

DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT	Chris Myers	PROJECT NO(S)	DR-23-06
NON-REFUNDABLE FEE(S)		PRE-APPLICATION NO.	
\$2,800		PA-23-10	
REFUNDABLE DEPOSIT(S)		TOTAL	
		\$2,800	

Type of Review (Please check all that apply):

- | | | |
|---|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Final Plat (FP) | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal (AP) | <input type="checkbox"/> Flood Management Area (FMA) | <input type="checkbox"/> Temporary Uses (MISC) |
| <input type="checkbox"/> CDC Amendment (CDC) | <input type="checkbox"/> Historic Review (HDR) | <input type="checkbox"/> Time Extension (EXT) |
| <input type="checkbox"/> Code Interpretation (MISC) | <input type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Right of Way Vacation (VAC) |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Minor Partition (MIP) | <input type="checkbox"/> Variance (VAR) |
| <input checked="" type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Modification of Approval (MOD) | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Tree Easement Vacation (MISC) | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Expediated Land Division (ELD) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change (ZC) |

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

Site Location/Address: 1553 11th St. West Linn, OR 97068	Assessor's Map No.: ?
	Tax Lot(s): 31E02BA04900
	Total Land Area: 22,233

Brief Description of Proposal:

Enclose existing covered entry on the existing accessory structure creating more retail space for new tenant, The Pool & Spa House,

Applicant Name*: David J. Lawrence	Phone: 503-229-4111
Address: 1553 11th St.	Email: david@djsdecking.com
City State Zip: West Linn, OR 97068	

Owner Name (required): Same as applicant	Phone:
Address:	Email:
City State Zip:	

Consultant Name: NA	Phone:
Address:	Email:
City State Zip:	

1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF through the [Submit a Land Use Application web page: https://westlinnoregon.gov/planning/submit-land-use-application](https://westlinnoregon.gov/planning/submit-land-use-application)

The undersigned property owner authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

David J. Lawrence	07/12/2023	David J. Lawrence	07/12/2023
Applicant's signature	Date	Owner's signature (required)	Date

From the Desk of David (DJ) Lawrence, Property Owner,

Re: Narrative for Proposed Project @ 1553 11th St. West Linn,

1. DJ's Decking: Will be moving all construction activities to a larger headquarters, (Wankers corner area), moving out of the Main Building (36'x48') accessed from the 2 driveways on Willamette Falls Drive and I will still continue my Residence in the ADU/Garage building (24'x36') with the same Will Falls Dr. access.
2. Main Rear Building: Only the front of the Main rear building will be remodeled with a more storefront look, see concept plan. This upgrade will enhance the beauty of the main street and after the roundabout at 10th street is completed a landscape plan will be forthcoming.
3. New Tenant of the Main Rear Building: The Pool & Spa House provides homeowners and businesses with supplies, equipment and tools used to maintain existing swimming pools and hot tubs. The business caters to the needs of both residential (backyard) pool and spa owners (BTC) and commercial or institutional facilities (BTB). Retail operations consist of water testing facilities, pool and spa supplies and equipment.
4. Parking: The Site Plan shows all of the onsite parking available to the clients of both DJ's Decking and The Pool & Spa House clients. Access is the two driveways on Will-Falls Dr. There is much more onsite parking available than will be needed as both businesses have very few walk in customers so **little to no** on street parking will be needed or used by the 2 businesses.
5. Signs: There are 2 existing signs, 1 will be used for DJ's Decking Inc. and 1 will be moved and used for The Pool & Spa House once the major street/roundabout work is completed.
6. A Sight for Sport Eyes: Will still have an office at the main house, accessed from 11th street and has plenty of onsite parking for their business activities, so again little to no on street parking.

I am excited to see this new transition and upgrades to the property. Any questions or comments feel free to call or email me.

Sincerely,

David J. Lawrence, President, DJ's Custom Decking Inc.

