

### DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT <b>John Floyd</b>	PROJECT NO(S). <b>VAR-22-02</b>	PRE-APPLICATION NO. <b>n/a</b>	
NON-REFUNDABLE FEE(S) <b>\$825</b>	REFUNDABLE DEPOSIT(S)	TOTAL	<b>\$825</b>

**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.

<b>Site Location/Address:</b> 2904 Rawhide St. West Linn, Oregon 97068	<b>Assessor's Map No.:</b> _____ <b>Tax Lot(s):</b> 21E23DB03000 _____ <b>Total Land Area:</b> _____
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**Brief Description of Proposal:**

Request the set-back to be reduced on the East side of property, allowing a deck extension. Deck extension would be approximately 15 ft. from the existing deck posts. We request such variance due to the deck being approximately 40ft above the street elevation.

<b>Applicant Name:</b> Eric Rose <small>(please print)</small> Address: 16869 SW 65th Ave #417, City State Zip: Lake Oswego, OR 97035	Phone: 503-575-8548 Email: Eric@EpiConstruct.com
<b>Owner Name</b> (required): Dr. Chris Jacobs <small>(please print)</small> Address: 2904 Rawhide St. City State Zip: West Linn, OR 97068	Phone: 432-559-7013 Email: drjacobs@drchrisjacobs.com
<b>Consultant Name:</b> <small>(please print)</small> Address: City State Zip:	Phone: Email:

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	2-11-22 Date	 Owner's signature (required)	2-14-2022 Date
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Epic Construction & Remodeling  
16869 SW 65<sup>th</sup> Ave. #417  
Lake Oswego, Oregon 97035  
February 15, 2022

RE: Deck Extension 2904 Rawhide

**John Floyd**

Associate Planner  
22500 Salamo Rd.  
West Linn, Oregon 97068

Dear John:

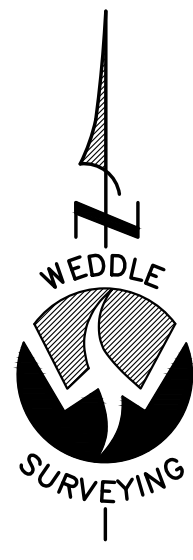
Per City Requirements, Epic Construction & Remodeling is requesting a Class 1 Variance to obtain permission to construct an elevated deck extension off the existing deck. Ultimately this would allow us to build within the existing property line setbacks. We are hoping we can construct a deck extension approximately 15' from existing Posts. If permitted the setback would be 10' from current property line. Our intent is to use a cantilever beam system to carry the deck and have a structural component angled from the existing footing locations to the outer edge of deck. Reference concept drawing #XXX. We believe the variance will not impact any visual or other aspect of the property or surrounding properties due to the fact that the deck is approximately 40 plus feet off the ground. Current landscaping will not be impacted and we are designing the deck to wrap around one of the current Pine trees on property. Parking and land use will not change. As we understand the criteria in CDC 75.020(A).

Thank you for giving us the opportunity to present our idea. Should you have any questions please feel free to call me to discuss.

Sincerely,

Eric Rose

V.P.



