Caufield Drive – 19% driveway grade



6040 Caufield Drive – 24% driveway grade



3156 Oak Tree Court – 28% driveway grade

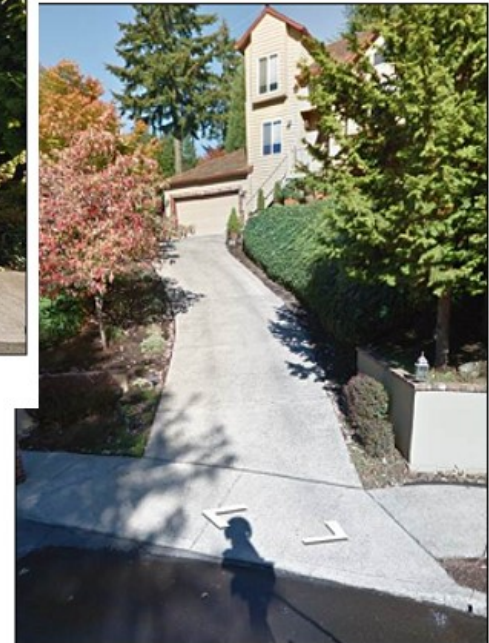
Examples of Steep Driveways



2463 Tipperary Court – 33% driveway grade



25140 Rancho Lobo Court – 24% driveway grade



2567 Kilkenny Court – 27% driveway grade

Staff Recommendation



- ◆ Staff recommends approval of application VAR-22-01, based on:
 - Findings submitted by the applicant
 - Supplementary staff findings included in the staff report
 - Public Works supports the variance
 - TVF&R supports the variance



QUESTIONS OF STAFF?