

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT	PROJECT NO(S) MISC-25-05	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$1,200	REFUNDABLE DEPOSIT(S)	TOTAL \$1,200

Type of Review (Please check all that apply):

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

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

Site Location/Address: 4685 RIVERVIEW AVE WEST LINN, OR 97068	Assessor's Map No.: 21E36AA Tax Lot(s): 21E36AA07700 Total Land Area: 4,005 sf
--	---

Brief Description of Proposal:

Add primary bedroom to existing house on main floor. Add ADU on Lower Level attached to rear of existing house

Applicant Name*: Dave Spitzer Address: 2325 NE 19th ave City State Zip: Portland, OR 97212	Phone: 503 307 4644 Email: dave@dmsarchitects.com
---	--

Owner Name (required): Rosa Bendezu Address: 4685 SW Riverview Ave City State Zip: West Linn, OR 97068	Phone: 253 208 9711 Email: ragrorienteg@gmail.com
---	--

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

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 application costs.**
2. All information provided with the application is considered a public record and subject to disclosure.
3. The owner/applicant or their representative should attend all public hearings related to the application.
4. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
5. Submit this form, application narrative, and all supporting documents as a single PDF through the 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. The applicant and owner affirm that the information provided in this application is true and correct. 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

10.9.25
 Date


 Owner's signature (required)

10/12/25
 Date

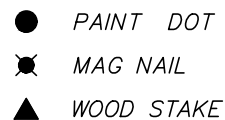
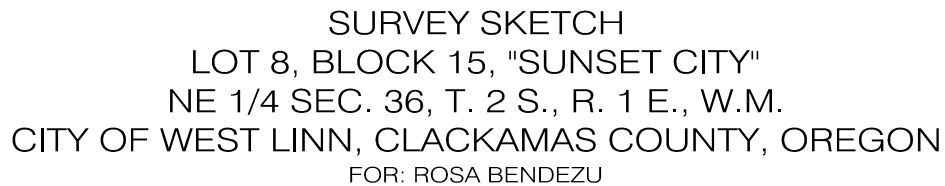
Subject



[Small](#) | [Best fit](#) | [Original size](#) | [Edit alt text](#) | [Remove](#)

Sans Serif

Send



DRAWN: AR 9/26/2025 | PROJECT: 25299 | DWG: 25299SK1

DATE: 10-10-25

TO: West Linn Planning Department

FROM: Dave Spitzer

SUBJECT: 4685 Riverview Ave – West Linn – Non-Conforming Development Approval Criteria.

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

The proposed structure will not change the existing non-conforming setback along Hemlock Street. The existing house is setback 3'-0" to 3'-6" (slight angle) along Hemlock. Our proposed addition will be setback further from Hemlock and will be 5'-0" at the minimum for the side street setback.

In addition our proposed addition is only 1 story in height and 16' in length along Hemlock – it's new massing will impose a fairly small massing 5'+ from that property line.

b. All other applicable ordinance provisions will be met. (Ord. 1192, 1987)

We feel that besides the reduced side street setback that we can meet all other provisions in the code.

Respectfully,

Dave Spitzer, Architect

DATE: 10-10-25

TO: West Linn Planning Department

FROM: Dave Spitzer

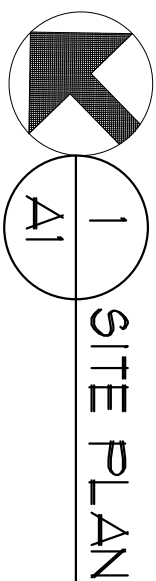
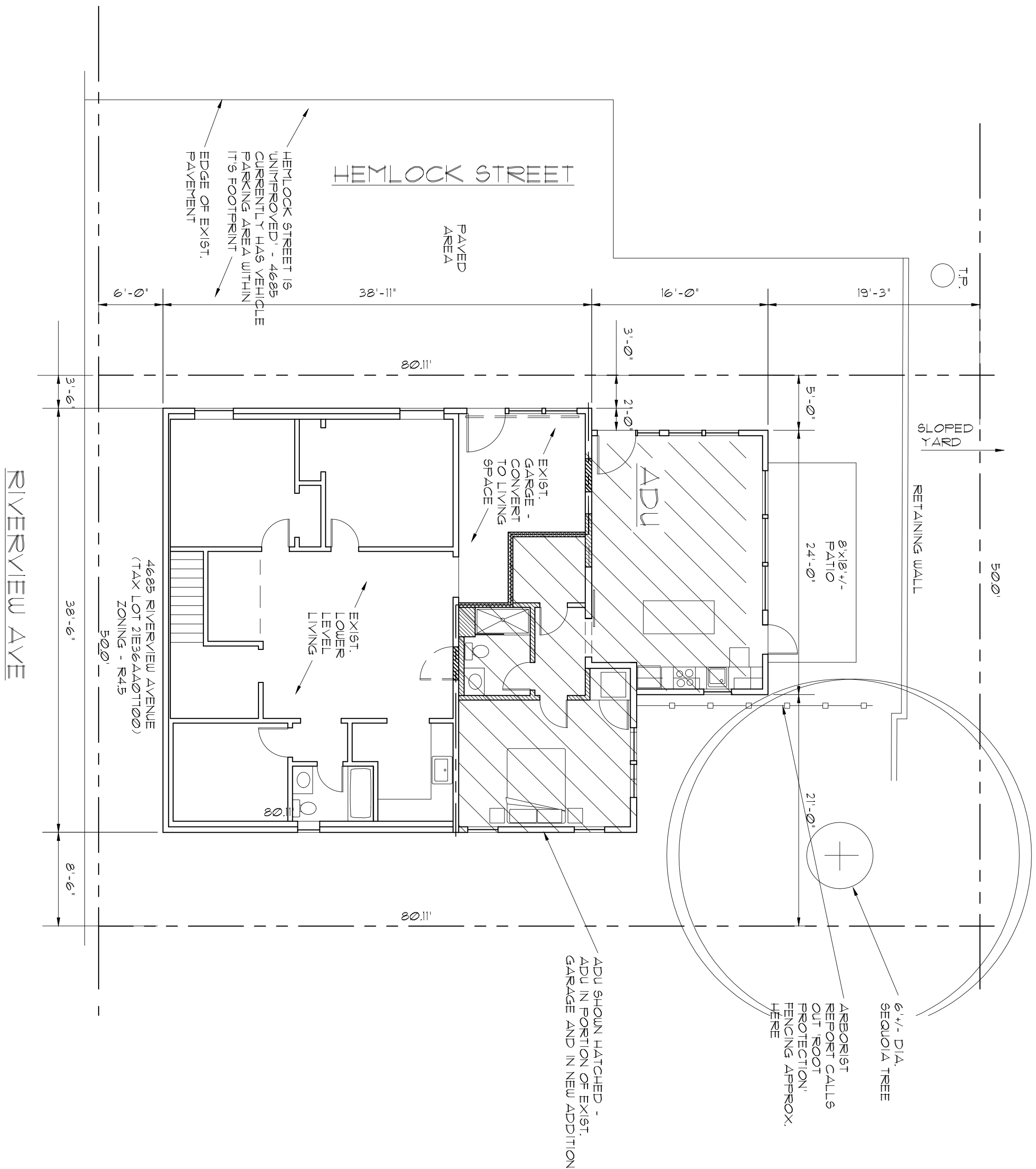
SUBJECT: 4685 Riverview Ave – West Linn – Non-Conforming Development Review Written Narrative.

