



DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT John Floyd	PROJECT NO(S). MISC-24-01	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"/> Final Plat (FP) Related File # _____ | <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 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 checked="" 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: **1592 6th Ave. West Linn, Or. 97068**
N.W. Corner of 6th Ave. and 15th Street

Assessor's Map No.: **31E02BC**

Tax Lot(s): **31E02BC01900**

Total Land Area: **7,500sf**

Brief Description of Proposal:

Expanding existing detached garage 6 feet south toward the house. Also adding a second floor to the existing garage as a accessory dwelling unit. The addition to this garage will be built no closer to the street or alley than the existing garage structure. The proposed non-conforming areas will be the expansion of the width of the garage as it is closer than 20' from street setback. Also the ADU space over the garage would be considered in the rear buildign setback.

Applicant Name*: **Mary Brennock**
 Address: **1592 6th Ave.**
 City State Zip: **West Linn, Or. 97068**

Phone: **503-522-1448**
 Email: **mary@willamettegarage.com**

Owner Name (required): **Mary Brennock**
 Address: **1592 6th Ave.**
 City State Zip: **West Linn, Or. 97068**

Phone: **503-522-1448**
 Email: **mary@willamettegarage.com**

Consultant Name: **WattonDesign Works, Inc. - Thomas Watton**
 Address: **1880 Willamette Falls Drive, Suite 200-D**
 City State Zip: **West Linn, Or. 97068**

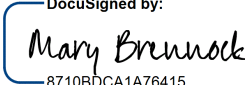
Phone: **503-504-7775**
 Email: **thomas@wattondesign.com**

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](https://westlinnoregon.gov/planning/submit-land-use-application) web page: <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

Date

DocuSigned by:

 8710BDCA1A76415...
 Owner's signature (**required**)

1/17/2024

Date

DEVELOPMENT REVIEW CHECKLIST

The application form and supporting materials should be submitted electronically through <https://westlinnoregon.gov/planning/submit-land-use-application> as one (1) .pdf file. To create a single PDF file, go to [Adobe Acrobat Free Merge PDF](#) online tool. [Other free Acrobat PDF tools](#) like converting a file to PDF or reducing the file size are available on the Adobe website.

Supporting reports may be uploaded separately through this web form *if* the file size is too large. The separate submissions should be numbered (i.e., Submittal 1 of 2) and noted under transmittal contents. All plan set files **MUST** be flattened and reduced.

Submission requirement to upload through the web form:

- .pdf format.
- Individual file size no larger than 128 MB.
- Do not attach 'zip' files. Our server will reject all 'zip' files.
- Reduce and flatten all plan sets BEFORE uploading plan sets. The raster/vector settings should be optimized for printing.

A complete application must include the following:

- Development Review Application. Original signatures from all owners must be on the application form. **Do NOT use DocuSign.**
- A **project narrative** outlining the project's scope in detail, including the changes to the site, structure, landscaping, parking, land use, and lot consolidations.
- Complete written responses to identified approval criteria in the [Community Development Code \(CDC\)](#).
- A Service Provider Letter from Tualatin Valley Fire and Rescue - <https://www.tvfr.com/399/Service-Provider-Permit> Please contact Jason Arn at jason.arn@tvfr.com with any questions about TVF&R requirements.
- Vicinity Map showing the site within the City.
- Site Plan drawn to scale showing the:
 - Taxlot and address of the project,
 - Area of the site (acres or square feet),
 - Zoning and Neighborhood Association,
 - Location and dimensions of existing and proposed buildings, structures,
 - Location of existing and proposed on-site driveways and off-street parking,
 - Configuration and dimensions of all existing and proposed lots and tracts, including a proposed park, open space, and or drainage tracts or easements,
 - Location and width of existing and proposed easement for access, drainage, etc., and
 - Location of existing and proposed trees and other proposed landscaping.
 - Location of existing public and private utilities, easements, and 100-year floodplain,
 - Sensitive areas, including the location of on-site wetlands and riparian areas,
 - Location of existing off-site driveways across the street,
 - If applicable, internal circulation system, name, and location of existing and proposed roadways and roadway easements (private and public), and
 - Location and width of existing and proposed on-site pedestrian and bicycle facilities on-site.
- If applicable, a Utility Plan and Landscape plan, drawn to scale.
- If applicable, Building elevation drawings with exterior elevations for every side of each structure, height including building materials and floor levels, drawn to scale.
- If required, documentation of any required meeting with the respective City-recognized neighborhood association per CDC [99.038](#).
- Any other materials identified by city staff at the pre-application meeting.

For applications that the Planning Commission decides, the applicant or applicant's representative should present their proposal to the PC at the public hearing.



1880 Willamette Falls Dr.
Suite 200-D
West Linn, Or. 97068
503.655.1001
thomas@wattondesign.com
wattondesign.com

Client Information:

Mary Brennock
1592 6th Ave.
West Linn, Or. 97068

Project:

Non-Conforming Review
Garage Addition w/ ADU over

Darren Wyss
Planning Manager
22500 Salamo Road
West Linn, Or. 97068

Planning Manager Wyss,

Please see attached application and supporting documents for the non-conforming review of a six-foot addition to the width of an existing non-conforming detached garage at the address listed above. The non-conforming garage is within the 20' building setback for garages. We will also be adding a second level to the building as an ADU. This building is 6'-6" off of the Knapp Alley so the ADU will be the same dimension. The structural modifications to the existing garage will be significant to support the ADU above. We are considering this a partial demo of the existing garage. We will keep as much as possible. We will have a better idea regarding the amount to be saved once our structural engineer has done their review. Below is the response addressing approval criteria of chapters 13, 66 & 34 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 enlarged is the primary garage and will not contain any non-conforming uses.

