

DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT Ben Gardner	PROJECT NO(S). MISC-23-04	PRE-APPLICATION NO. n/a	
NON-REFUNDABLE FEE(S) \$1,200	REFUNDABLE DEPOSIT(S)	TOTAL	\$1,200

Type of Review (Please check all that apply):

- | | | |
|--|--|---|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal (AP)
<input type="checkbox"/> CDC Amendment (CDC)
<input type="checkbox"/> Code Interpretation (MISC)
<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Tree Easement Vacation (MISC)
<input type="checkbox"/> Expediated Land Division (ELD)
<input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Final Plat (FP) Related File # _____
<input type="checkbox"/> Flood Management Area (FMA)
<input type="checkbox"/> Historic Review (HDR)
<input type="checkbox"/> Lot Line Adjustment (LLA)
<input type="checkbox"/> Minor Partition (MIP)
<input type="checkbox"/> Modification of Approval (MOD)
<input checked="" type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses (MISC)
<input type="checkbox"/> Time Extension (EXT)
<input type="checkbox"/> Right of Way Vacation (VAC)
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<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: 2224 Long St. West Linn OR 97068	Assessor's Map No.: 21E36AB11301
	Tax Lot(s):
	Total Land Area: 4,999

Brief Description of Proposal:

Remodeling an exiting non conforming deck and connecting the lower level deck to the ground by a new set of stairs. the existing lower and upper deck is encroaching the setback by 2'-8". the remodel proposal will not exceed this encroach.

Applicant Name*: Mahsa Emamjomeh Address: 14359 SW169th ave City State Zip: Tigard, OR 97224	Phone: 5035603491 Email: mahsa@murj.design
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Owner Name (required): Cayetano Gil Sanchez Address: 2224 Long St City State Zip: West Linn, Or. 97068	Phone: 971-323-5788 Email: cayetanogilsanchez@gmail.com
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Consultant Name: Mahsa Emamjomeh Address: 14359 SW169th ave City State Zip: Tigard, OR 97224	Phone: 5035603491 Email: mahsa@murj.design
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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.


Applicant's signature

10/25/2023
Date


Owner's signature (required)

10/25/2023
Date

Client Information:
Cayetano Gil Sanchez
2224 Long St
West Linn, Or. 97068
cayetanogilsanchez@gmail.com

Planning Manager
22500 Salamo Road
West Linn, Or. 97068

Project:
Non-Conforming Review

Please see attached application and supporting documents for a non-conforming review for a remodel of a non-conforming existing deck. Below is the response addressing approval criteria of chapters 12 & 66 of the West Linn CDC.

66.080 ENLARGEMENT OF OR ALTERATION TO A NON-CONFORMING STRUCTURE:

PROCESS AND APPROVAL STANDARDS

A. An enlargement of or alteration to a non-conforming structure containing a non-conforming use may be permitted subject to review and approval by the Planning Commission under the provisions of CDC 99.060(B) and CDC 65.120 through 65.140.

Response: The existing structure to be remodeled is the existing non conforming deck

B. An enlargement or alteration to a non-conforming structure containing a conforming use may be permitted subject to the following:

1. If the enlargement, in and of itself, meets all provisions of this code, the enlargement will be permitted. This exception does not preclude design review or other applicable provisions of this code.

2. If the enlargement, in and of itself, does not meet all provisions of the code, review and approval by the Planning Director for single-family structures, and by the Planning Commission for non-single-family structures under the provisions of CDC 99.060(B) is required subject to the following standards.

- a. The enlargement or alteration will not change the non-conformity; and
- b. All other applicable ordinance provisions will be met. (Ord. 1192, 1987)

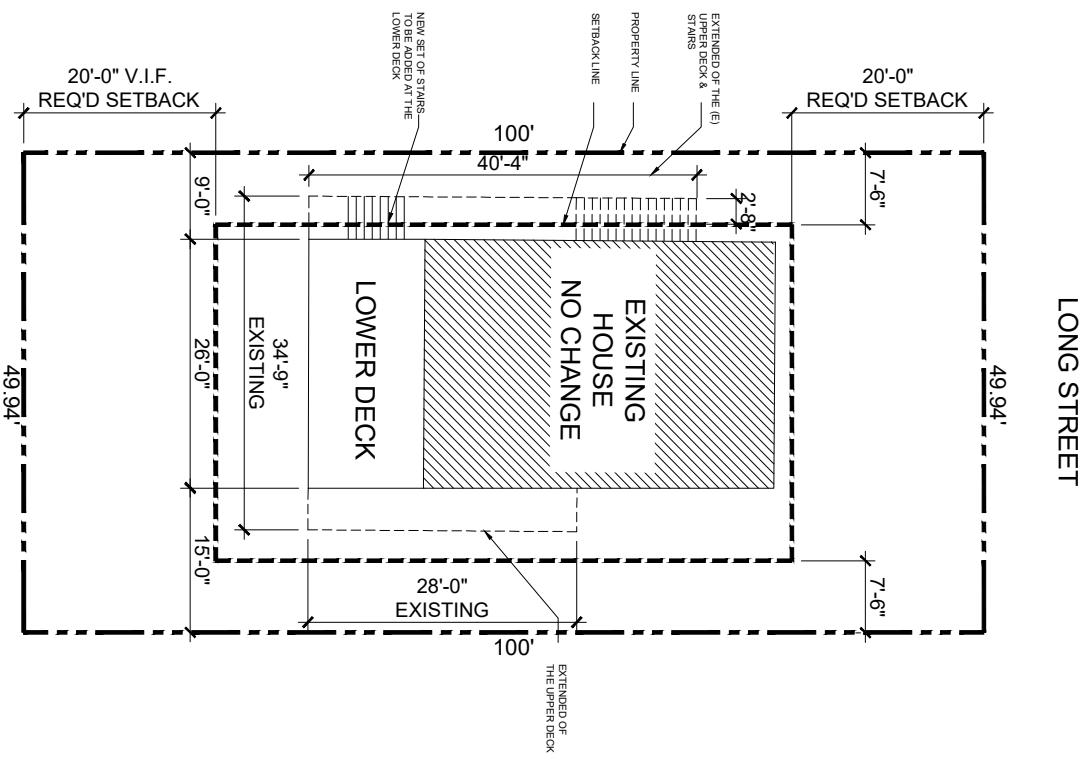
Response: we're not getting any closer to the property line than the deck currently is. The non-conformity of the existing structure is that it is located 2'-8" in the setback on the west side. We're proposing a remodel to the existing deck and stairs and its structure component such as new posts and footings. We're also proposing a new set of stairs from the lower deck to the ground on the west side.

12.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

We have chosen to also address section 12 requirements for the R-7 Zone.

1. 7,000 min. lot size: This Lot is 4,999 sf
2. 35' min. front yard width: This lot is 49.94' wide
3. 35' Average width: This lot is 49.94' wide
4. Building setbacks:
 - a. 20' front: n/a
 - b. 7.5' side: structure is 2'-8" in the setback. the proposed remodel will not encroach any closer than the 2'.8".
 - c. 20' rear: proposed setback is 29.5'
5. 35' max. Ht.: n/a
6. Max lot coverage 35%: Existing house (940 sq ft) + Existing Deck and Stairs (615 sq ft) = 31% total coverage.
7. FAR: No increase in heated floor area. n/a

NEW (N) AND EXISTING (E) SITE INFO	
LEGAL DESCRIPTION	C152385
PROPERTY ID	21E36AB11301
STATE ID	101
LANDCLASS	
PROPERTY ADDRESS	2224 LONG ST WEST LINN, OR 97068
LOT AREA	4,999 SF (0.11 ACR)
BUILDING AREA	1,620 SF



1 SITE PLAN
 A1.0 1" = 20'

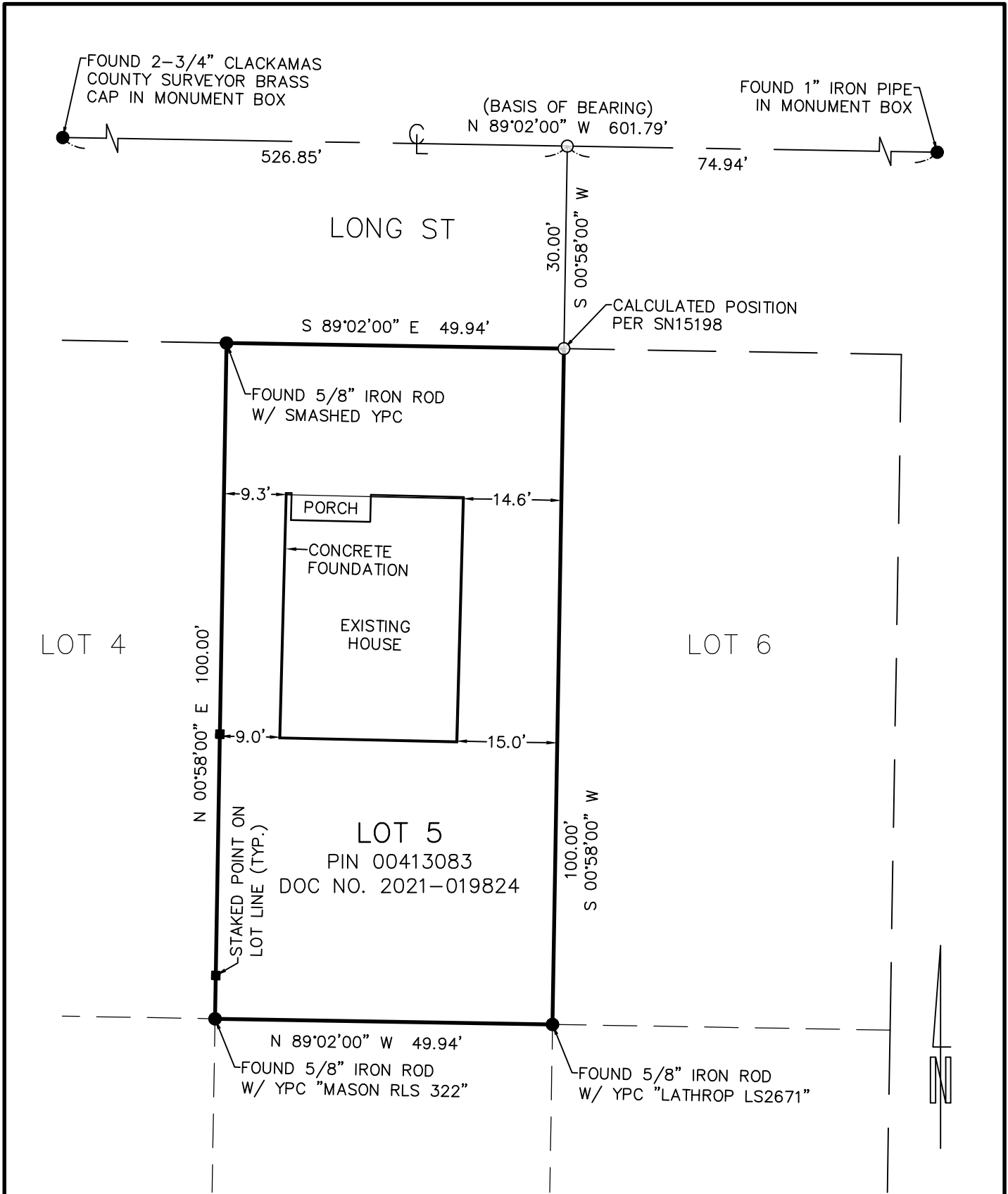
SHELDON REAR DECK REPLACEMENT
 2224 LONG ST
 WEST LINN, OR 97068



PROJECT NO.
 ISSUE DATE
 10.17.2023
 REVISIONS

SHEET
 SITE PLAN

A1.0
 PERMIT
 © MURJDESIGN, LLC



MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

EXISTING CONDITIONS
"WESLYNN" PLAT 0043
SURVEY NO. 15198
2224 LONG ST
WEST LINN, OR 97068

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Daniel A. Renton
OREGON
JUNE 30, 1997
DANIEL A. RENTON
2830
Expires 12-31-2024

SCALE: 1"=20'
JOB NO. 23-343
DATE: 10/25/2023
DWG FILE: 23343EX1
DRAWN BY: RDH
SHEET: 1 OF 1