

WEST LINN HISTORIC REVIEW BOARD
FINAL DECISION NOTICE
FILE NO. MISC-12-04

IN THE MATTER OF AN AMENDMENT TO THE APPROVAL FOR A CARPORT ADDITION

At their meeting of March 20, 2012, the Historic Review Board (HRB) held a public hearing to consider the request by the applicant, Adam Petersen, to amend the approval for a carport addition to allow for a zero-foot setback on the rear lot line for the approved carport at 1818 6th Avenue. The property is located in the Willamette Historic District. The decision was based upon the approval criteria of Chapter 25 of the West Linn Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

HRB Chair Jon McLoughlin opened the public hearing. Sara Javoronok, Associate Planner, presented for the City.

Mr. Manning asked staff if this amendment was a result of changes to the building code. Staff stated that the original understanding between staff and the Building Official was that garages, including this carport, required a 3-foot rear yard setback. Additional discussions between staff, the applicant, and the Building Official resulted in a determination that a 3-foot rear yard setback was not required for a carport. However, this did not meet the criteria in CDC Sections 25.070 B(4) and C(1)(d) and the applicant was seeking a design modification per Section 25.150 from these requirements.

Mr. Peterson presented and offered testimony. He stated that the existing garage/accessory structure was located on the rear lot line and that early Sanborn maps showed an accessory structure extending across the entire rear lot line.

The HRB discussed the project. Chair McLoughlin wanted to know if the 6" post would be located on the rear lot line or if it would be set back. The applicant stated that it was likely to be set back. The HRB and the applicant determined that 18-36" would be an appropriate setback in terms of both function and aesthetics.


A motion was made by Chair McLoughlin to approve the application based upon the findings in the staff report; subject to the following conditions:

1. Site Plan, Elevations, and Narrative. With the exception of modifications required by these conditions, the project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-3.
2. Carport Post. The 6" post depicted on Option B.2 (page 19, Exhibit HRB-3) shall be setback from the rear lot line 18-36".

The motion was seconded by Manning and approved 5-0.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into the record, or provided oral or written testimony during the course of the hearing, or signed in on the attendance sheet at the hearing, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing

of this decision pursuant to the provisions of Chapter 99 of the CDC. Such appeals would require payment of fee and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.



Jon McLoughlin, Chair
West Linn Historic Review Board

3/22/12

Date

Mailed this 26 day of March, 2012.

Therefore, this decision becomes final at 5 p.m., April 9, 2012.