



Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
 Telephone 503.656-3535 • westlinnoregon.gov

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Ben Gardner	PROJECT NO(S). VAR-22-03	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S) \$825	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"/> Code Interpretation | <input type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input checked="" type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Modification of Approval | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Tree Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the City website.

Site Location/Address: 1930 Arena Ct. West Linn, OR 97068	Assessor's Map No.: <hr/> Tax Lot(s): <hr/> Total Land Area: <hr/>
--	--

Brief Description of Proposal:

Request 20% variance for the rear lawn set back of 20 ft for property zoned R7

Applicant Name: Christopher Makuakane <small>(please print)</small> Address: 1930 Arena Ct. West Linn, OR 97068 City State Zip:	
--	--

Owner Name (required): Christopher Makuakane <small>(please print)</small> Address: 1930 Arena Ct. West Linn, OR 97068 City State Zip:	
---	--

Consultant Name: <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. 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.

Chris Makuakane, PE
Digitally signed by Chris Makuakane, PE
 DN: cn=Chris Makuakane@linn.gov, o=Portland General Electric, ou=Power Supply Engineering Services, cn=Chris Makuakane, email=Chris.Makuakane@linn.gov
 Reason: I attest to the accuracy and integrity of this document
 Date: 2022.09.21 19:36:08 -0700

Applicant's signature	Date	Owner's signature (required)	Date
-----------------------	------	------------------------------	------

Makuakane Residence

1930 Arena Court
West Linn, OR 97068

PROJECT NARRATIVE

The proposed home addition adds a 240 sq-ft office space to the South West corner of the existing residential home. The new addition is limited to the ground level with no impact to existing roof lines which exist over the second story in this location. The South building wall line is off-set to the south to provide some covered porch area. The magnitude of the offset was determined by the rear yard setback for zone R7. This project was submitted by Mike Montgomery dba Simple Home Designs. The permit (935-21-001521-STR) was paid for on March 22, 2022.

The purpose of the pre-application request is to pursue rear yard setback variance. The request set forth will not make any changes to the footprint dimensions of the addition. We request a 20% variance to the rear yard setback to allow the addition to be within 16 ft of the rear lot line. The benefit to the project, will avoid interference with roof drain plumbing, and relocation of the Natural Gas Meter. Further the translation of the building will increase and improve the covered outdoor living space with the building line offset.

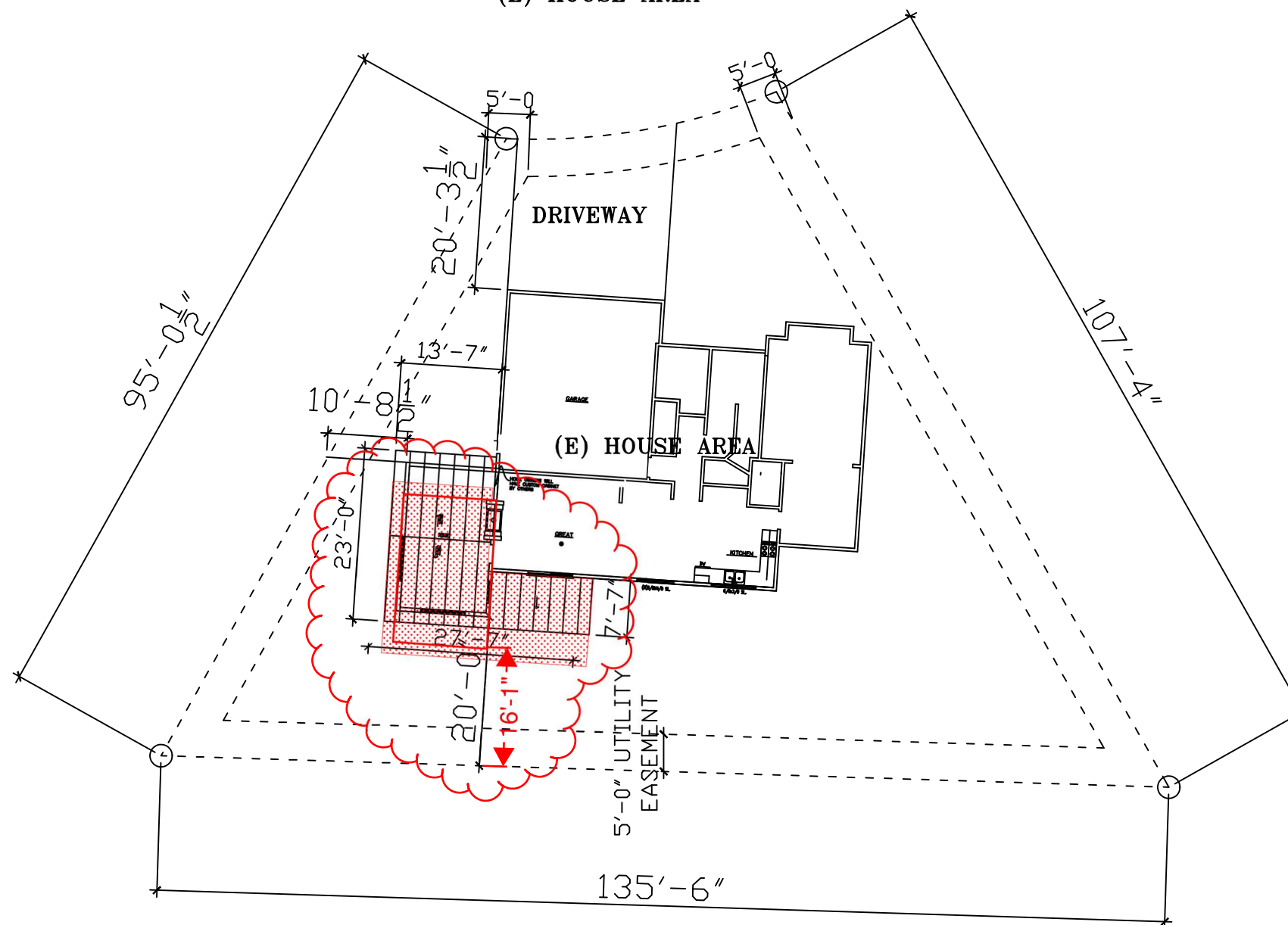
With the roof line of the addition limited to a single story and relatively small footprint impacts to adjacent properties is likely negligible.

QUESTIONS

The only question we have is regarding the variance requested.



(E) HOUSE AREA



Proposed work: Addition to side of house and new patio cover at rear of house

Lot size - 7508 sq. ft.

Existing house footprint - 1692 sq. ft.

New addition - 220 sq. ft.

New patio cover - 82-138 sq. ft.

Total footprint - 1994 sq. ft.

Building coverage - 26.5%

FAR (2142 + 220 = 2362) 32%

SIMPL HOME DESIGNS IS NOT LIABLE FOR THE ACCURACY OF THE TOPOGRAPHY INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL SITE CONDITIONS, INCLUDING ANY FILL PLACED ON THE SITE, AND INFORM OWNERS OF ANY POTENTIAL FIELD MODIFICATIONS.

SHEET S OF 1.0	Simpl Home Designs 4931 SW 76th AVE. PMB211, PORTLAND OR 97225 (503) 515-6495, (FAX) 503-719-4825	DESIGNED: mwm DATE: 03/06/22R SCALE: 1"=20'0" FILE NAME: csm	CHRIS & SHANNON MAKUAKANE 1930 ARENA CT WEST LINN OR 97068