

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S). VAR-24-01	PRE-APPLICATION NO. n/a
NON-REFUNDABLE FEE(S) \$1,000	REFUNDABLE DEPOSIT(S) \$0	TOTAL \$1,000

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 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 checked="" 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: 4285 Kenthorpe Way, West Linn	Assessor's Map No.: 21E24BA04200
	Tax Lot(s): 04200
	Total Land Area: 13,231 sqft

Brief Description of Proposal:
Class 1 Variance for rear yard set back from 20 feet to 16 feet

Applicant Name*: Brian Pletcher Address: 4285 Kenthorpe Way City State Zip: West Linn Oregon 97068	Phone: 971.295.8848 Email: brianjpletcher@gmail.com
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Owner Name (required): Brian Pletcher and Erika Tarjan Address: 4285 Kenthorpe Way City State Zip: West Linn Oregon 97068	Phone: 971.295.8848 Email: brianjpletcher@gmail.com
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Consultant Name: NA Address: City State Zip:	Phone: NA Email:
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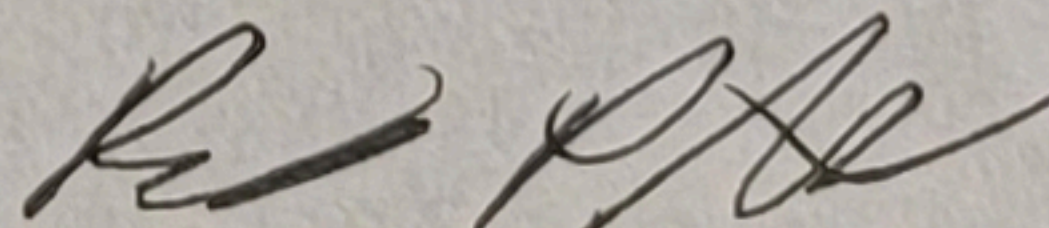
1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings.
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](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.

Brian Pletcher/Erika Tarjan

Applicant's signature

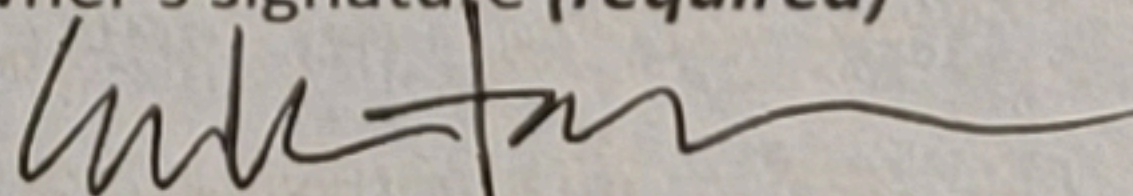
Date


Owner's signature (required)

Date

6/7/24

Date



February 7, 2024

Class 1 Variance Narrative for Property Located at 4285 Kenthorpe Way, West Linn, OR 97068

To whom it may concern,

Hello, our names are Brian Pletcher and Erika Tarjan, the property owners of 4285 Kenthorpe Way. We are planning to submit a building permit for the construction of an Accessory Dwelling Unit (ADU) for my wife's elderly parents. The ADU will be approximately 26 wide and 38 feet long. To make better use of open space and more livable space between the main residence and the ADU we are requesting a class 1 variance to reduce that setback from 20 feet to 16 feet. This will provide 4 additional feet between the main residence and the ADU.

We believe that we meet the following Dimensional criteria of a class 1 lot variance per CDC 11.070 , due to the following:

STANDARD	REQUIREMENT	ADDITIONAL NOTES	Homeowner Notes for Variance Request
Minimum lot size Average minimum lot or parcel size for a R10 project	10,000 sf	For a single-family attached or detached unit	Home meets the lot size requirements, no change proposed
Minimum lot width at front lot line	35 ft		Home meets the lot width requirements, no change proposed
Average minimum lot width	50 ft		Home meets the average minimum lot width requirements, no change proposed
Minimum yard dimensions or minimum building setbacks		Except as specified in CDC <u>25.070(C)(1)</u> through (4) for the Willamette Historic District. structures on individual lots, but minimum distance between structures shall follow applicable building code requirements.	Home meets the minimum yard dimensions or minimum building setbacks
Front yard	20 ft	Except for steeply sloped lots where the provisions of CDC <u>41.010</u> shall apply	Home meets the front yard requirements, no change proposed
Interior side yard	7.5 ft		Home meets the side yard requirements, no change proposed
Street side yard	15 ft		Home meets the front yard requirements, no change proposed