SCALE: 1" = 10'  
1-FT. CONTOUR INTERVAL  
OCTOBER 25, 2021

# TOPOGRAPHIC SURVEY

## 2904 RAWHIDE STREET

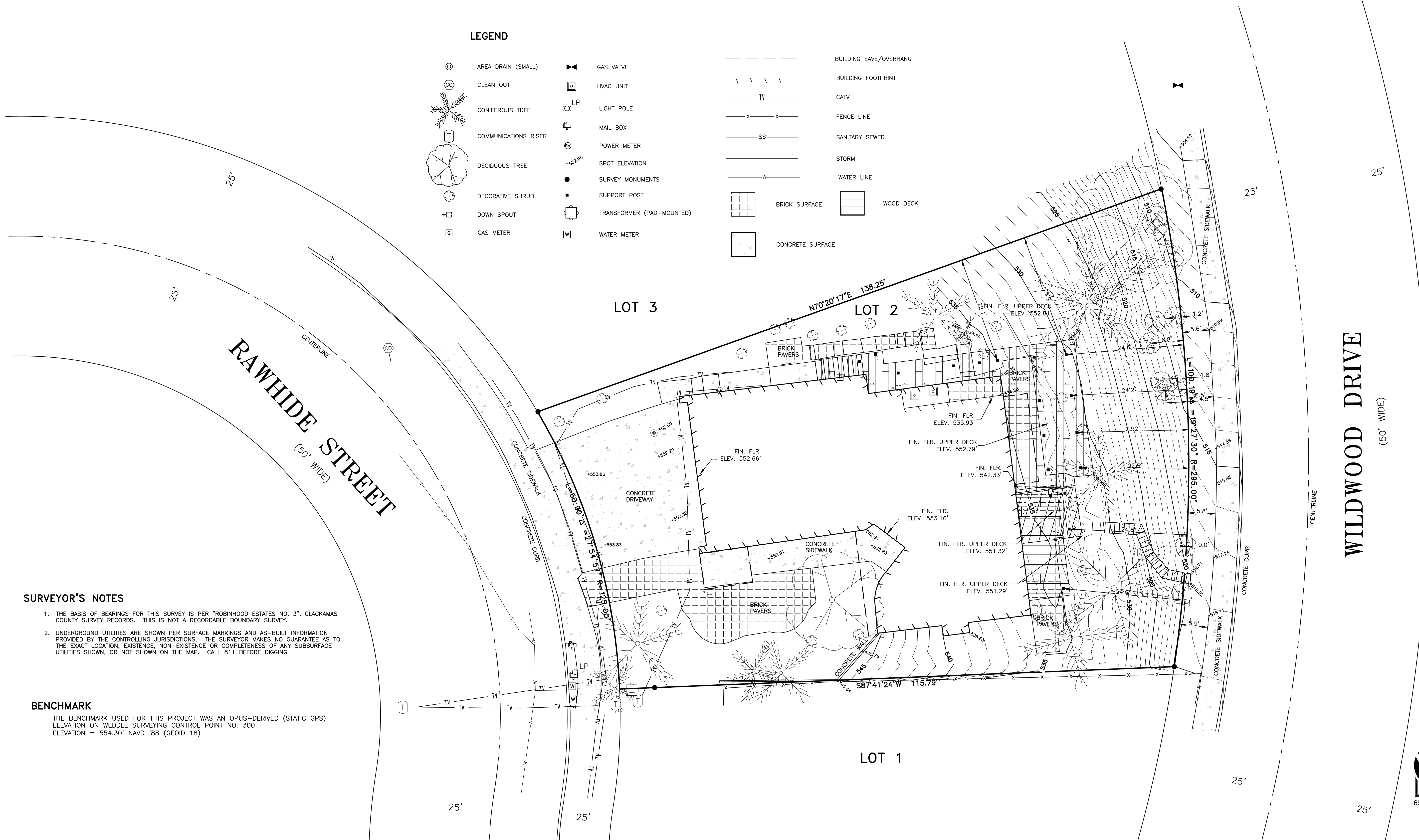
LOT 2, BLOCK 5, "ROBINWOOD ESTATES NO. 3"  
LOCATED IN THE S.E. 1/4 OF SECTION 23  
TOWNSHIP 2 SOUTH, RANGE 1 EAST, W.M.  
IN THE CITY OF WEST LINN  
CLACKAMAS COUNTY, OREGON

OWNER: CHRISTOPHER JACOBS

REQUESTED BY: ERIC ROSE  
EPIC CONSTRUCTION & REMODELING  
EMX: ERIC@EPICCONSTRUCT.COM

### LEGEND

	AREA DRAIN (SMALL)		GAS VALVE		BUILDING EAVE/OVERHANG
	CLEAN OUT		HVAC UNIT		BUILDING FOOTPRINT
	CONIFEROUS TREE		LIGHT POLE		CATV
	COMMUNICATIONS RISER		MAIL BOX		FENCE LINE
	DECIDUOUS TREE		POWER METER		SANITARY SEWER
	DECORATIVE SHRUB		SPOT ELEVATION		STORM
	DOWN SPOUT		SURVEY MONUMENTS		WATER LINE
	GAS METER		SUPPORT POST		BRICK SURFACE
			TRANSFORMER (PAD-MOUNTED)		WOOD DECK
			WATER METER		CONCRETE SURFACE



### SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS PER "ROBINWOOD ESTATES NO. 3", CLACKAMAS COUNTY SURVEY RECORDS. THIS IS NOT A RECORDABLE BOUNDARY SURVEY.
2. UNDERGROUND UTILITIES ARE SHOWN PER SURFACE MARKINGS AND AS-BUILT INFORMATION PROVIDED BY THE CONTROLLING JURISDICTIONS. THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXACT LOCATION, EXISTENCE, NON-EXISTENCE OR COMPLETENESS OF ANY SUBSURFACE UTILITIES SHOWN, OR NOT SHOWN ON THE MAP. CALL 811 BEFORE DIGGING.

### BENCHMARK

THE BENCHMARK USED FOR THIS PROJECT WAS AN OPUS-DERIVED (STATIC GPS) ELEVATION ON WEDDLE SURVEYING CONTROL POINT NO. 300. ELEVATION = 554.30' NAVD '88 (GEOID 18)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

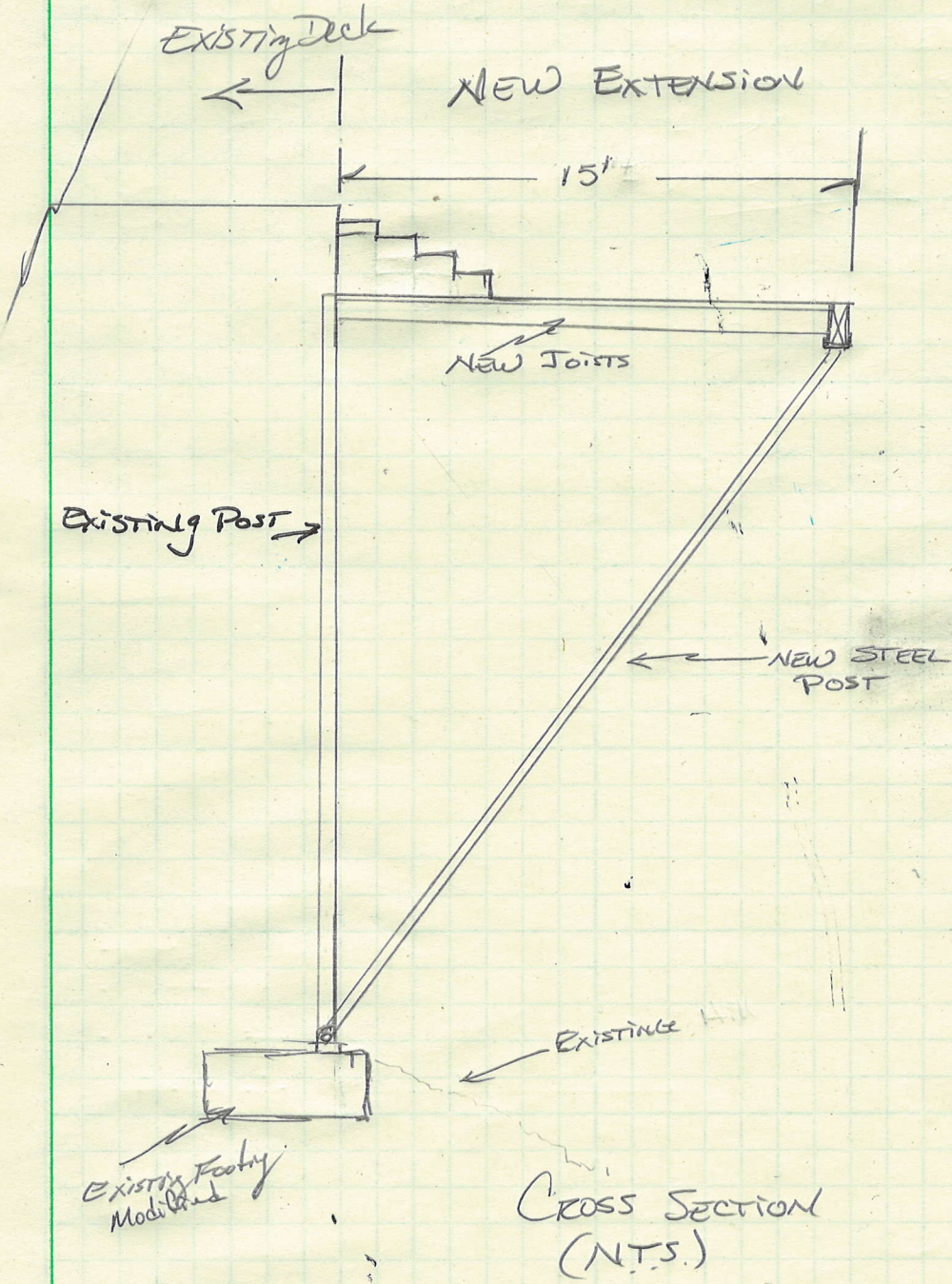
*Michael D. Rennick*

OREGON  
JULY 25, 1995  
MICHAEL D. RENNICK  
2718

EXPIRES: DECEMBER 31, 2022

**WEDDLE SURVEYING INC.**  
Excellence is our benchmark.

6950 SW HAMPTON ST., STE. 170, TIGARD, OR 97223  
PH: (503) 941-9585 FAX: (503) 941-9640  
www.weddlesurveying.com





LOT 2

○ Existing Tree  
(TP)

Existing Deck

NEW Deck

12'-6"

5'-5"

FIN. FR.  
ELEV. 552.72

Tree To Remain

ELEV. 510

Sidelwalk

Wildwood Dr