Hello, the current Owner recently purchased this property and would like to do a couple additions to make the house more functional for her and her family. A brief summary of the existing house and proposed projects is as follows:

- The main non-conforming issue with this house is its close proximity to the NE property line which is the unimproved Hemlock Street. We just had a survey done (see attached) and it shows the existing house varies from 3'-0" to 3'-6" to this property line. The required setback to a side street in this zone is 20'.
- We would like to add an addition on the rear of the house that is just 6' from the NE property line along Hemlock Street. The addition will be just one story and will be on the rear of the house. The addition will be setback 3' from the existing houses NE wall along Hemlock Street.
- In addition – we want to add a primary bedroom on the main (street level) floor plan of the house. The new bedroom will be on the rear of the house and appears to meet all setbacks, heights, etc. It should be approvable as is with no special reviews

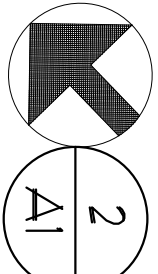
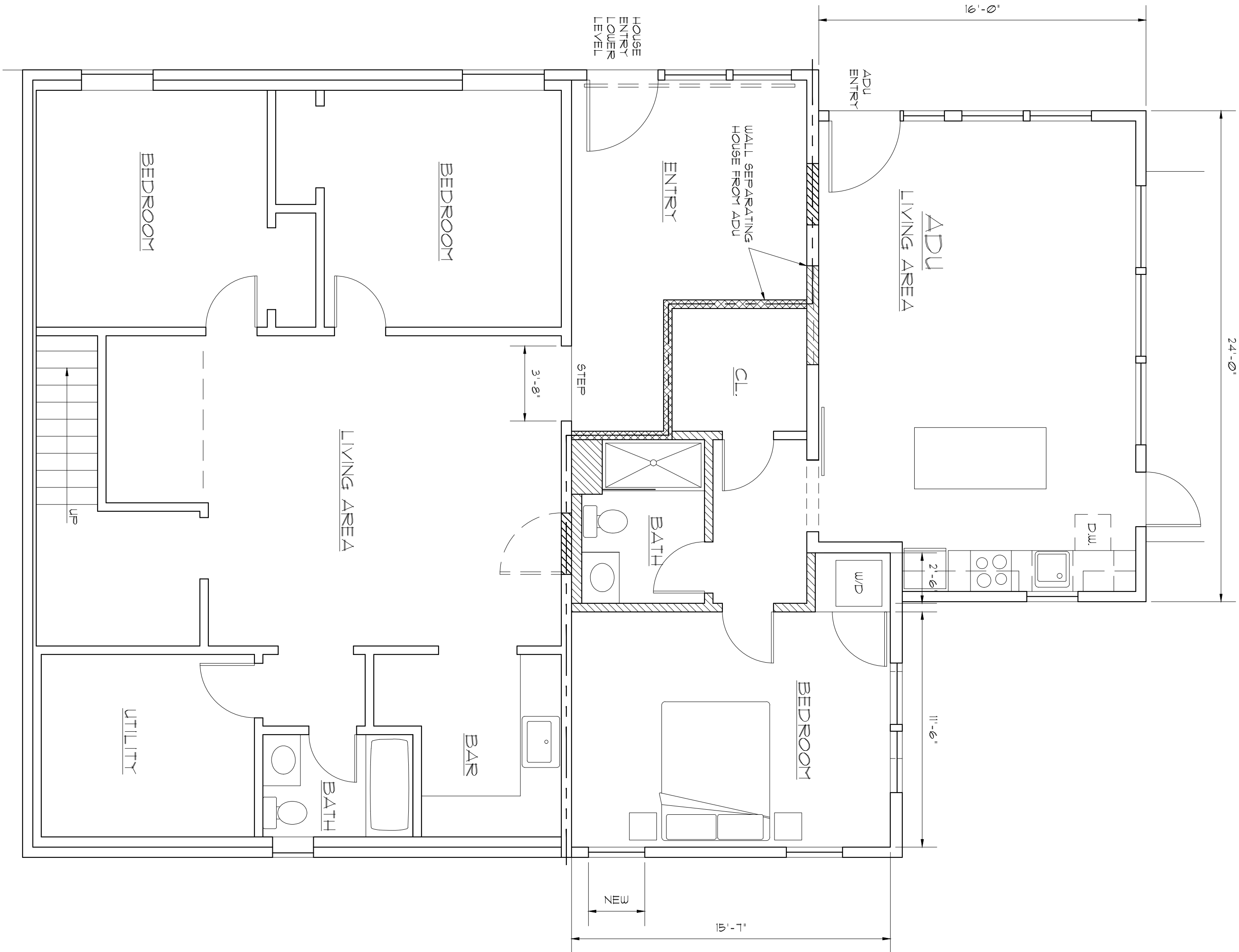
Respectfully,