Office: 503-657-6699, Email: david@djsdecking.com

07-12-23

From: David J. Lawrence,

To: the City of West Linn,

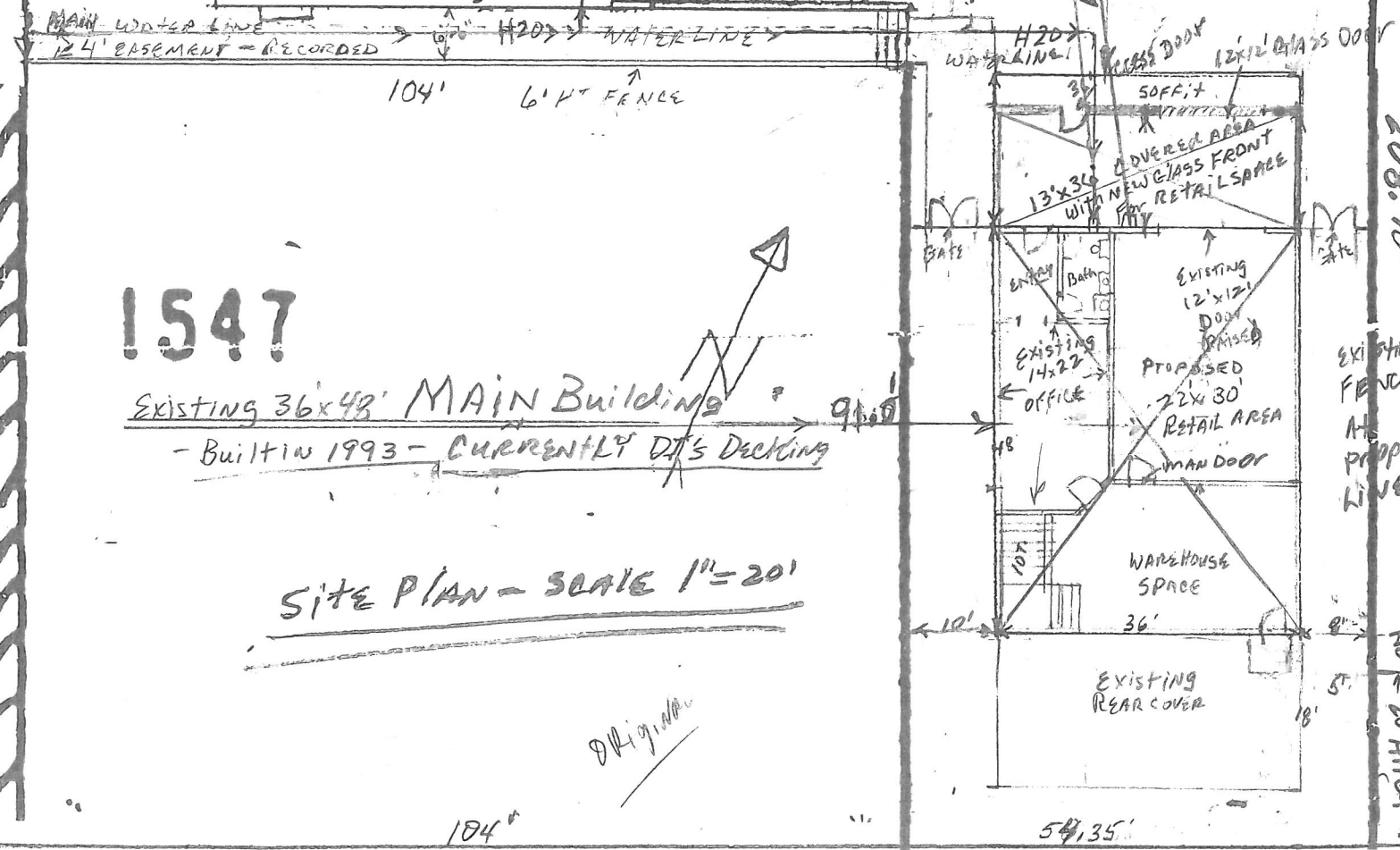
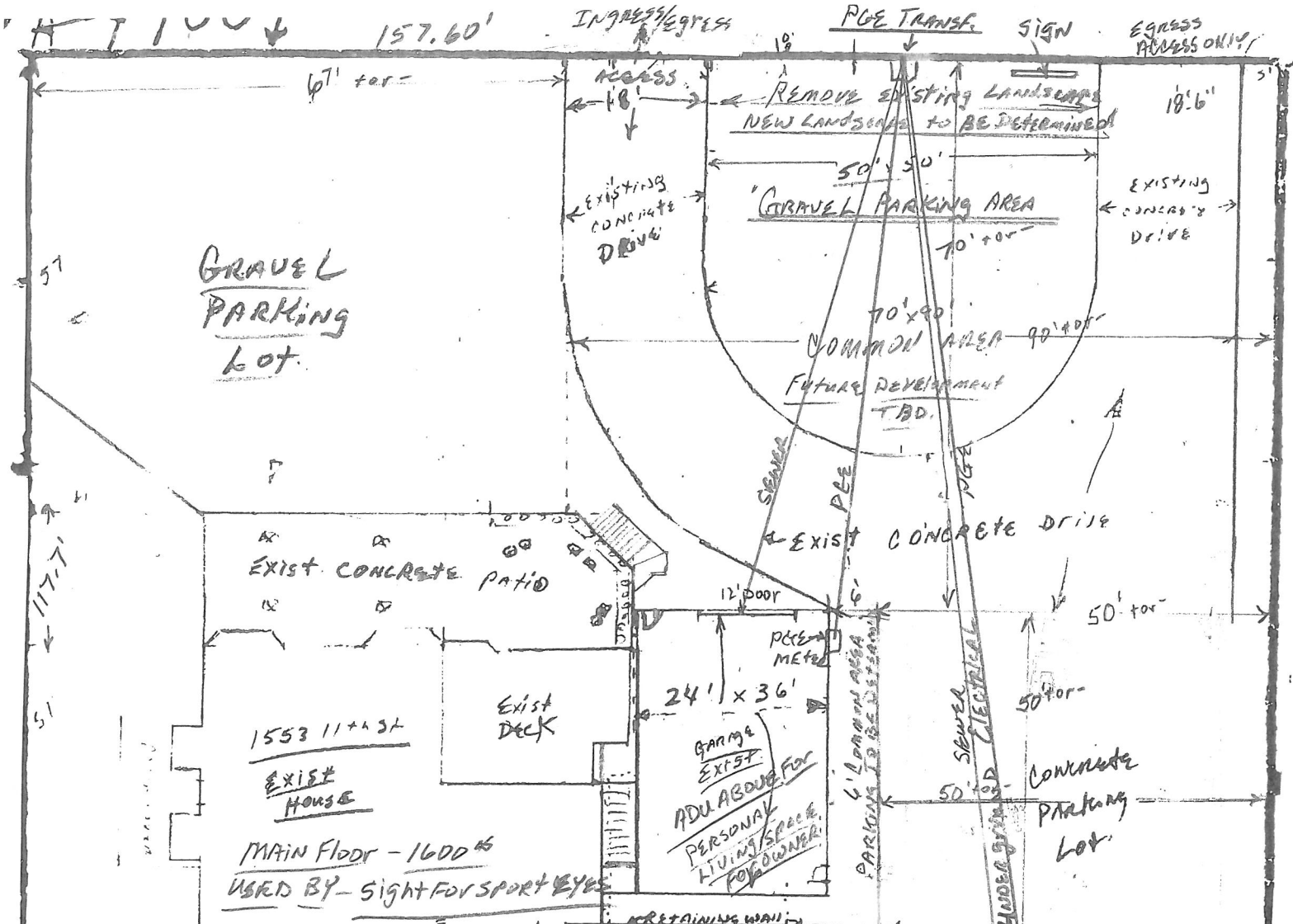
Re: Responses to applicable criteria in the CDC chapters,