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: The proposed enlargement to the existing non-conforming garage will not change the existing non-conformity.

The non-conformity of the existing structure is that it is located 18' from the east street sideyard where 20' to garages are required. The enlargement we are proposing will expand the garage width to the south by 6' to make it more accommodating for today's garage needs. The proposed expansion will be no closer to the side street than the existing structure. We are proposing to add an ADU over the detached garage that will match the garage footprint with exterior access stairs tucked behind to the west.

This modification will also allow us to upgrade the structural and lateral design integrity of the old structure. We will be able to install a port-hole frame at the garage door face that will greatly stiffen this structure to wind and earthquake forces.

Please note that is no direct adjacent property this non-conforming addition. There will never be any adjacent structures built near this property line.

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

We have chosen to also address section 13.070 requirements for the R-5 Zone.

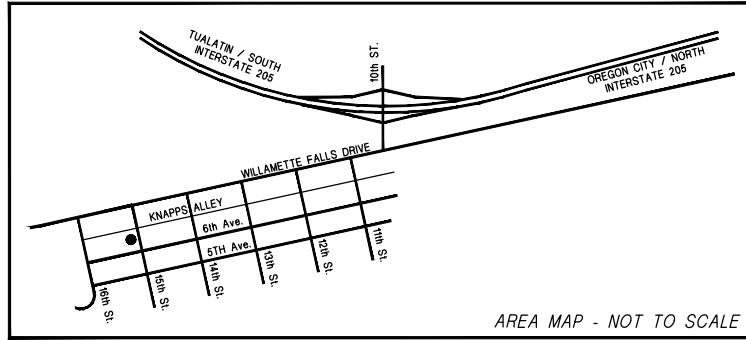
- 1. 5,000 min. lot size: This Lot is 7,500sf**
- 2. 35' min. front yard width: This lot is 75.00' wide**
- 3. 35' Average width: This lot is 75.00' average width**
- 4. n/a**
- 5. Building setbacks:**
 - a. 20' front: n/a**
 - b. 5' interior side: current setback to structure is 23'. The proposed addition will not encroach any closer.**
 - c. 15' street side: Corner lot with garage door facing the street. Garage door must be 20' from street. The existing non-conforming garage is 18' off the property line. Our non-conforming addition will equal this setback.**
 - d. 20' rear: Existing garage 6'-6". Alley to garage setback is 3'.**
- 6. 35' max. ht.: This building height will be 25'-2" which now includes an ADU over.**
- 7. Max lot coverage: Existing house (1,667sf) + existing garage (612sf) + proposed (272sf) = 2,551sf / 7,500 = 34% total coverage.**
- 8. Min. accessway: n/a**
- 9. FAR: Does not apply to ADU's.**

34.030 ACCESSORY DWELLING UNITS (ADUs)

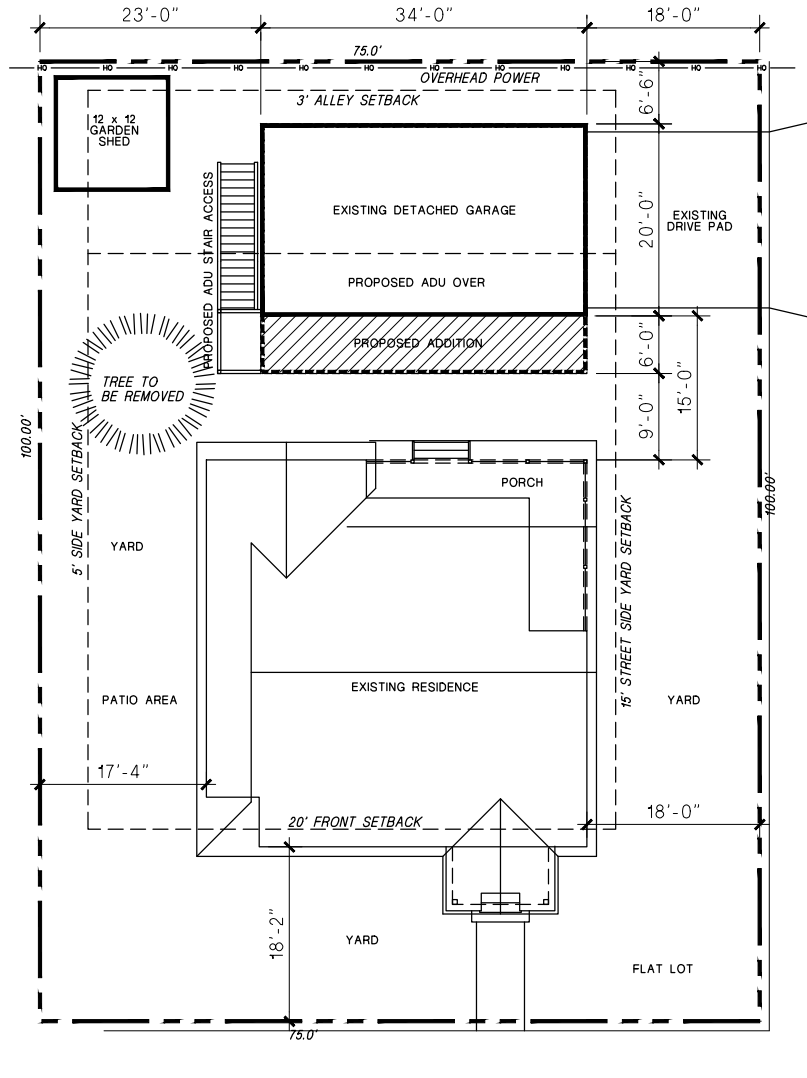
A. One accessory dwelling unit (ADU), either attached or detached, may be allowed in conjunction with an existing primary single-family detached dwelling (excluding duplexes, triplexes and quadplexes) by conversion of existing space inside the primary dwelling; by means of an addition to an existing dwelling; by means of an addition as an accessory structure; or by converting or adding to an existing accessory structure, such as a garage, on the same lot with an existing primary dwelling, when the following conditions are met:

1. Public services can serve both dwelling units. **Yes.**
2. The maximum size of an ADU shall be:
 - a. One thousand square feet when attached to the primary dwelling. **n/a Not attached.**
 - b. One thousand square feet or 75 percent of gross square footage of the primary dwelling, whichever is less, when contained in a detached accessory structure. **Proposed ADU is 50% of the primary (see design sheet 1 for calculation).**
3. The ADU is in conformance with the setback and lot coverage requirements of the underlying zone. **The ADU is located above an existing structure that is over the building setback requirements along the alley lot line.**
4. The maximum height of a detached ADU shall be the greater of:
 - a. The height of the primary structure; or
 - b. Twenty-six feet. (Ord. [1463](#), 2000; Ord. [1742](#) § 1 (Exh. A), 2023) . **The proposed ADU will be slightly taller than the existing residence but lower than 26'. Building height 25'-2" (see design sheet 1 for vertical dimensions on proposed front exterior elevation).**

WEST LINN / WILLAMETTE DISTRICT



KNAPPS ALLEY

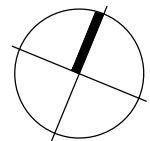


6TH AVE.

15TH STREET

SITE PLAN

SCALE 1" = 20' - 0"



WATTON DESIGN WORKS, Inc.
1880 Willamette Falls Drive
Suite 200-D
West Linn, Or.
97068

WATTON DESIGN WORKS WILL NOT BE LIABLE FOR THE ACCURACY OF THE TOPOGRAPHY INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER / OWNER TO VERIFY ALL SITE CONDITIONS, INCLUDING ANY FILL PLACED ON THE SITE THAT MAY CAUSE OF ANY POTENTIAL FIELD MODIFICATIONS.

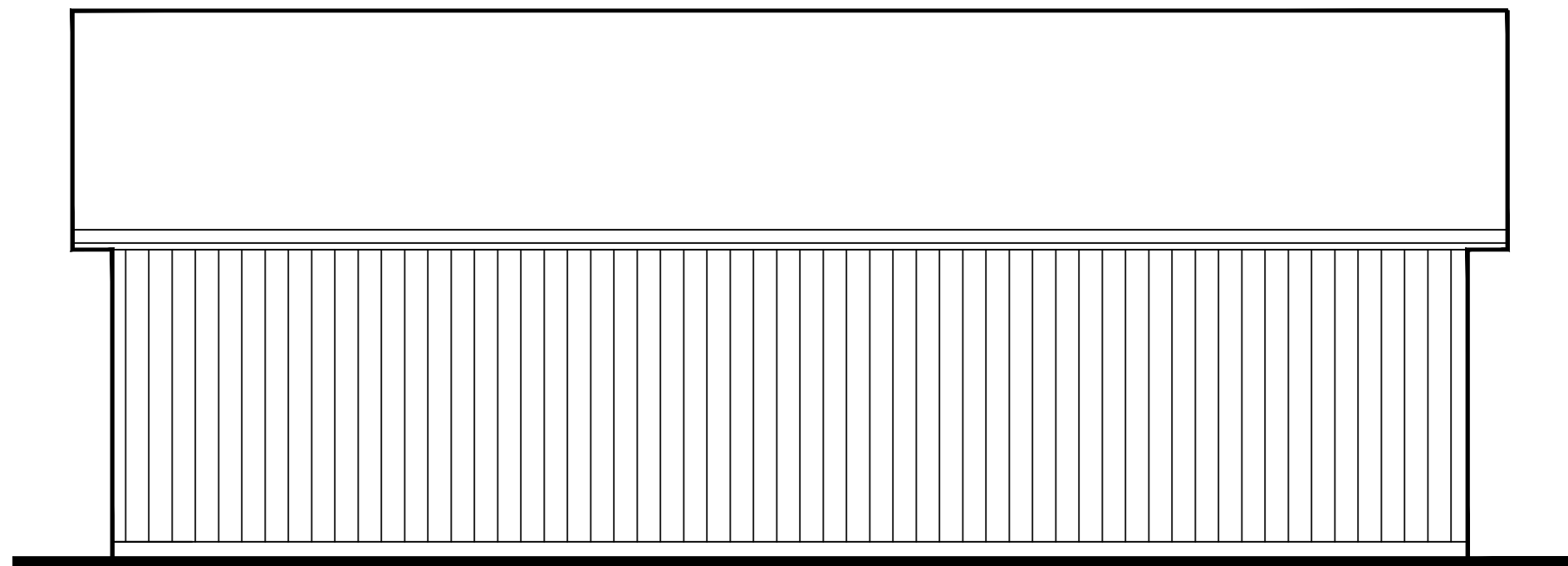
PROJECT: ADU OVER GARAGE
OWNER: MARY BRENNOCK 503-522-1448

SITE INFORMATION:
1592 6th Ave. CITY OF WEST LINN, OR. 97068 CLACKAMAS COUNTY WILLAMETTE FALLS, BLOCK 7, LOT 12 TAX LOT: 31E02BC01900 LOT AREA 75,00 SQ. FT.

JOB No.	23089
DATE	1-15-2024
SHEET	S

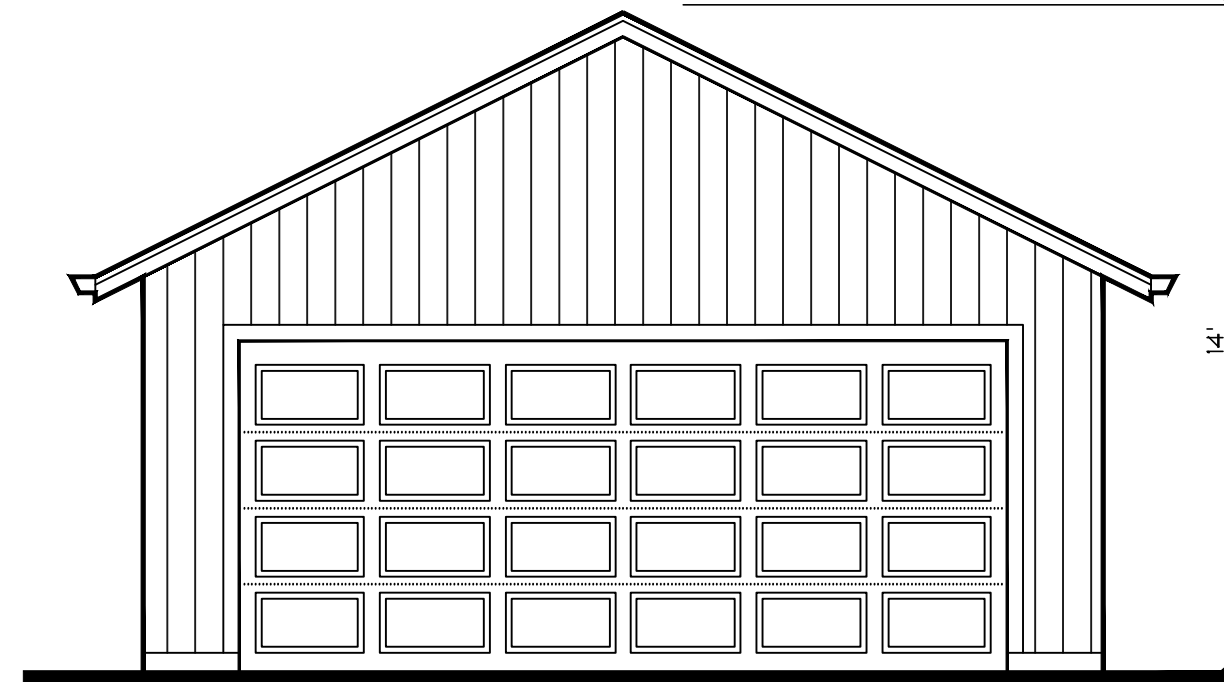
BUILDING CODE DESIGN CALCULATIONS

DETACHED ADU 884 SQ. FT. BUILDING HEIGHT 25'-2"
 RESIDENCE 1796 SQ. FT. ALLOWED 26'-0"
 ADU IS 50% OF RESIDENCE 75% ALLOWED