Dave Spitzer, Architect



SITE NOTES:

LOT COVERAGE:
LOT AREA: 4,009 SF
EXIST. LOWER LEVEL LIVING: 1,003 SF
EXIST. LOWER LEVEL GARAGE: 1,003 SF
EXIST. STREET LEVEL: 2,534 SF
EXIST. TOTAL: 4,540 SF
NEW STREET LEVEL BR ADD: 250 SF
NEW LOWER LEVEL ADU ADD: 373 SF
TOTAL EXIST. AND NEW: 3,156 SF
TOTAL HOUSE SIZE: 2,426 SF
TOTAL ADU SIZE: 130 SF
TOTAL EXIST. AND NEW: 3,156 SF



LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

PRELIMINARY

BENDEZU RESIDENCE

4685 RIVERVIEW AVENUE
WEST LINN, OR 97068

2325 NE 19TH AVE.
PORTLAND, OR 97212

OFFICE 503.335.9040
DAVE@DNBARCHITECTS.COM

DMS



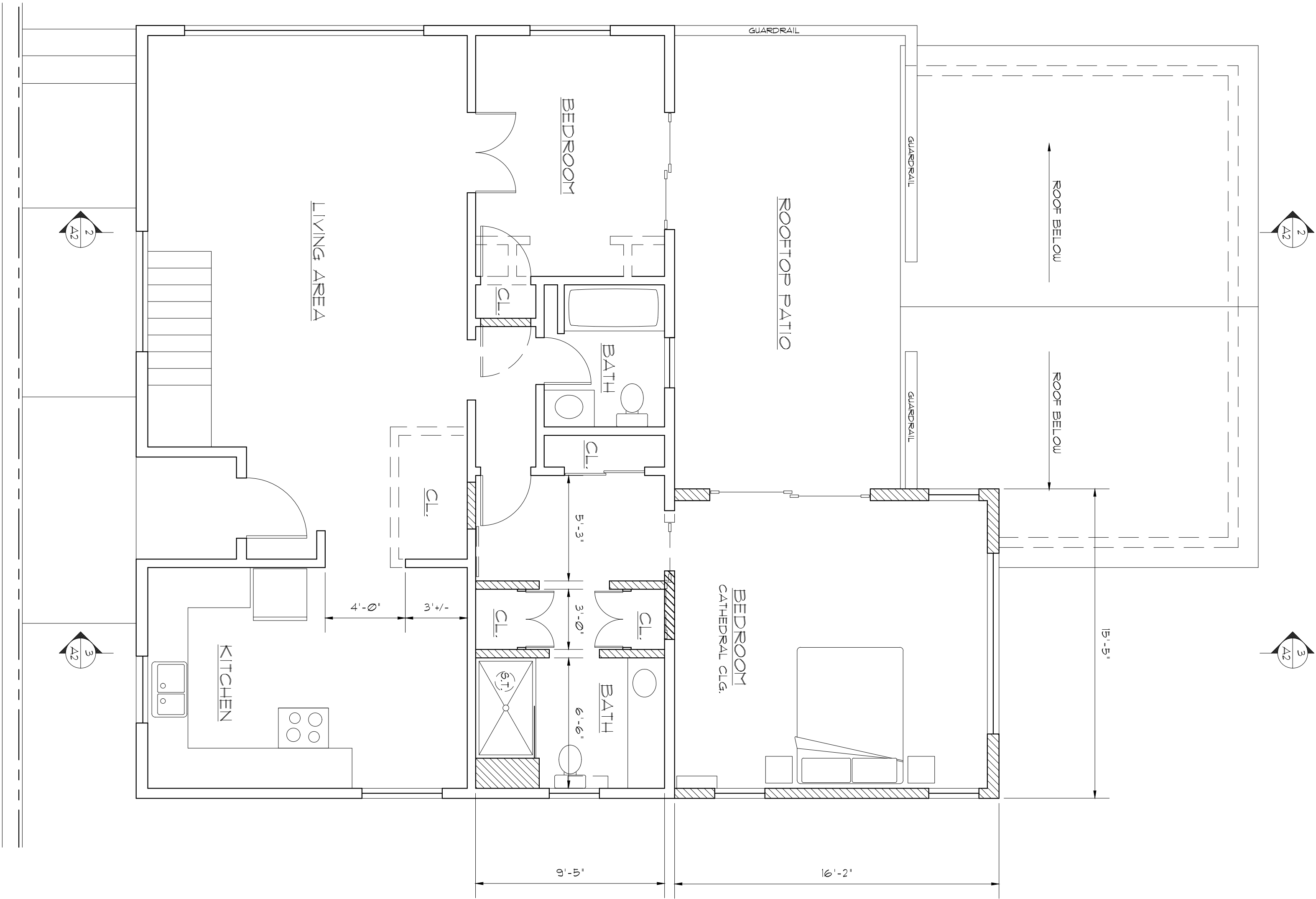
REVISIONS

DATE 10-8-25

SHEET CONTENT
SITE PLAN
FLOOR PLAN

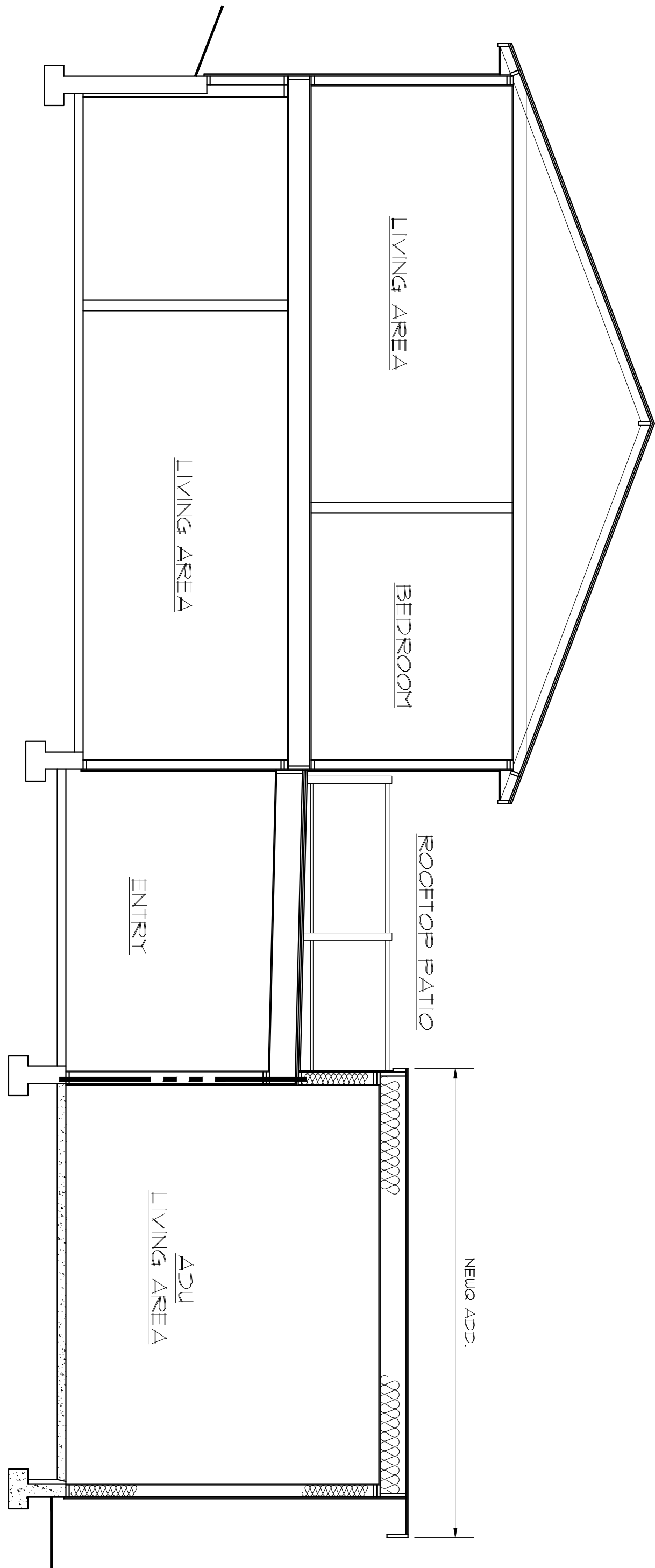
SHEET

A1 of 4



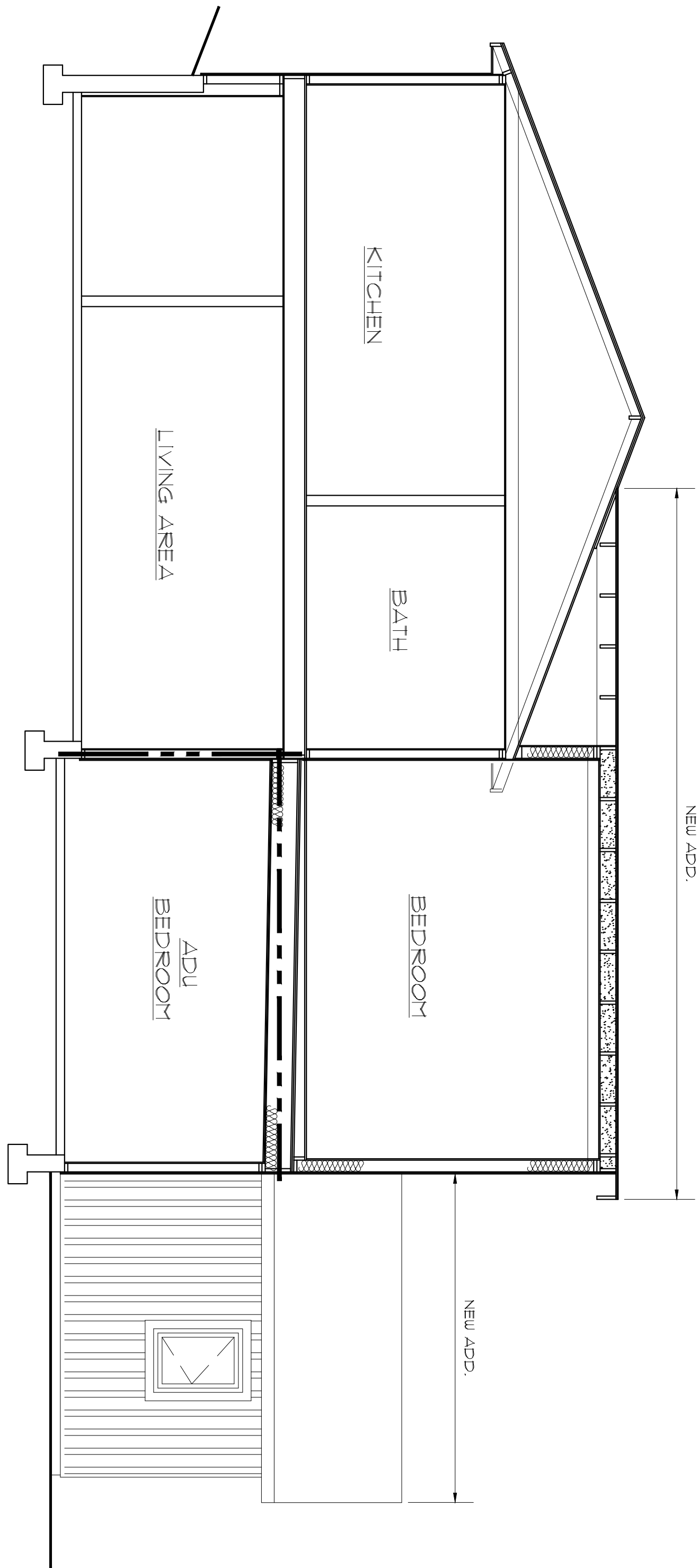
1 STREET LEVEL FLOOR PLAN

1/4" = 1'-0"