CDC Chapter 59.070.B

1. Existing building is an accessory structure and the primary structure meets the requirement.
2. No changes are proposed.
3. No changes are proposed.
4. No changes are proposed.
5. No changes are proposed.

CDC Chapter 55.100.B

1. No trees are proposed to be moved.
2. No trees are proposed to be moved.
3. No changes are proposed.
4. No changes are proposed.
5. No changes are proposed.
6. The proposed front facade has 68% transparency and meets the 60% requirement.



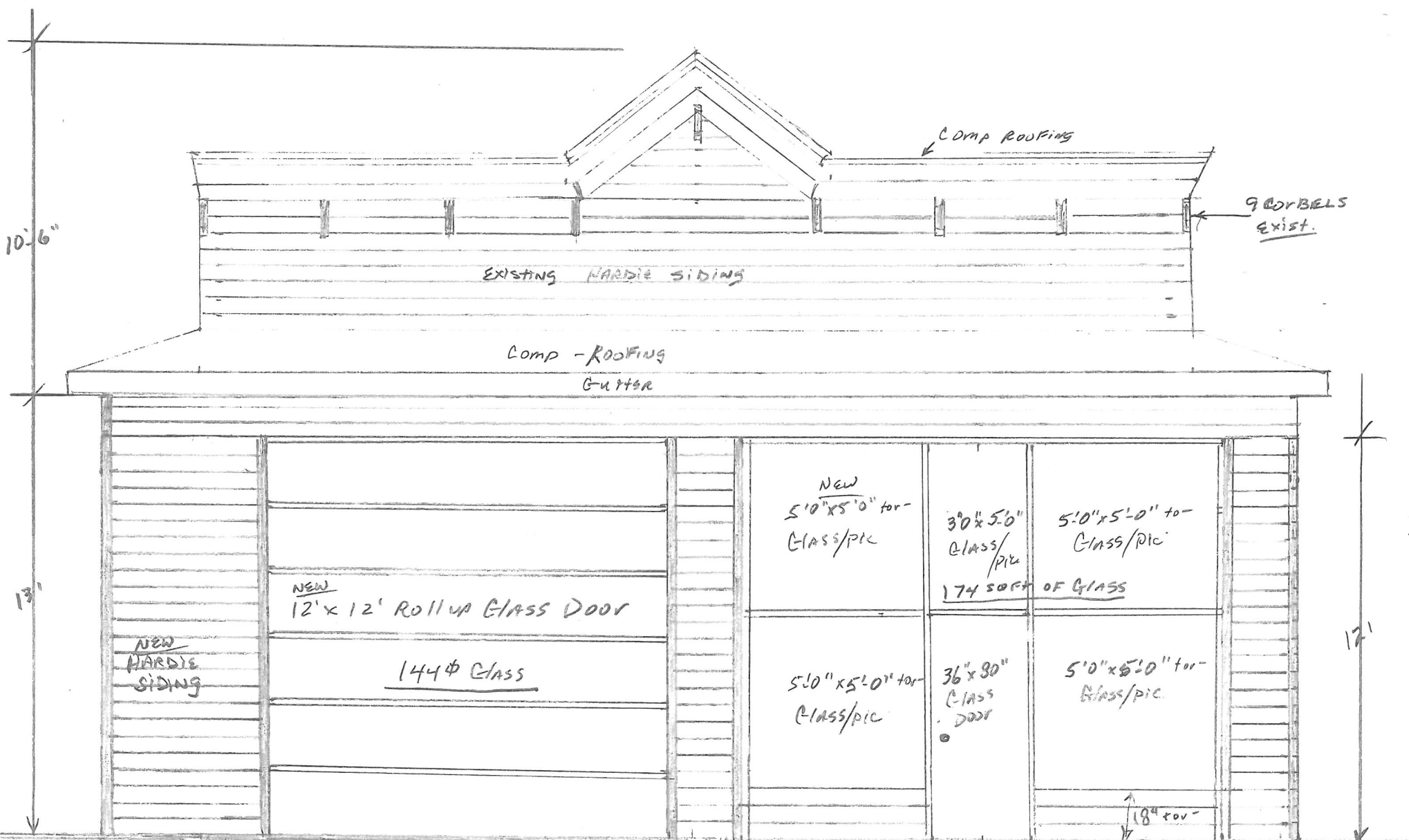
1547

EXISTING 36'x48' MAIN BUILDING
 - Built in 1993 - CURRENTLY DJ'S Decking

SITE PLAN - SCALE 1" = 20'