Rear yard	20 ft		The ADU project with a class 1 variance would reduce the rear setbacks to 16 feet. The ADU is proposed to encroach 4 feet into the 20 foot rear yard setback. This would reduce the setback to 16 feet., see attached Site Map
Maximum building height	35 ft	Except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.	Project meets the maximum building height. The proposed ADU will be a single story and will not be taller than the existing main residence.
Maximum lot coverage	35%	• The existing residence is 2000 square feet and the proposed ADU is 988 square feet. The lot size is 13,231 square feet. Total Lot coverage proposed (existing residence and proposed ADU) is 2988 square feet. Coverage divided by the lots size (13,231 square feet) equals 22.4 % lot coverage.	Project meets the maximum lot coverage. No change proposed.
Minimum accessway width to a lot which does not abut a street or a flag lot	15 ft	.	Home meets the front yard requirements, no change proposed

We believe that we meet the following criteria of a class 1 lot variance per CDC 75.020(A)(1), due to the following:

- a. Provides for a more efficient use of the site;** The variance will allow us to build the ADU with more social space between the existing residence and the ADU and will provide more landscaping opportunities to enjoy. This will allow us to utilize our yard as we have in the past for family gatherings.

- b. Preserves and incorporates natural features into the overall design of the project;** the additional space between the ADU and the existing residence will preserve the openness of the yard and allow for more enjoyment of the outdoors.

- c. Does not adversely affect adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazards;** The proposed single story ADU will not adversely affect adjoining properties in any regard. The neighbor's residence at the rear of the property (4206 Cedar Oak) is located approximately 100 feet from the back of the proposed ADU. This distance and planned landscaping will result in no impact any of the above noted criteria.

- d. Provides for safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation.** The proposed ADU and setback variance will have no impact on vehicular or pedestrian access to the site or circulation. Engineered plans have been prepared and will be submitted to the City this spring.

Thank you so much for considering the Class 1 Variance for our proposed ADU so that we can continue to make plans for our family and move forward with our project to improve the enjoyment our growing family receives from our home for years to come.