2 CROSS SECTION

1/4" = 1'-0"



3 CROSS SECTION

1/4" = 1'-0"

BENDEZU RESIDENCE

4685 RIVERVIEW AVENUE
WEST LINN, OR 97068

2325 NE 19TH AVE.
PORTLAND, OR 97212

OFFICE 503.335.9040
DAVE@DNBARCHITECTS.COM

DMS



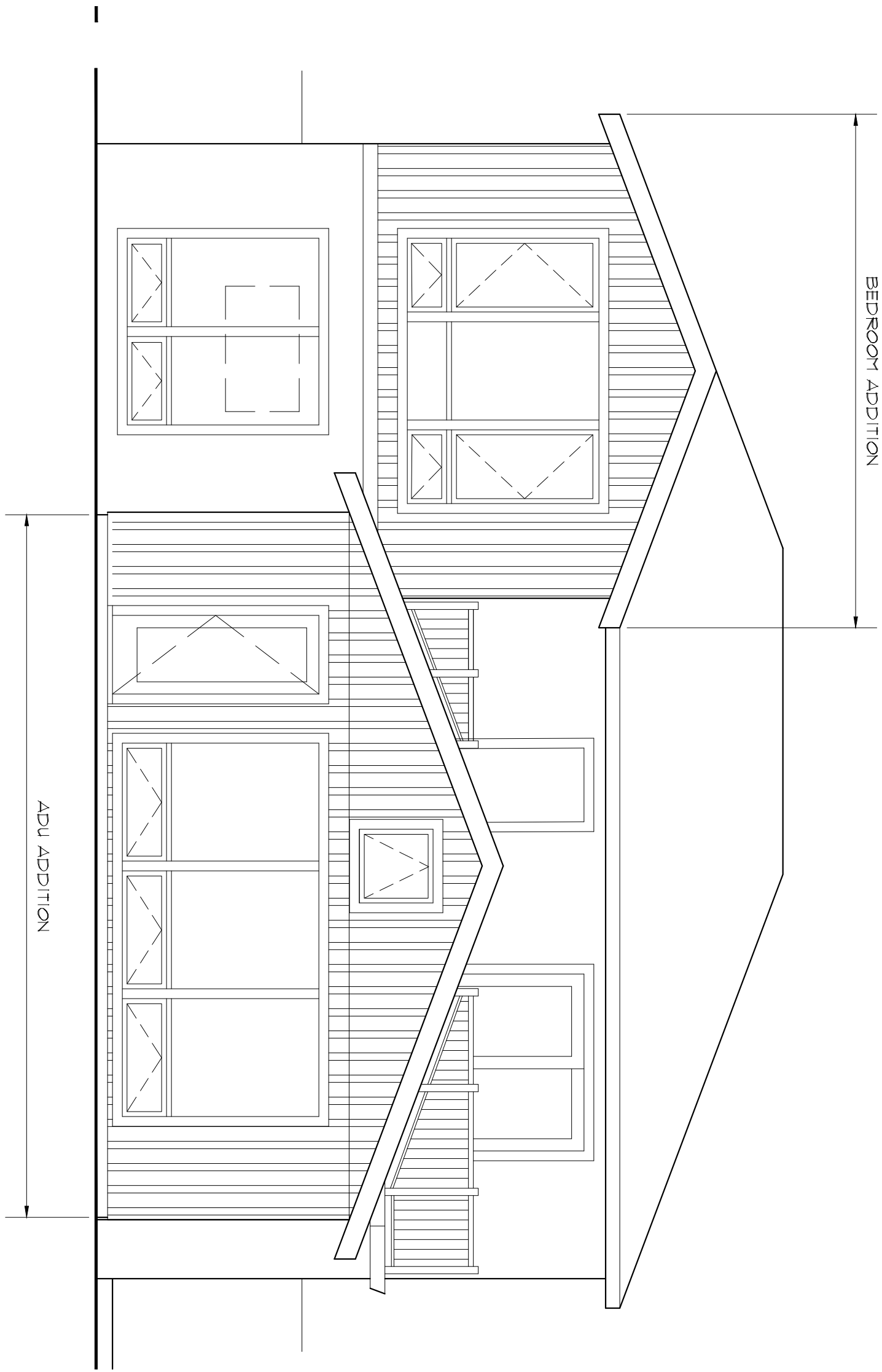
SHEET CONTENT
SECOND FLOOR PLAN
FLOOR PLAN

DATE 10-8-25

REVISIONS

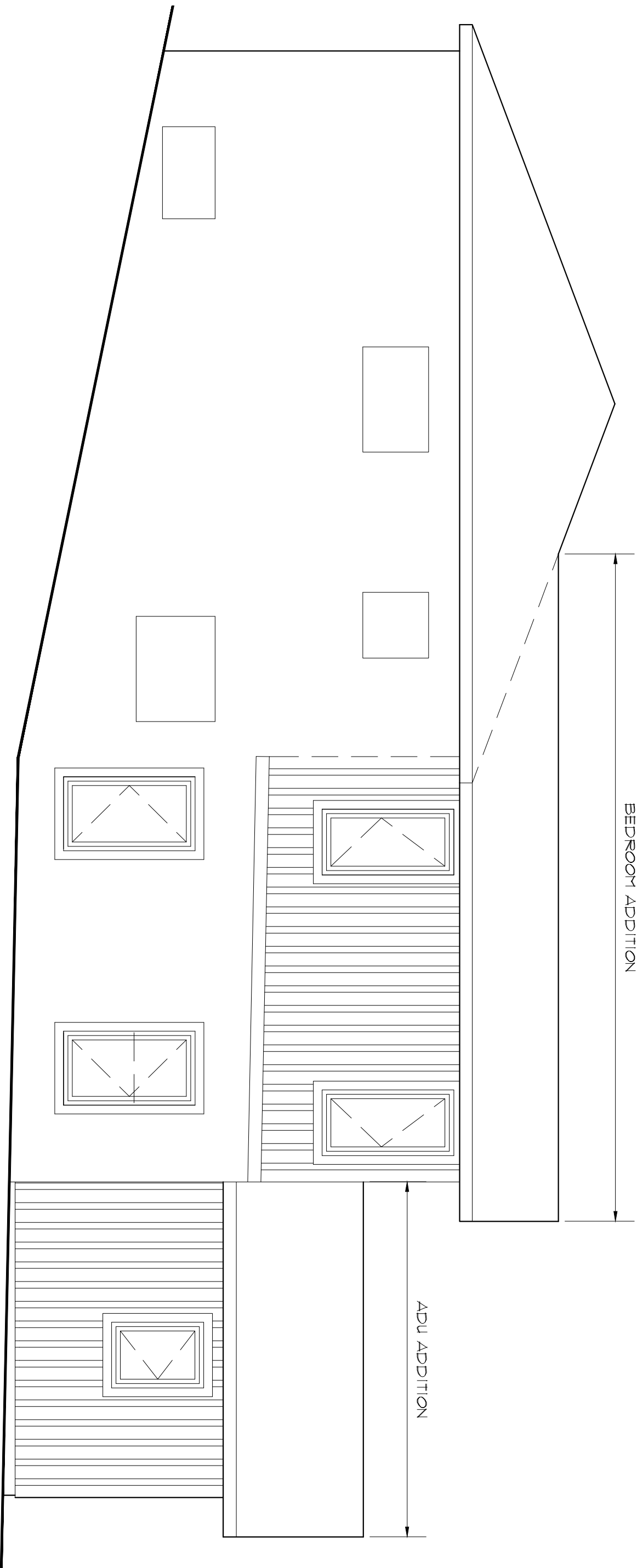
SHEET

A2 of 4



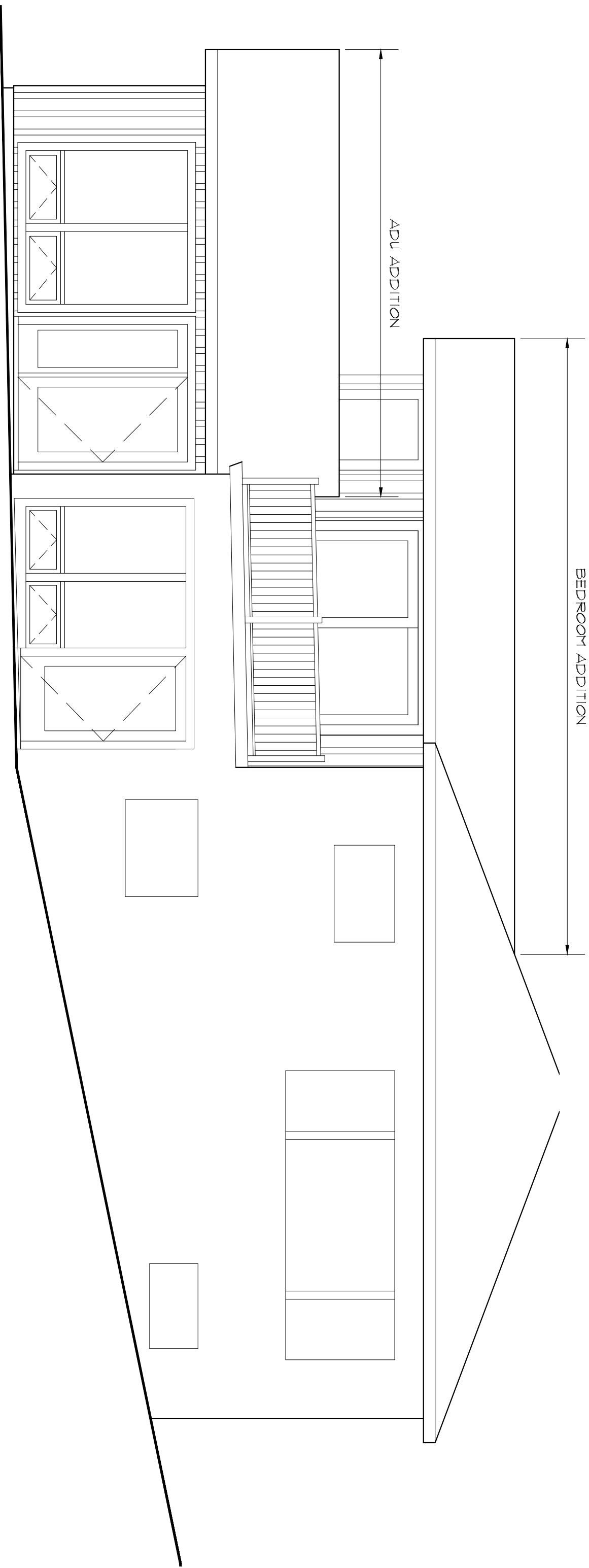
1 SE ELEVATION
A3

1/4" = 1'-0"