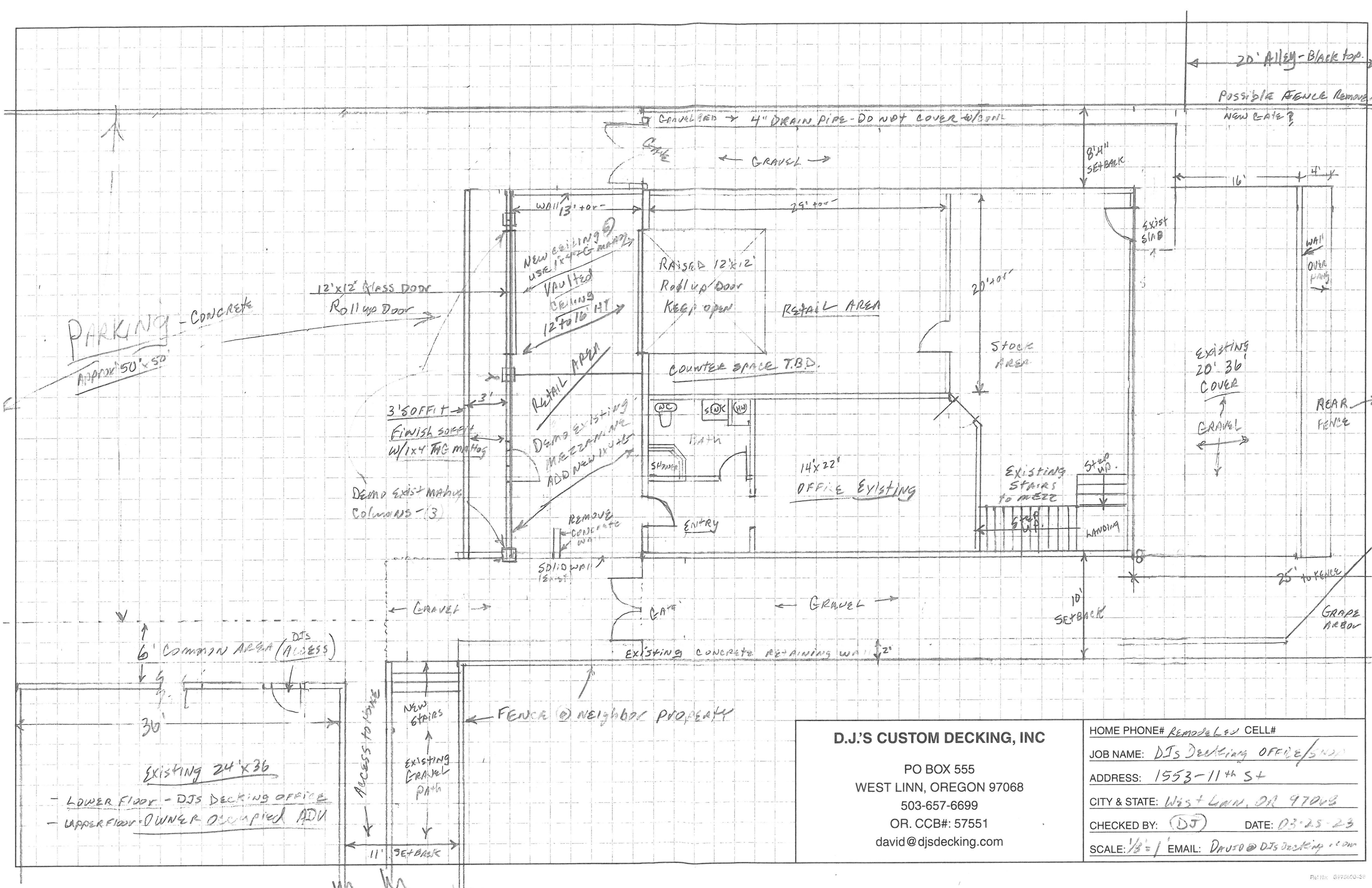
DA g. m. m.

EXISTING FENCE AS PROP LINE



Concept Plan: NEW FRONT OF MAIN BUILDING - SCALE: 1/4" = 1'

FRONT OF Bldg is 468^{sq} - Glass is 318^{sq} = 68% OF FRONT OF Bldg is Glass



PARKING - CONCRETE
APPROX 50' x 50'

20' ALLEY - BLACK TOP
POSSIBLE FENCE REMOVAL
NEW GATE?

WALL OVER PARTY

EXISTING 20' 36' COVER
GRAVEL

REAR FENCE

25' TO FENCE
GRAPE ARBOR

6' COMMON AREA (ACCESS) DJS

EXISTING 24' x 36'

- LOWER FLOOR - DJS DECKING OFFICE
- UPPER FLOOR - OWNER OCCUPIED ADU

ACCESS TO DRIVE

NEW STAIRS
EXISTING GRAVEL PATH

FENCE @ NEIGHBOR PROPERTY

11' SETBACK

D.J.'S CUSTOM DECKING, INC

PO BOX 555
WEST LINN, OREGON 97068
503-657-6699
OR. CCB#: 57551
david@djsdecking.com

HOME PHONE# *REMOVED* CELL#
JOB NAME: *DJS Decking OFFICE/SUITE*
ADDRESS: *1553-11th St*
CITY & STATE: *West Linn, OR 97068*
CHECKED BY: *(DJ)* DATE: *03-25-23*
SCALE: *1/8" = 1'* EMAIL: *DAVID@DJSDecking.com*