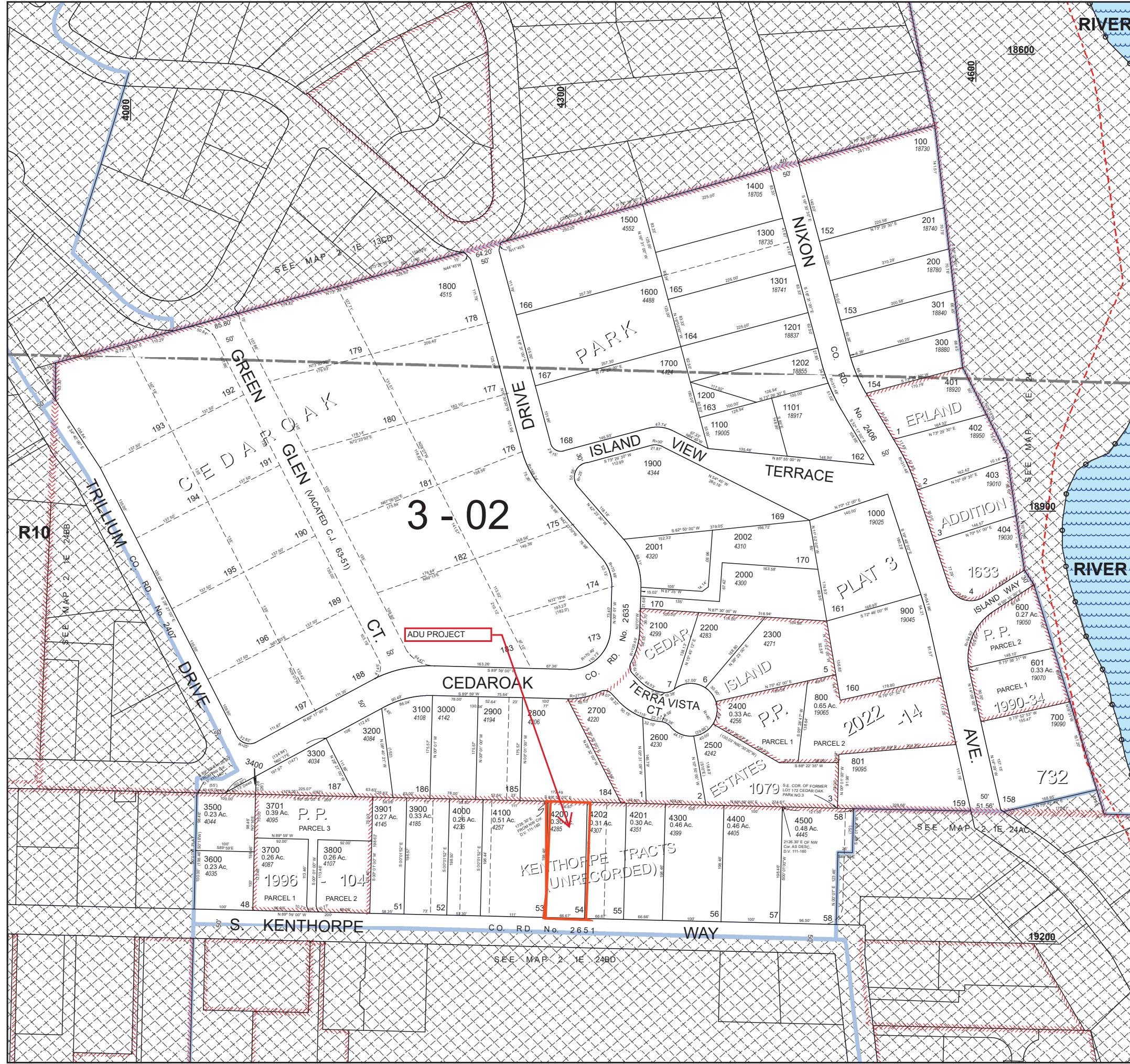
Brian Pletcher and Erika Tarjan

Calculation of Lot Coverage

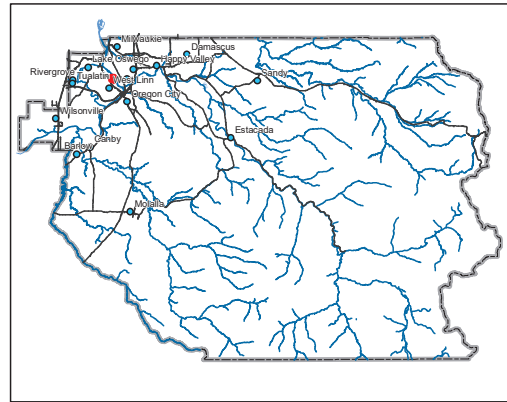
Property Lot Size	<u>13,231.32 square feet</u>
	<u>35% Maximum allowable</u>
	4,630 Calculated maximum coverage sqft
	<u>Existing Home Roof 2,000 square feet</u>
	<u>Proposed ADU 988 square feet</u>
	<u>2988 square feet proposed total coverage or 22.5% coverage</u>

D. L. C.
GEORGE WALLING NO. 62

Cancelled Taxlots
400
500
701



- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- Railroad Centerline
- Tax Code Lines
- ☒ Map Index
- Water Lines
- Land Use Zoning
- ▨ Plats
- Water
- ⊙ Corner
- ⊙ Section Corner
- 1/16th Line
- Govt Lot Line
- - - DLC Line
- - - Meander Line
- - - PLS Section Line
- ⊗ Historic Corridor 40'
- ⊗ Historic Corridor 20'