2 SW ELEVATION
A3

1/4" = 1'-0"



3 NE ELEVATION
A2

1/4" = 1'-0"

BENDEZU RESIDENCE

4685 RIVERVIEW AVENUE
WEST LINN, OR 97068

SHEET CONTENT
ELEVATIONS

DATE 10-8-25

REVISIONS

SHEET

A3
OF 4

2325 NE 19TH AVE.
PORTLAND, OR 97212

OFFICE 503.335.9040
DAVE@DNBARCHITECTS.COM

DMS





Arborist Report 8/19/25

Prepared For

Rosa Bendezu

4685 Riverview Ave
West Linn, OR 97068
ragroriente@gmail.com

Prepared by

Joshua Goode

ISA Board Certified Master Arborist

ISA Tree Risk Assessment Qualified

ISA #MA 5752B

503.358.8754

josh@monkeymans.com

CCB #: 206934



CCB #: 206934



Arborist Report

Species Name	DBH	Permit	Location
<i>Sequoia giganteum</i>	79"	n/a	45.358109663000214, -122.62173819948623
Condition		Concern	On Site Arborist Required?
Good		Future construction	For root pruning

Tree Description

This report concerns the 79" *Sequoiadendron giganteum* located at the rear of the property, positioned between the client's house and the neighboring structure. The specimen is in good overall health.

The canopy displays minor asymmetry, and several limbs are becoming overextended in the space between the two houses. Reduction pruning is advised to alleviate end weight in this area. Specifically, recommend making approximately (6–10) reduction cuts, each targeting limbs 2–4" in diameter.

A previously installed clothesline is beginning to be engulfed by the trunk on the northeast (NE) side of the tree. In addition, visible surface girdling roots are present—particularly on the south and southeast (SE) sides. It is recommended to use an Air Spade in the fall or winter to expose and selectively remove these girdling roots. Depending on the number and severity of the roots encountered, this work may need to be phased to minimize stress on the tree.

A shed has been constructed beneath the tree's NE dripline. It is strongly advised that this structure be dismantled by hand to avoid the use of heavy equipment within the root zone. To further protect the tree, all construction activity should be avoided beneath its dripline.

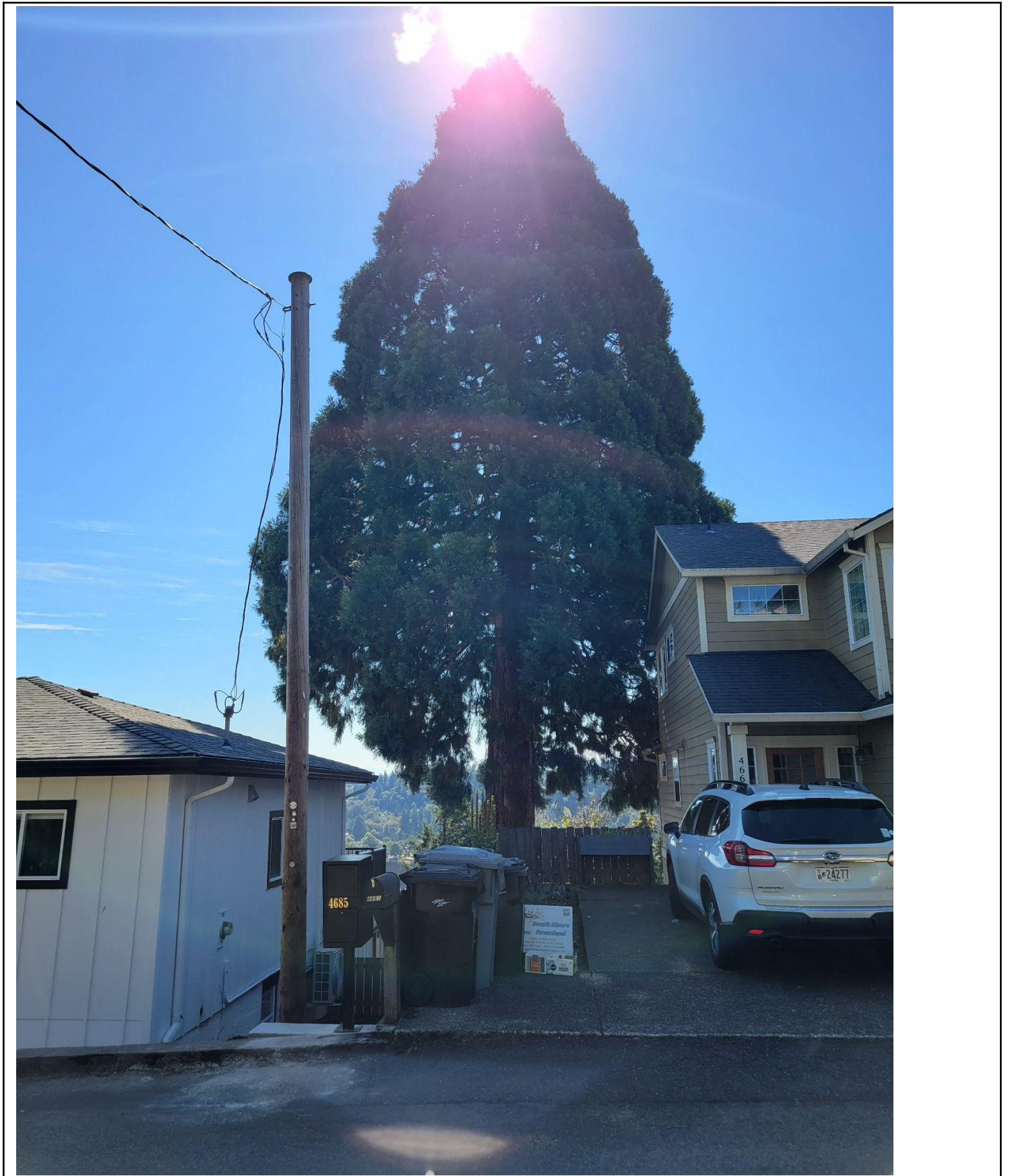
The most effective protection measure would be the installation of a 6–10' tall chain-link fence with steel posts spaced no more than 10' apart. This fence should extend just in front of the existing shed (see attached photo) and be positioned approximately 26' from the southeast corner of the driveway.

To support the tree's health during this process, the application of a bio-root stimulant is recommended prior to any construction activity.

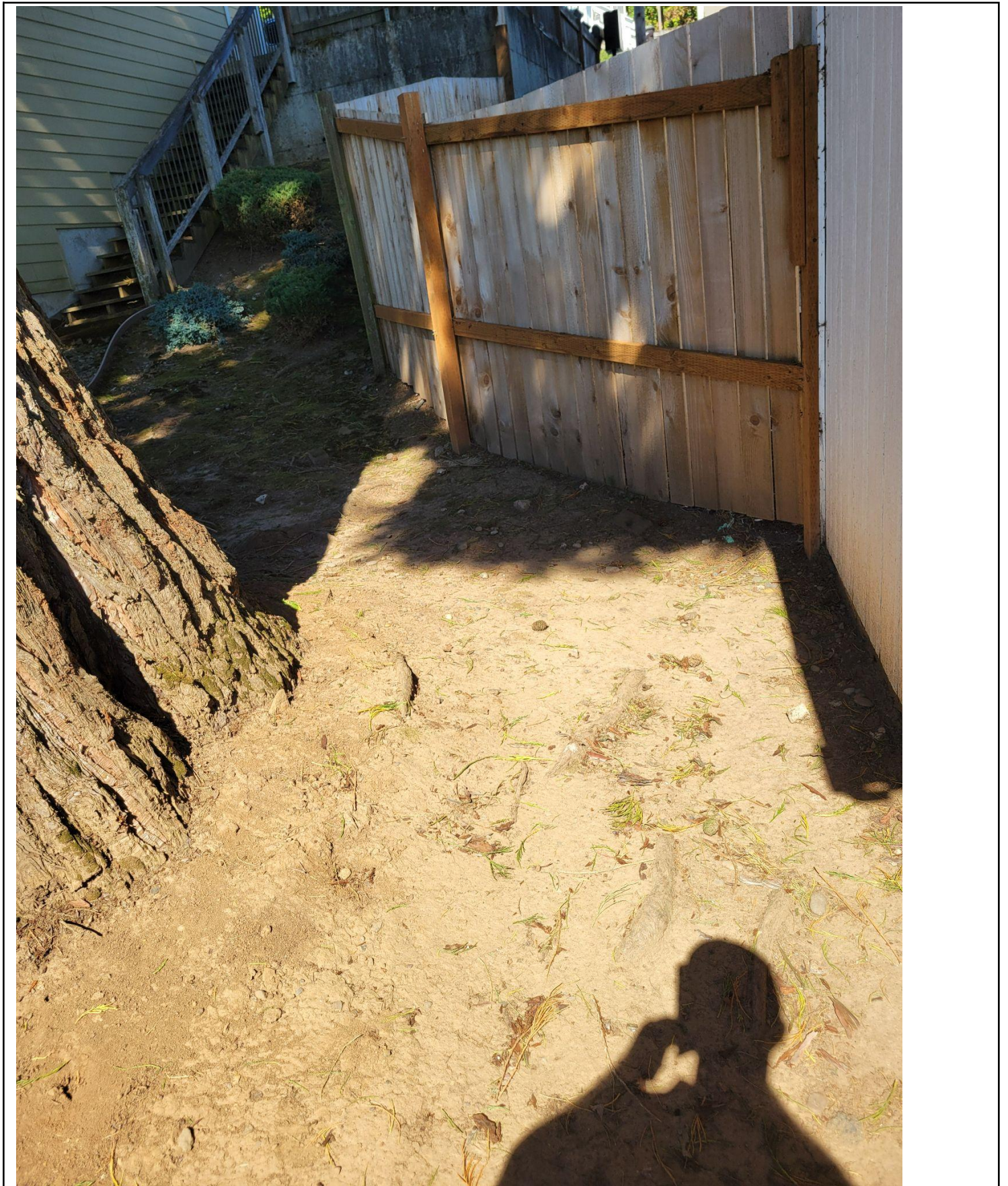
A proposal for girdling root pruning and bio-root stimulant application will accompany this report.

Photos:













CERTIFICATION OF PERFORMANCE

We Certify:

That a consultant of Monkeyman's has inspected the tree(s) and/or the property referred to in this report.

That Monkeyman's has no current or prospective interest in the vegetation or the property that is the subject of this report and Monkeyman's has no interest or bias with respect to the parties involved.

That Monkeyman's compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or stipulated results or the occurrence of any subsequent events.

That the analysis, opinions and conclusions that were developed as part of this report have been prepared according to commonly accepted arboricultural practices.

A qualified arborist has overseen the gathering of tree related data.

ASSUMPTIONS AND LIMITING CONDITIONS

Any legal description provided to the consultant is assumed to be correct. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations. No responsibility is assumed for legal matters.

Care has been taken to obtain all information from reliable sources. However, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including additional fees.

This report and any values expressed herein represent the opinion of the consultant, and the consultant fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Drawings and information contained in this report may not be to scale and are intended to be used as points of reference only. The reproduction of information generated by other consultants is for coordination and ease of reference. Inclusion of such information does not constitute a representation by the consulting arborist, as to the sufficiency or accuracy of the information.

Unless expressed otherwise, information in this report covers only items that were examined and reflects the condition of those items at the time of report. The report is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing, or coring, unless otherwise stated.

There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

The consultant's role is only to make recommendations; actions or inactions on the part of the client or contractor are not the responsibility of the consultant.

Loss or alteration of any part of this report invalidates the entire report.