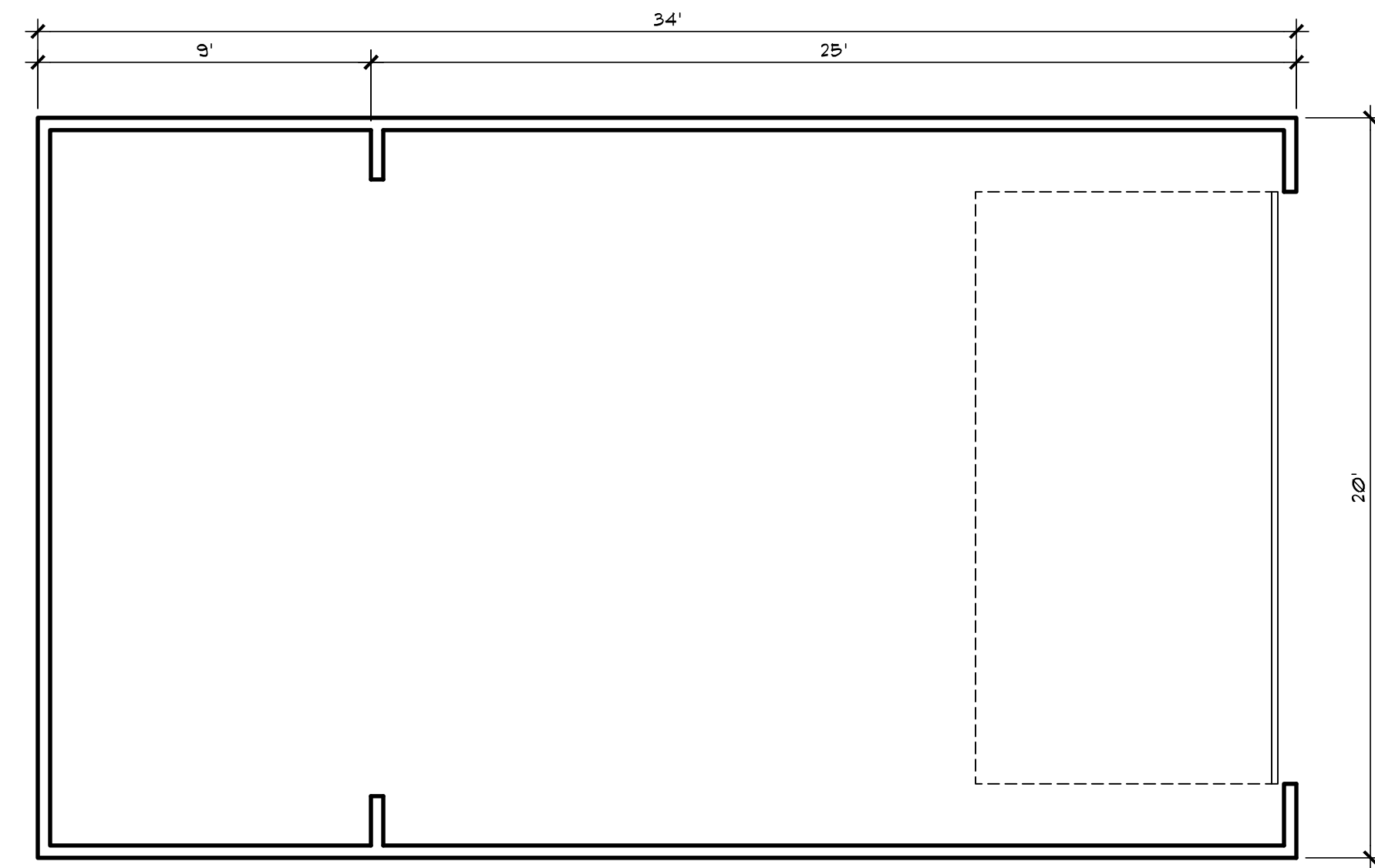


SIDE EXTERIOR
 EXISTING GARAGE

SCALE: 1/4" = 1'-0"



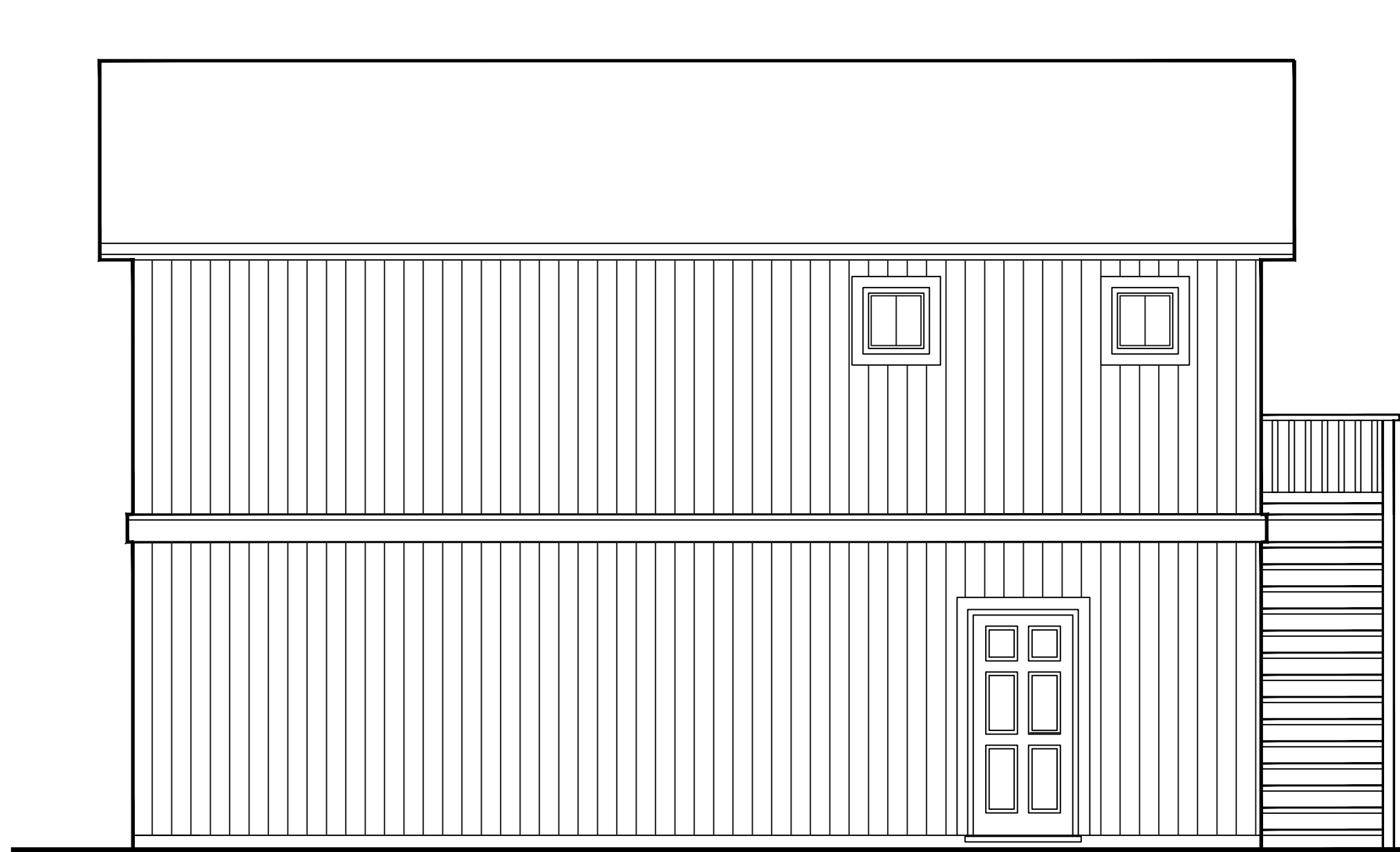
FRONT EXTERIOR



FLOOR PLAN

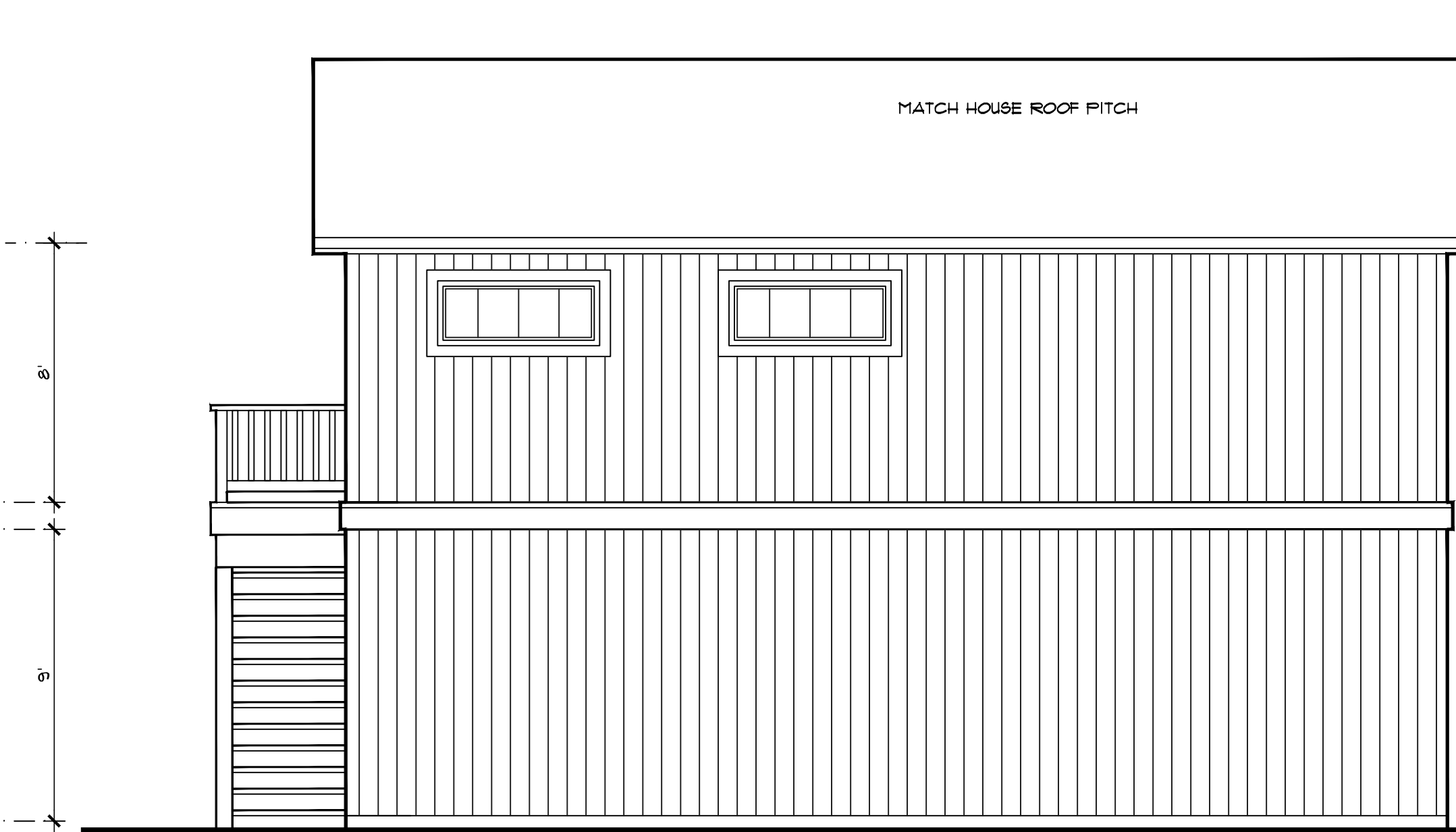
ALTERNATIVE DESIGN CASES ARE SUBJECT TO THE
 APPROVAL OF THE LOCAL JURISDICTION. THE
 DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING
 ALL NECESSARY PERMITS AND APPROVALS. THE
 DESIGNER SHALL NOT BE RESPONSIBLE FOR THE
 CONSTRUCTION OF THE PROJECT OR FOR THE
 ACCURACY OF THE INFORMATION PROVIDED.
**WATTON
 DESIGN
 WORKS, Inc.**
 1880
 Willamette Falls Drive
 Suite #200-D
 West Linn, Or. 97068
 503.655.1001
 thomas@wattondesign.com

PROJECT: DETACHED GARAGE ADDITION W/ ADU OVER
 BUILDING SITE ADDRESS:
 1592 6TH AVE.
 WEST LINN, OR. 97068
 CITY OF WEST LINN, CLACKAMAS COUNTY



PROPOSED RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



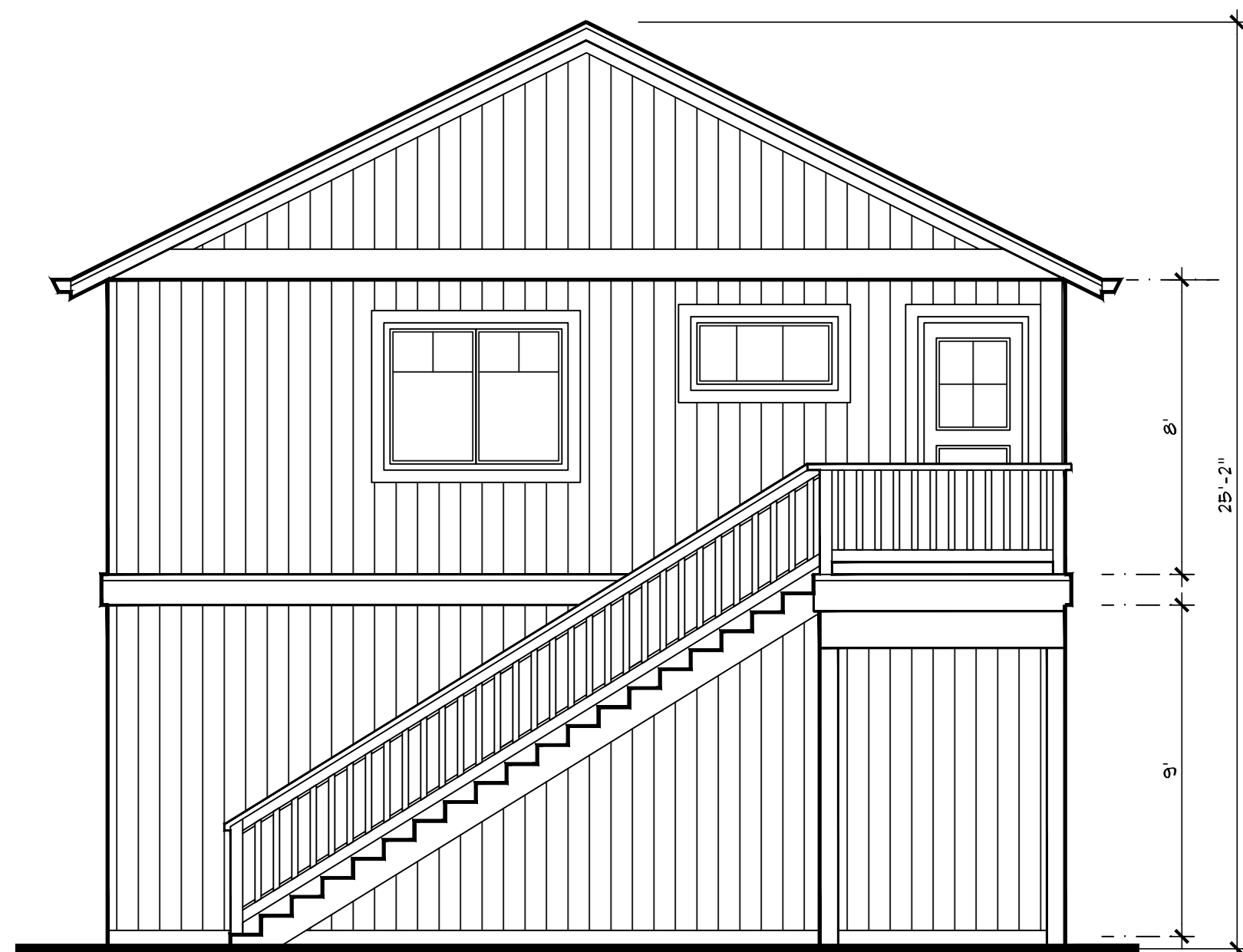
PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-0"



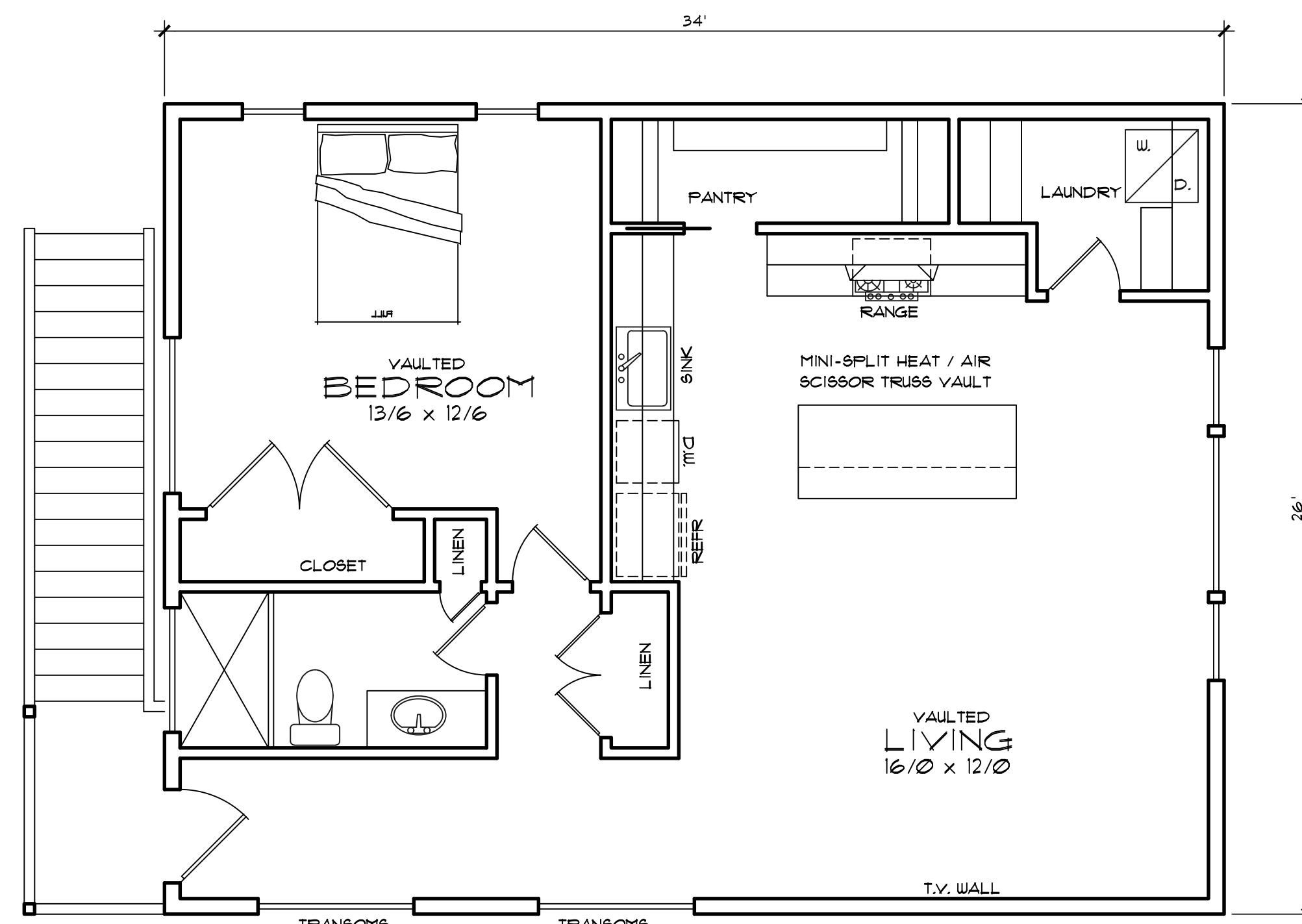
PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



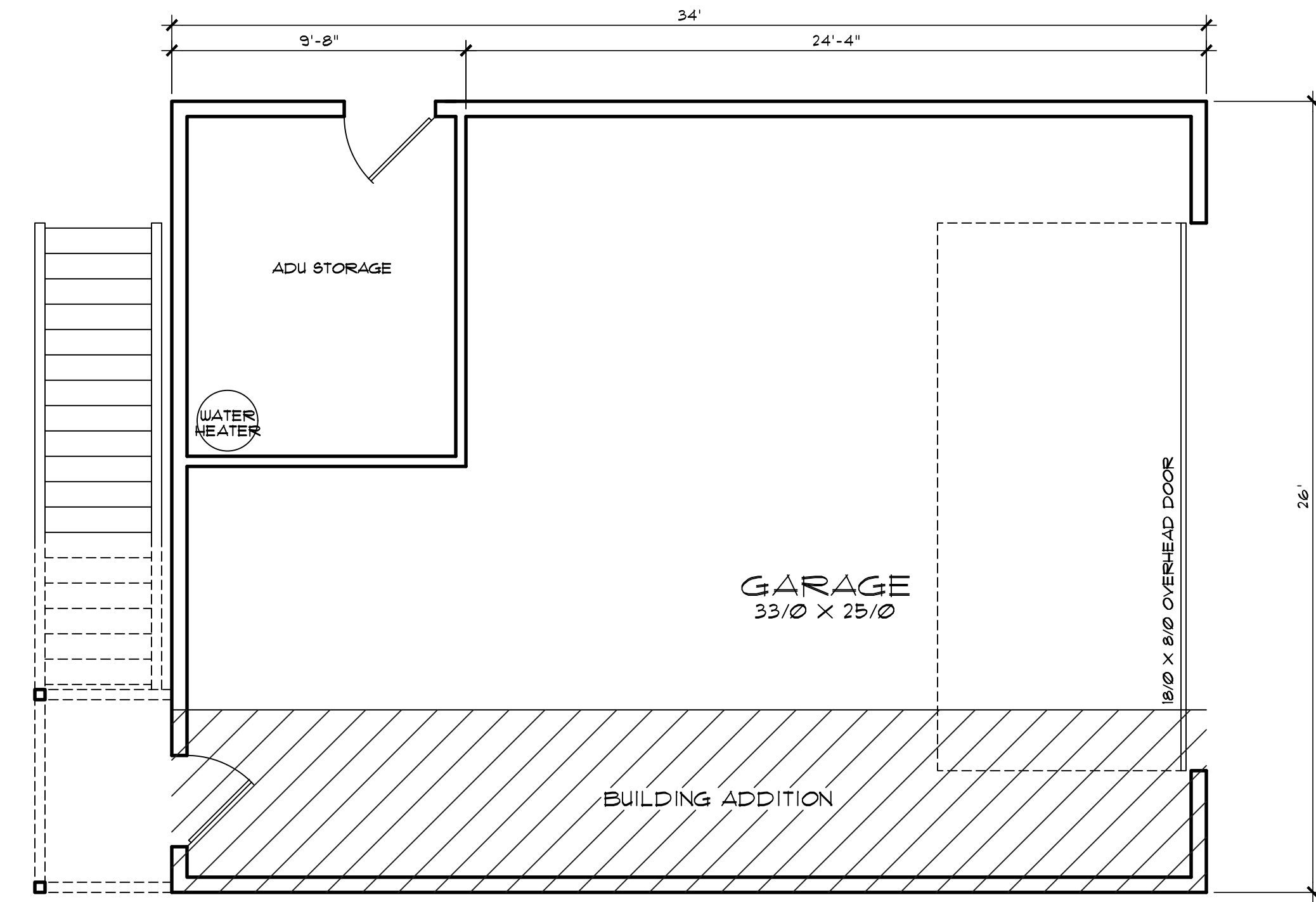
PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED A.D.U. OVER GARAGE

SCALE: 1/4" = 1'-0"



PROPOSED GARAGE ADDITION

SCALE: 1/4" = 1'-0"

NON-CONFORMING DETACHED GARAGE

OWNER:
MARY BRENNOCK
 503-522-1448

SQUARE FOOTAGE
 A.D.U. AREA 884 S.F.
 GARAGE AREA 884 S.F.

DATE:
 Est. 8-18-2023
 Rev.

PLANS VOID 1YR. FROM EST. DATE

JOB No.

23089

SHEET