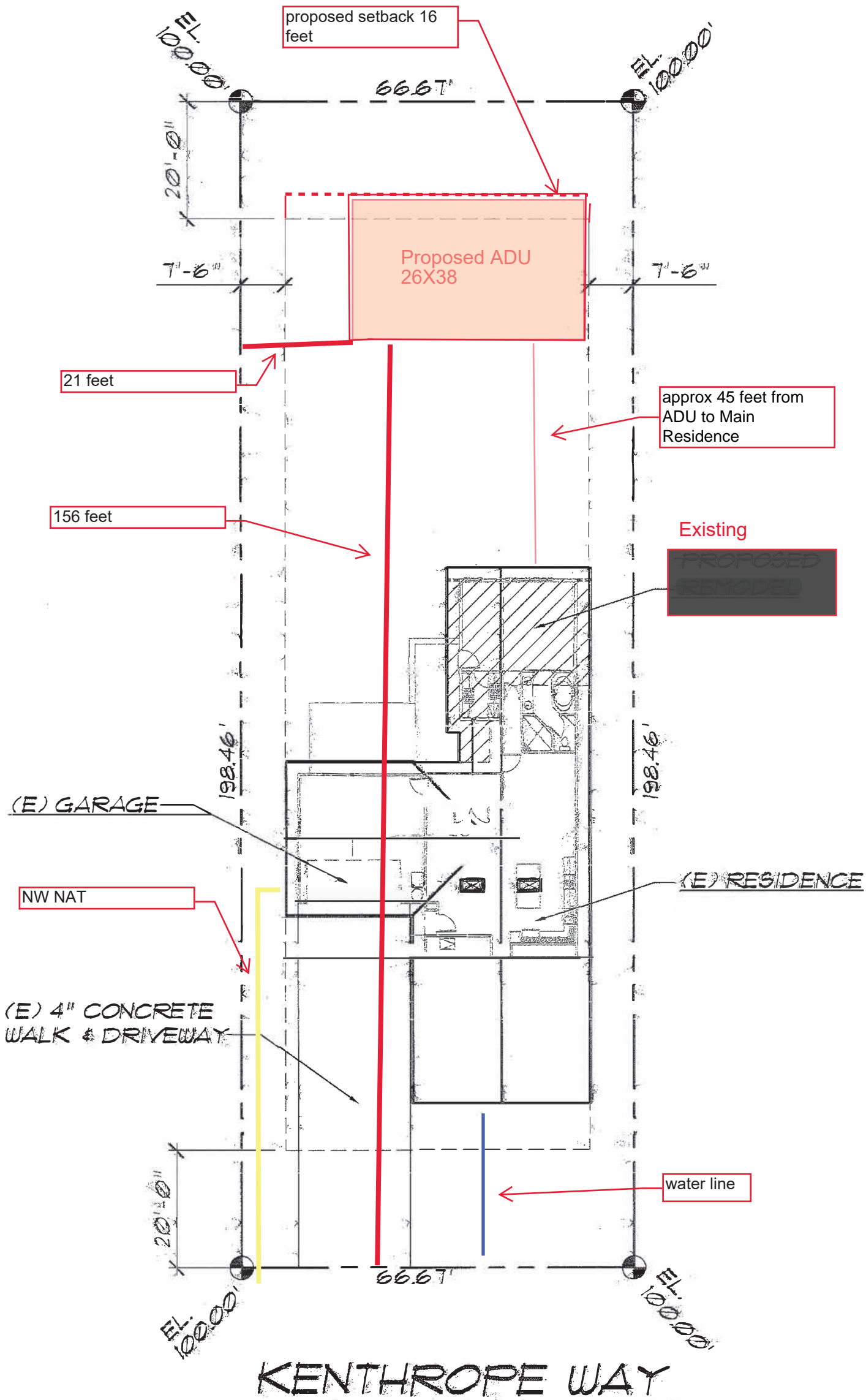


THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY



NOTE:

ALL GRADES SHOWN ARE APPROXIMATE.
CONTRACTOR TO VERIFY ALL EXISTING
AND FINISH GRADES.

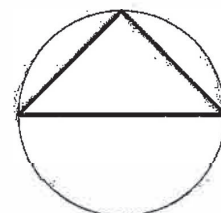


KENTTHROPE WAY

TAX LOT 04200
MAP NO. 21E248A
CITY OF WEST LINN
CLACKAMAS COUNTY
STATE OF OREGON

SITE PLAN

SCALE: 1" = 20'-0"



SITE ADDRESS

4285 KENTTHROPE WAY
WEST LINN, OREGON 97068

Robinwood Neighborhood Asso

TITLE: SITE PLAN

PROJECT: PLETCHER and TARJAN ADU

OWNERS: Brian Pletcher and Erika Tarjan

DATE:
MARCH 19, 2019
PROJECT NO:
19019
REVISIONS: