

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>PETER SPIR</i>	PROJECT No(s). <i>MI-1504</i>	
NON-REFUNDABLE FEE(S) <i>1000-</i>	REFUNDABLE DEPOSIT(S) <i>0</i>	TOTAL <i>1000-</i>

Type of Review (Please check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input checked="" type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: <i>5095 TERRITORIAL DR WEST LINN, OR 97068</i>	Assessor's Map No.: <hr/> Tax Lot(s): <hr/> Total Land Area: <hr/>
---	--

Brief Description of Proposal: *THE PROJECT INVOLVES ADDING A NEW 880SF UPPER LEVEL ABOVE THE GARAGE AND KITCHEN AT THIS EXISTING RESIDENCE. THE BUILDING IS NON CONFORMING BY A VIRTUE OF AN 11.5' SET BACK WHEN THE MINIMUM SETBACK IS 20' IN AN R-5 ZONE. SO THIS IS AN EXPANSION/ALTERATION OF A NON CONFORMING STRUCTURE. THE PROJECT WILL NOT CHANGE THE NON CONFORMITY. ALL OTHER PROVISIONS WILL BE MET.*

Applicant Name: (please print) <i>ANDY STEMBER</i> Address: <i>JAS ENGINEERING 1419 WASHINGTON ST OREGON CITY, OR 97045</i> City State Zip:	Phone: <i>(503) 657-9800</i> Email: <i>andy@jasenginc.com</i>
--	--

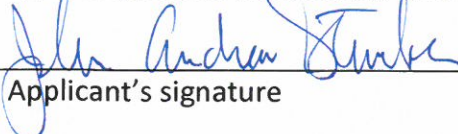
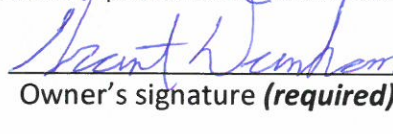
Owner Name (required): (please print) <i>GRANT & CRISSY DUNHAM</i> Address: <i>5095 TERRITORIAL DR WEST LINN, OR 97068</i> City State Zip:	Phone: <i>(509) 939-9787</i> Email: <i>christinadunham@mac.com</i>
---	---

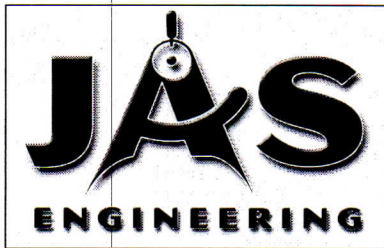
Consultant Name: (please print) <i>ANDY STEMBER</i> Address: <i>JAS ENGINEERING 1419 WASHINGTON ST OREGON CITY, OR 97045</i> City State Zip:	Phone: <i>(503) 657-9800</i> Email: <i>andy@jasenginc.com</i>
---	--

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**
One (1) complete set of digital application materials must also be submitted on CD in PDF format.
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

 Applicant's signature	<i>4-21-15</i> Date	 Owner's signature (required)	<i>4-21-15</i> Date
---	------------------------	--	------------------------



JAS Engineering Inc.
1419 Washington St
Oregon City, OR 97045
O: 503.657.9800
C: 503.449.3080

Variance Request

Project File#: 15-019

Project Name: Dunham Residence 2nd Level Addition

Project Contractor/Manager: Chris Anderson

Client: Grant & Chrissy Dunham

Address of Project: 5095 Territorial Dr. West Linn, Or 97068

To: City of West Linn
Attention: Peter Spir

Dear Peter:

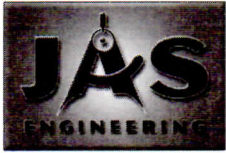
As we discussed during our meeting on Monday, April 13, 2015, the Dunham family have purchased the residence at 5095 Territorial Dr. in West Linn. They propose to add a new 880 sf second story addition over the existing garage and kitchen as shown in the submitted drawings. The building is non-conforming by virtue of an existing 11.5' setback when the minimum setback is 20' in an R-5 Zone. That makes this project an expansion/alteration of a non-conforming structure. The proposed addition will not change the non-conformity. All other standards of the R-5 Zone are being met.

The project consists of: the Main Floor plan is 1616 sf with the included garage being 461 sf of that area, so the habitable space is 1155 sf at this level. The proposed upper floor addition is 880 sf total of which the closets and M Bath are 250 sf, so the habitable space is 630 sf at this level. The total area of habitable space is 1,785 sf which is less than the 2310 sf allowable based on the floor area ratio (FAR). We have included the calculations showing the existing daylight basement area has 57% of the building perimeter within 1' 10" of grade so it is not included in the FAR.

We appreciate your assistance on this project.

Sincerely,

Andy Stember, President
JAS Engineering, Inc.



1419 Washington Street, Suite 100
 Oregon City, OR 97045
 Work: 503-657-9800 Fax: 503-656-0186

Client CHRISSEY DUNHAM Sheet 2 of
 Project UPPER LEVEL ADDITION Design by JAS
 Date 4-21-15
 Checked by
 Project No. 15-019 Date

MAIN FLOOR

TOTAL $44 \times 22 + 18 \times 36 = 1616 \text{ SF}$
968 648

GARAGE $18 \times 22 + 13 \times 5 = 461 \text{ SF}$
396 65

$1616 \text{ SF} - 461 \text{ SF} = \underline{1155 \text{ SF}}$ HABITABLE SPACE

UPPER FLOOR

TOTAL $40 \times 22 = 880 \text{ SF}$

W CLOSET + BATH $9 \times 12 + 13.5 \times 5 = 175.5$
108 67.5

CLOSETS IN BR 2 $5 \times 9 + 2.5 \times 12 = 75$
45 30

$880 - 175.5 - 75 = \underline{629.5 \text{ SF}}$ HABITABLE SPACE

TOTAL

$1155 + 629.5 = \underline{1784.5 \text{ SF}} < 2310 \text{ SF}$

THE DAYLIGHT BASEMENT AREA HAS 57% OF BUILDING PERIMETER W/ 1'10" OF GRADE SO IS NOT INCLUDED IN THE FLOOR AREA RATIO (FAR). SEE ATTACHED SHEET

GRADE FLOOR OPENING. A window or other opening located such that the sill height of the opening is not more than 44 inches (1118 mm) above or below the finished ground level adjacent to the opening.

GRADE (LUMBER). The classification of lumber in regard to strength and utility in accordance with American Softwood Lumber Standard DOC PS 20 and the grading rules of an *approved* lumber rules-writing agency.

GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at *exterior walls*. Where the finished ground level slopes away from the *exterior walls*, the reference plane shall be established by the lowest points within the area between the building and the *lot line* or, where the *lot line* is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

GRADE PLANE, STORY ABOVE. See "Story above grade plane."

GRANDSTAND. Tiered seating supported on a dedicated structural system and two or more rows high and is not a building element (see "*Bleachers*").

GROSS LEASABLE AREA. The total floor area designed for tenant occupancy and exclusive use. The area of tenant occupancy is measured from the centerlines of joint partitions to the outside of the tenant walls. All tenant areas, including areas used for storage, shall be included in calculating gross leasable area.

GROUP HOME. A facility for social rehabilitation, substance abuse or mental health problems that contains a group housing arrangement that provides *custodial care* but does not provide acute care.

GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

GYPSUM BOARD. Gypsum wallboard, gypsum sheathing, gypsum base for gypsum *veneer* plaster, exterior gypsum soffit board, predecorated gypsum board or water-resistant gypsum backing board complying with the standards listed in Tables 2506.2, 2507.2 and Chapter 35.

GYPSUM PLASTER. A mixture of calcined gypsum or calcined gypsum and lime and aggregate and other *approved* materials as specified in this code.

GYPSUM VENEER PLASTER. *Gypsum plaster* applied to an *approved* base in one or more coats normally not exceeding $\frac{1}{4}$ inch (6.4 mm) in total thickness.

HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

[F] HALOGENATED EXTINGUISHING SYSTEM. A fire-extinguishing system using one or more atoms of an element from the halogen chemical series: fluorine, chlorine, bromine and iodine.

[F] HANDLING. The deliberate transport by any means to a point of storage or *use*.

HANDRAIL. A horizontal or sloping rail intended for grasping by the hand for guidance or support.

HARDBOARD. A fibrous-felted, homogeneous panel made from lignocellulosic fibers consolidated under heat and pressure in a hot press to a density not less than 31 pcf (497 kg/m³).

HAZARDOUS FACILITY. See Section 1803.2 and ORS 455.447.

[F] HAZARDOUS MATERIALS. Those chemicals or substances that are *physical hazards* or *health hazards* as classified in Section 307 and the *Fire Code*, whether the materials are in usable or waste condition.

[F] HAZARDOUS PRODUCTION MATERIAL (HPM). A *solid*, *liquid* or gas associated with semiconductor manufacturing that has a degree-of-hazard rating in health, flammability or instability of Class 3 or 4 as ranked by NFPA 704 and which is *used* directly in research, laboratory or production processes which have as their end product materials that are not hazardous.

HEAD JOINT. Vertical *mortar joint* placed between *masonry units* within the *wythe* at the time the *masonry units* are laid.

[F] HEALTH HAZARD. A classification of a chemical for which there is statistically significant evidence that acute or chronic health effects are capable of occurring in exposed persons. The term "health hazard" includes chemicals that are *toxic* or *highly toxic*, and *corrosive*.

HEAT DETECTOR. See "Detector, heat."

HEIGHT, BUILDING. The vertical distance from *grade plane* to the average height of the highest roof surface.

HELICAL PILE. Manufactured steel deep foundation element consisting of a central shaft and one or more helical bearing plates. A helical pile is installed by rotating it into the ground. Each helical bearing plate is formed into a screw thread with a uniform defined pitch.

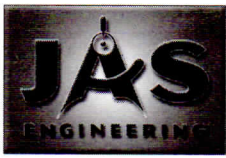
HELIPAD. A structural surface that is used for the landing, taking off, taxiing and parking of helicopters.

HELIPORT. An area of land or water or a structural surface that is used, or intended for the use, for the landing and taking off of helicopters, and any appurtenant areas that are used, or intended for use, for heliport buildings or other heliport facilities.

HELISTOP. The same as "heliport," except that no fueling, defueling, maintenance, repairs or storage of helicopters is permitted.

HIGH-PRESSURE DECORATIVE EXTERIOR-GRADE COMPACT LAMINATE (HPL). Panels consisting of layers of cellulose fibrous material impregnated with thermosetting resins and bonded together by a high-pressure process to form a homogeneous nonporous core suitable for exterior use.

HIGH-PRESSURE DECORATIVE EXTERIOR-GRADE COMPACT LAMINATE (HPL) SYSTEM. An *exterior wall covering* fabricated using HPL in a specific assembly including *joints*, seams, attachments, substrate, framing and other details as appropriate to a particular design.



1419 Washington Street, Suite 100
 Oregon City, OR 97045
 Work: 503-657-9800 Fax: 503-656-0186

Client CHRISSEY DUNHAM Sheet 4 of
 Project DUNHAM RESIDENCE Design by JAS
ADDITION Date 12-14-14
 Project No. 15-019 Checked by
 Date

CHECK PERCENTAGE OF BUILDING PERIMETER AT GRADE

RIGHT WALL

29' WITHIN 1'10" OF GRADE

45' TOTAL WALL LENGTH

FRONT WALL

40' GRADE AT FLOOR LEVEL

40' TOTAL WALL LENGTH

LEFT WALL

28' WITHIN 2'6" OF GRADE

45' TOTAL WALL LENGTH

REAR WALL

GRADE AT BASEMENT LEVEL

40'0" TOTAL LENGTH OF WALL

WALL LENGTH AT GRADE

$$29' + 40' + 28' = 97'$$

TOTAL WALL PERIMETER LENGTH

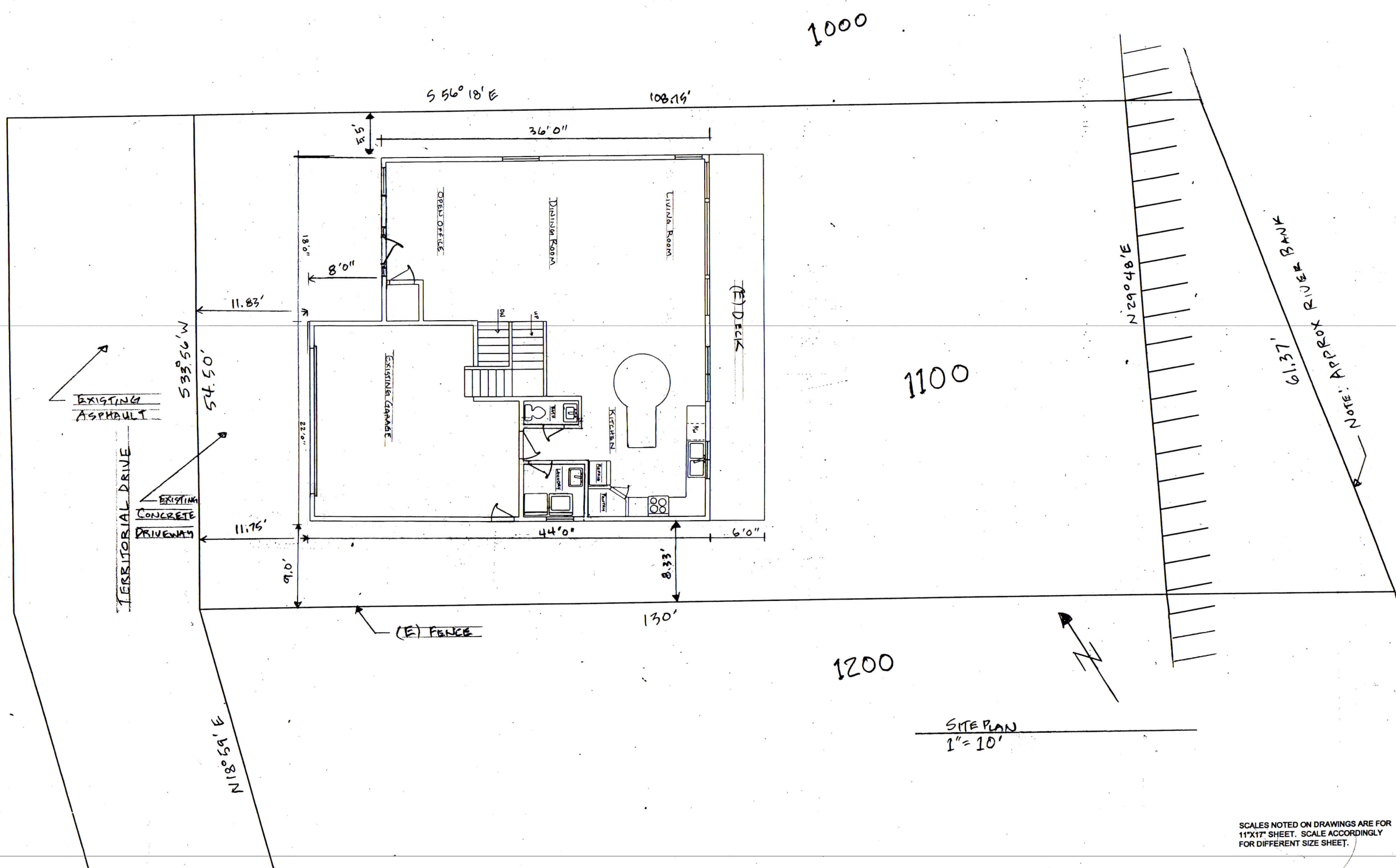
$$45' + 40' + 45' + 40' = 170'$$

$$\frac{97'}{170'} = 0.57$$

SO 57% OF GRADE IS AT MAIN LEVEL > 50% REQUIRED
SO LOWER LEVEL IS BASEMENT

EXISTING MAIN LEVEL	1222 SF
PROPOSED UPPER LEVEL	880.0 SF
	<u>2102 SF</u>

$$\underline{2102 SF} < 2310 SF$$



1100

1000

1200

SITE PLAN
1" = 10'

SCALES NOTED ON DRAWINGS ARE FOR 11"X17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

1419 Washington St.
Suite 100
Oregon City, Oregon 97045
Work: 503-657-9800
Cell: 503-449-3080
Andy@jasenginc.com

CHRISSEY DUNHAM
UPPER LEVEL ADDITION
5095 TERRITORIAL DR.
WEST LINN, OR 97068

COPYRIGHT 2014 JAS ENGINEERING	
DESIGN BY:	JAS
DRAWN BY:	DAS
JAS PROJ. NO.:	14-048
ISSUE DATE:	10/08/2014

SHEET TITLE:	
SITE PLAN	
SHEET NO.:	
C-10	

NOTE: APPROX RIVER BANK
61.37'

N 29° 48' E

S 56° 18' E

108.19'

N 18° 54' E

533.56' W

54.50'

11.75'

11.83'

9'0"

22'0"

4.5'

18'0"

8'0"

36'0"

44'0"

130'

8.33'

(E) DECK

OPEN OFFICE

DINING ROOM

LIVING ROOM

EXISTING GARAGE

KITCHEN

BATH

TERRITORIAL DRIVE

EXISTING ASPHALT

EXISTING CONCRETE DRIVEWAY

(E) FENCE

APPROX RIVER BANK

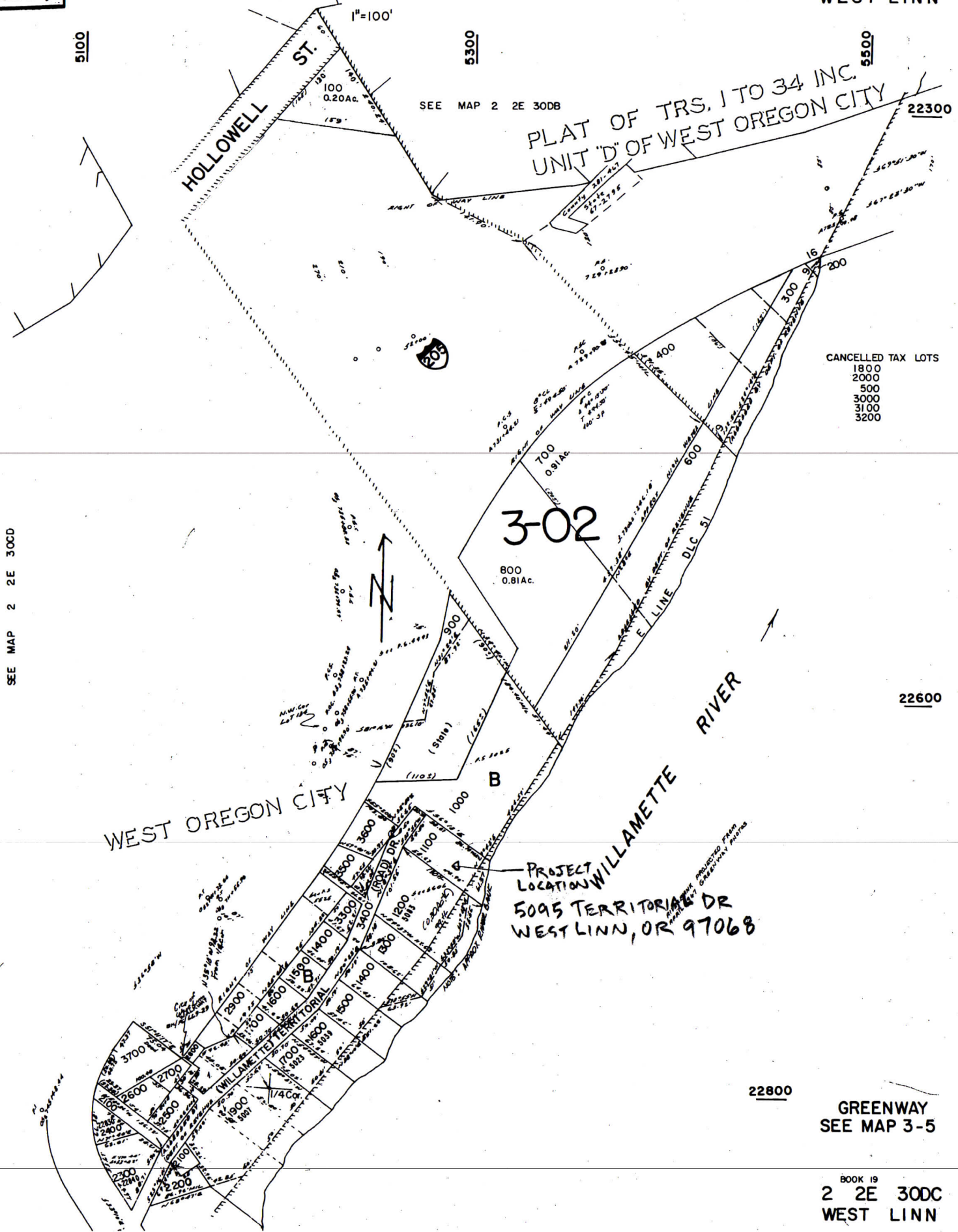


This map was prepared for assessment purpose only.

S.W.1/4 S.E.1/4 SEC. 30 T.2S. R.2E. W.M.
CLACKAMAS COUNTY

D. L. C.
HUGH BURNS NO. 51

2 2E 30DC
WEST LINN



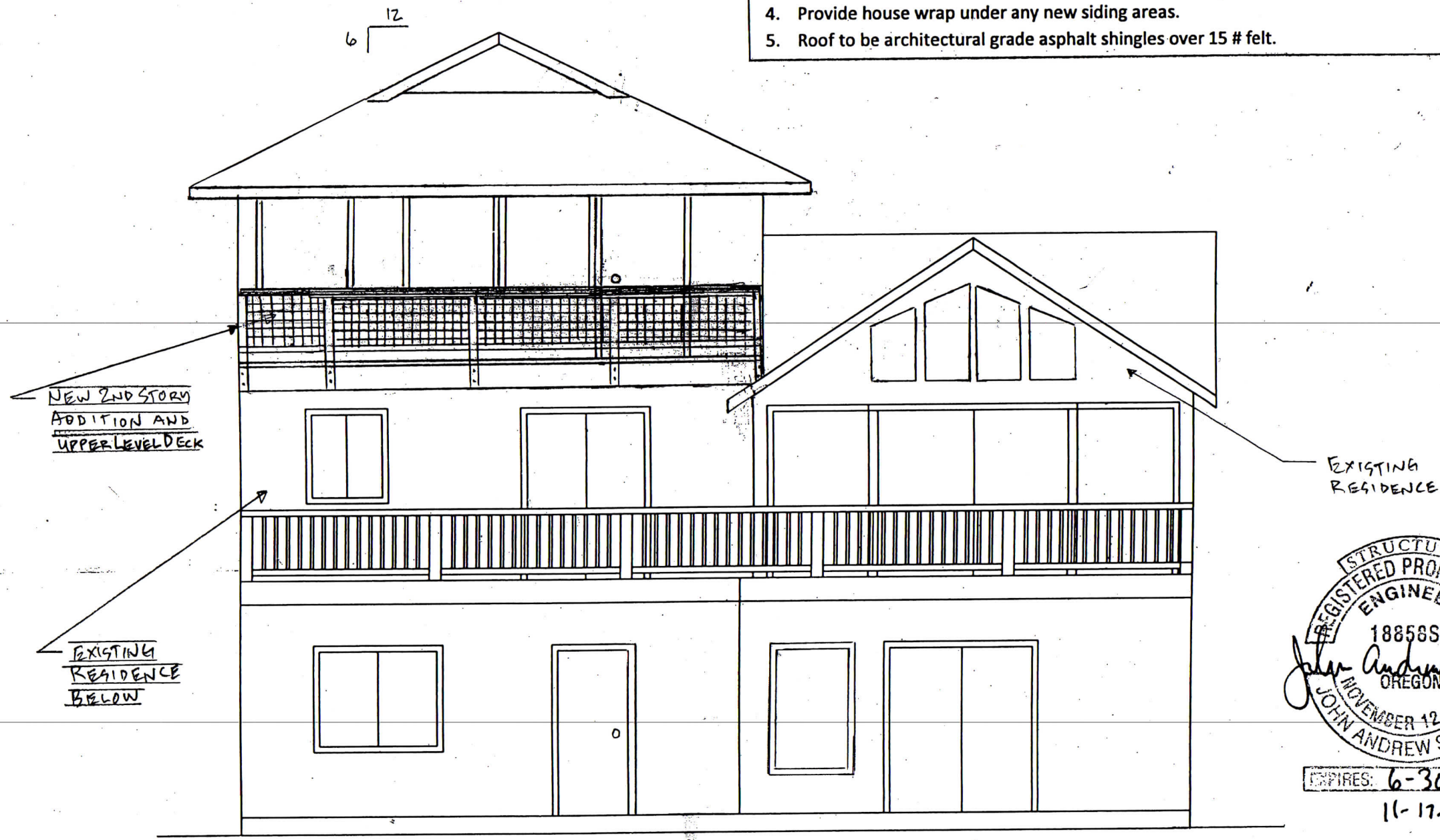
SEE MAP 2 2E 30CD

SEE MAP 2 2E 31BA

GREENWAY
SEE MAP 3-5

BOOK 19
2 2E 30DC
WEST LINN

1. Contractor to Field verify all dimensions, roof pitch, roof overhangs and barge rafter extensions.
2. Contractor to match existing siding type for all new addition areas on the residence.
3. Contractor to coordinate exact new door and window sizes with framed rough openings prior to ordering and installing new units.
4. Provide house wrap under any new siding areas.
5. Roof to be architectural grade asphalt shingles over 15 # felt.



STRUCTURAL
 REGISTERED PROFESSIONAL
 ENGINEER
 1885855
 JOHN ANDREW STEMBER
 OREGON
 NOVEMBER 12, 1996
 EXPIRES: 6-30-2016
 11-17-14

REAR ELEVATION
 3/16" = 1'0"

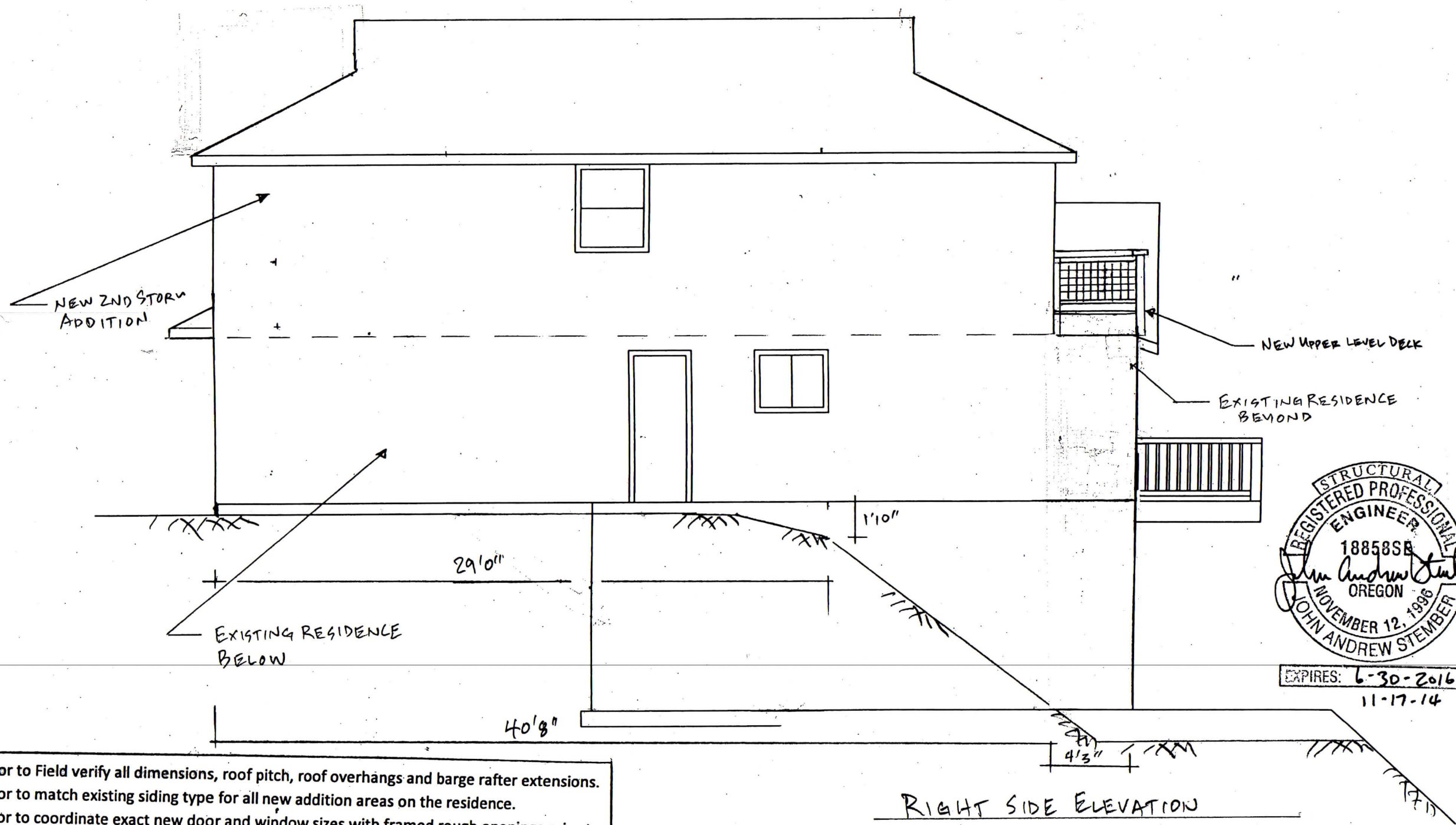
SCALES NOTED ON DRAWINGS ARE FOR
 11"X17" SHEET. SCALE ACCORDINGLY
 FOR DIFFERENT SIZE SHEET.

1419 Washington St.
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com

CHRISSY DUNHAM
 UPPER LEVEL ADDITION
 5095 TERRITORIAL DR.
 WEST LINN, OR 97068

COPYRIGHT 2014 JAS ENGINEERING	DESIGN BY:	JAS
	DRAWN BY:	DAS
	JAS PROJ. NO.:	14-048
	ISSUE DATE:	10/08/2014

SHEET TITLE:	REAR ELEVATION
SHEET NO.:	A-1.1



1. Contractor to Field verify all dimensions, roof pitch, roof overhangs and barge rafter extensions.
2. Contractor to match existing siding type for all new addition areas on the residence.
3. Contractor to coordinate exact new door and window sizes with framed rough openings prior to ordering and installing new units.
4. Provide house wrap under any new siding areas.
5. Roof to be architectural grade asphalt shingles over 15 # felt.



1419 Washington St.
Suite 100
Oregon City, Oregon 97045
Work: 503-657-9800
Cell: 503-449-3080
Andy@jasenginc.com

CHRISSY DUNHAM
UPPER LEVEL ADDITION
5095 TERRITORIAL DR.
WEST LINN, OR 97068

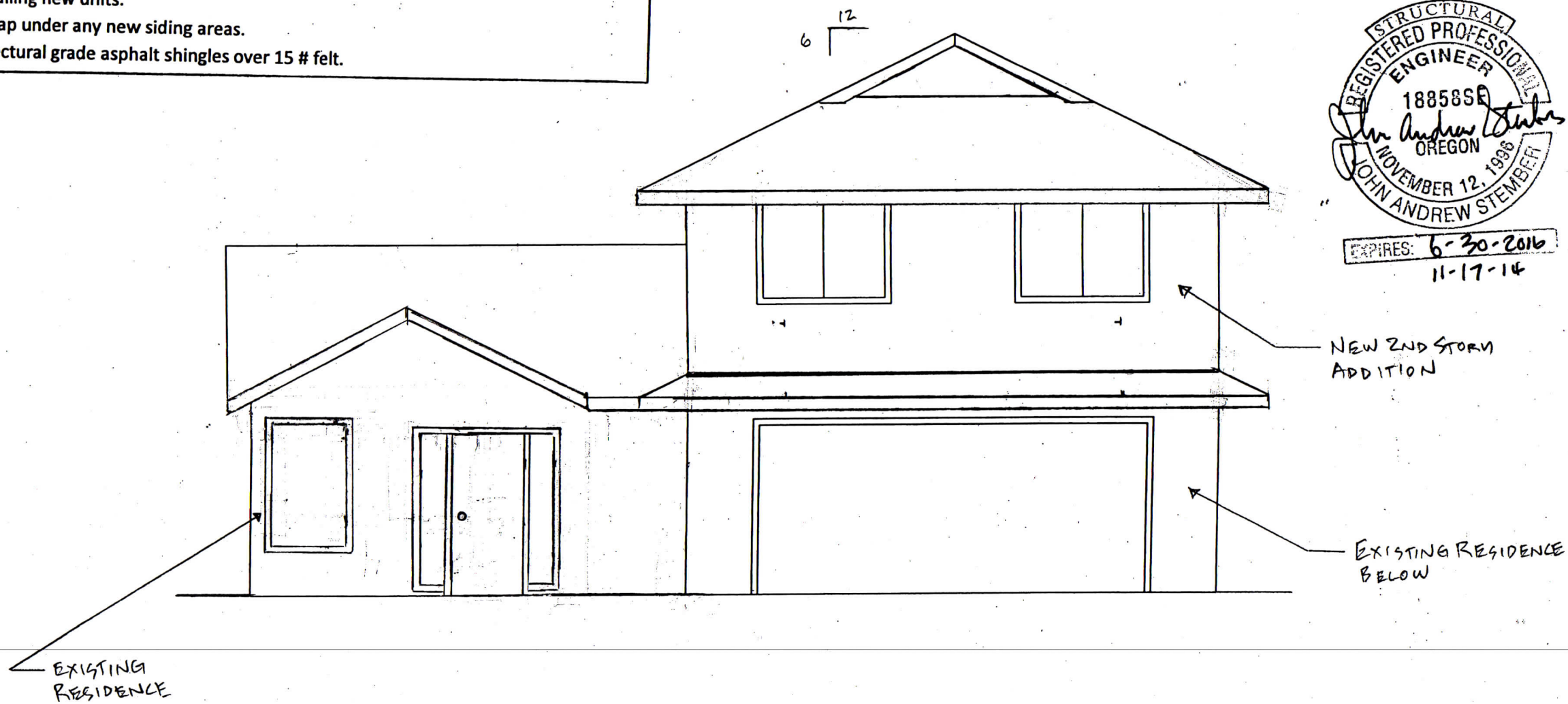
COPYRIGHT 2014 JAS ENGINEERING	DESIGN BY: JAS	DRAWN BY: DAS	JAS PROJ. NO: 14-048	ISSUE DATE: 10/09/2014
-----------------------------------	----------------	---------------	----------------------	------------------------

SHEET TITLE:
RIGHT SIDE
ELEVATION

SHEET NO:
A-12

SCALES NOTED ON DRAWINGS ARE FOR 11"x17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

1. Contractor to Field verify all dimensions, roof pitch, roof overhangs and barge rafter extensions.
2. Contractor to match existing siding type for all new addition areas on the residence.
3. Contractor to coordinate exact new door and window sizes with framed rough openings prior to ordering and installing new units.
4. Provide house wrap under any new siding areas.
5. Roof to be architectural grade asphalt shingles over 15 # felt.



STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
 188588A
 JOHN ANDREW STEMBER
 NOVEMBER 12, 1988
 OREGON
 EXPIRES: 6-30-2016
 11-17-14

FRONT ELEVATION
 3/16" = 1'0"

SCALES NOTED ON DRAWINGS ARE FOR 11"x17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

1419 Washington St.
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com

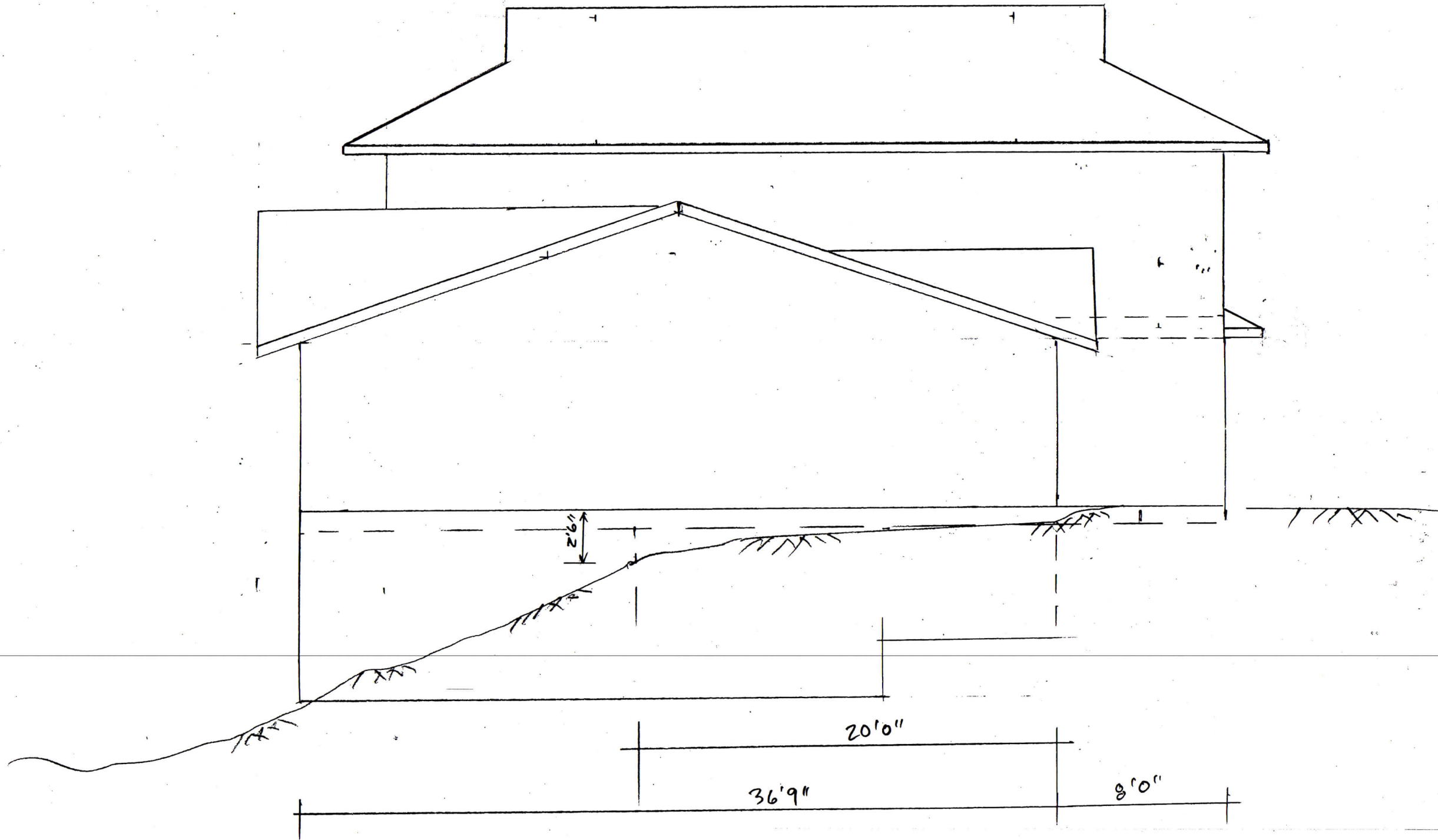
JAS ENGINEERING

CHRISSY DUNHAM
 UPPER LEVEL ADDITION
 5095 TERRITORIAL DR.
 WEST LINN, OR 97068

COPYRIGHT 2014 JAS ENGINEERING	DESIGN BY: JAS	DRAWN BY: DAS	JAS PROJ. NO: 14-048	ISSUE DATE: 10/09/2014
-----------------------------------	----------------	---------------	----------------------	------------------------

SHEET TITLE:
 FRONT ELEVATION

SHEET NO:
 A-1.3



LEFT WALL ELEVATION
 $\frac{3}{16}'' = 1'0''$

SCALES NOTED ON DRAWINGS ARE FOR 11"x17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

1419 Washington St.
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com

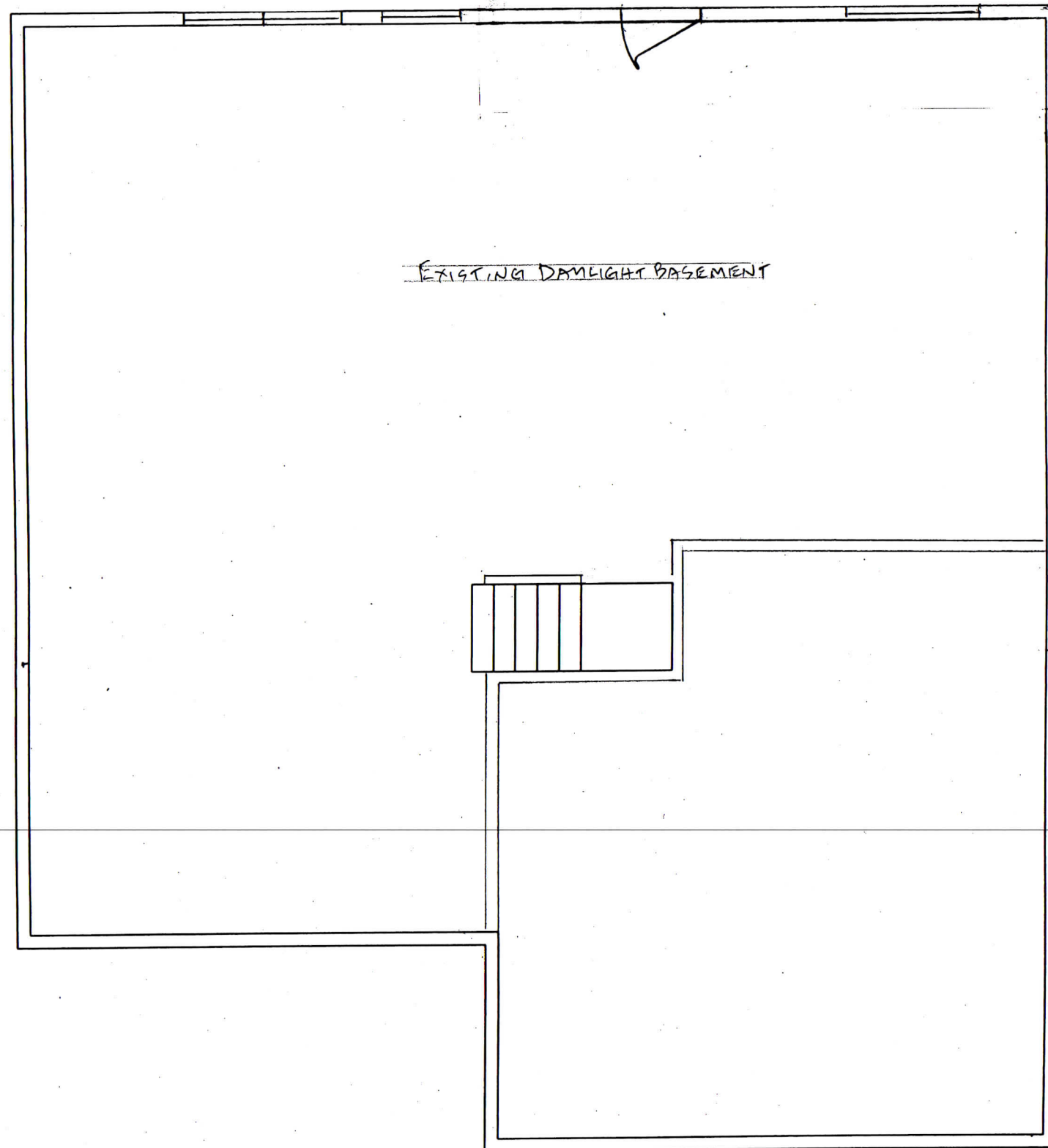


CHRISSEY DUNHAM
 UPPER LEVEL ADDITION
 5095 TERRITORIAL DR.
 WEST LINN, OR 97068

COPYRIGHT 2014 JAS ENGINEERING	
DESIGN BY:	JAS
DRAWN BY:	DAS
JAS PROJ. NO.:	14-048
ISSUE DATE:	10/08/2014

SHEET TITLE:
 LEFT SIDE
 ELEVATION

SHEET NO.:
 A-1.4



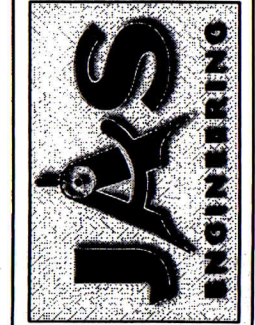
EXISTING DAYLIGHT BASEMENT



LOWER LEVEL FLOOR PLAN
 $3/16" = 1'0"$

SCALES NOTED ON DRAWINGS ARE FOR 11"x17" SHEET. SCALE ACCORDINGLY FOR DIFFERENT SIZE SHEET.

1419 Washington St.
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com

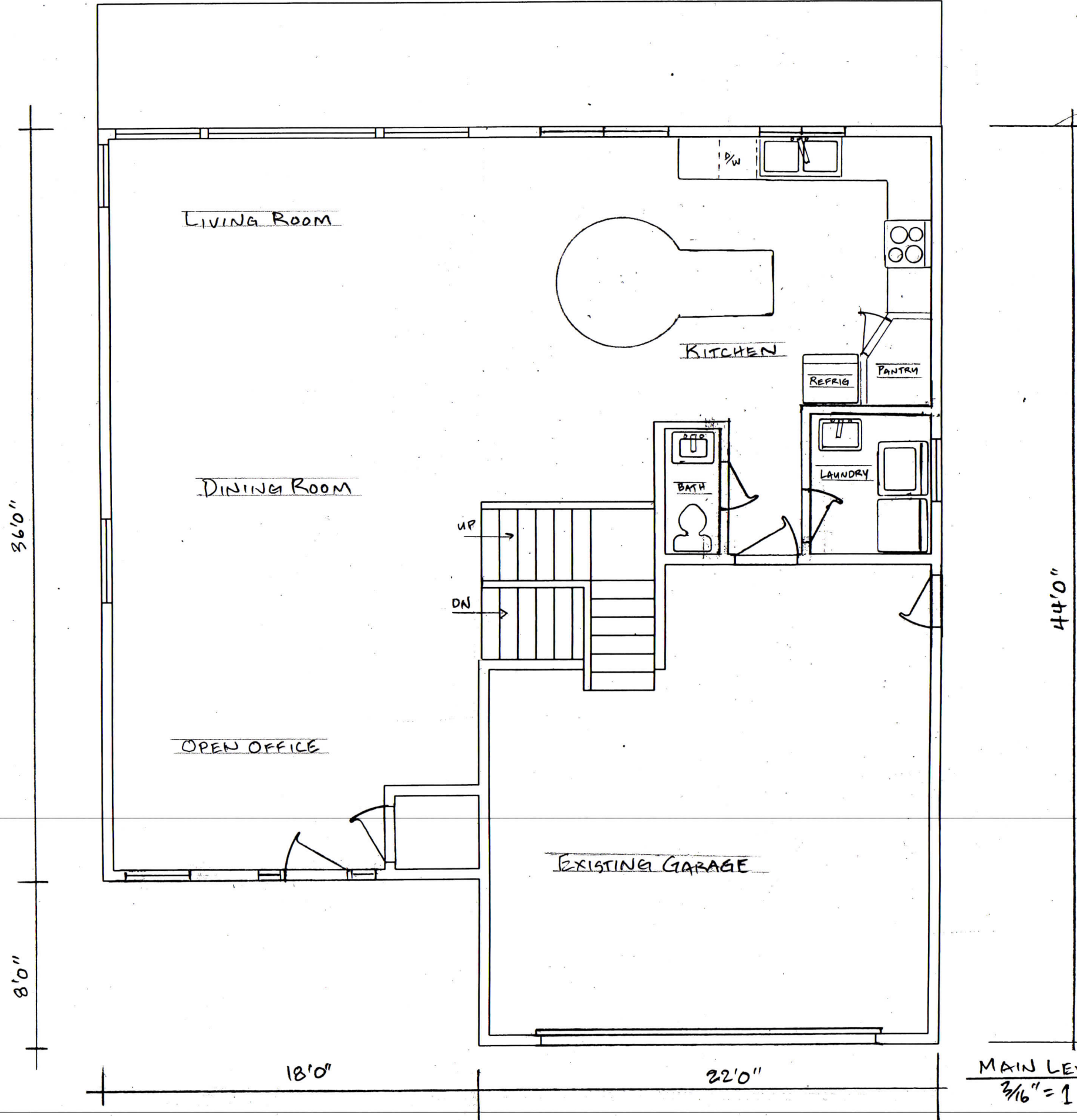


CHRISSY DUNHAM
 UPPER LEVEL ADDITION
 5095 TERRITORIAL DR.
 WEST LINN, OR 97068

COPYRIGHT 2014 JAS ENGINEERING		JAS	10/08/2014
DESIGN BY:	JAS	DAS	
DRAWN BY:	JAS	14-048	
JAS PROJ. NO.:			
ISSUE DATE:			

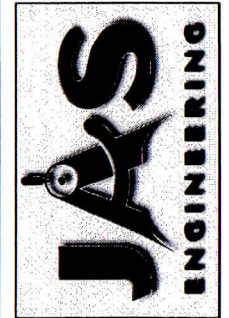
SHEET TITLE:
 LOWER LEVEL
 FLOOR PLAN

SHEET NO.:
 A-2.1



MAIN LEVEL FLOOR PLAN
 3/16" = 1'0" 1155 SF LIVING 2035 SF TOTAL
 461 SF GARAGE

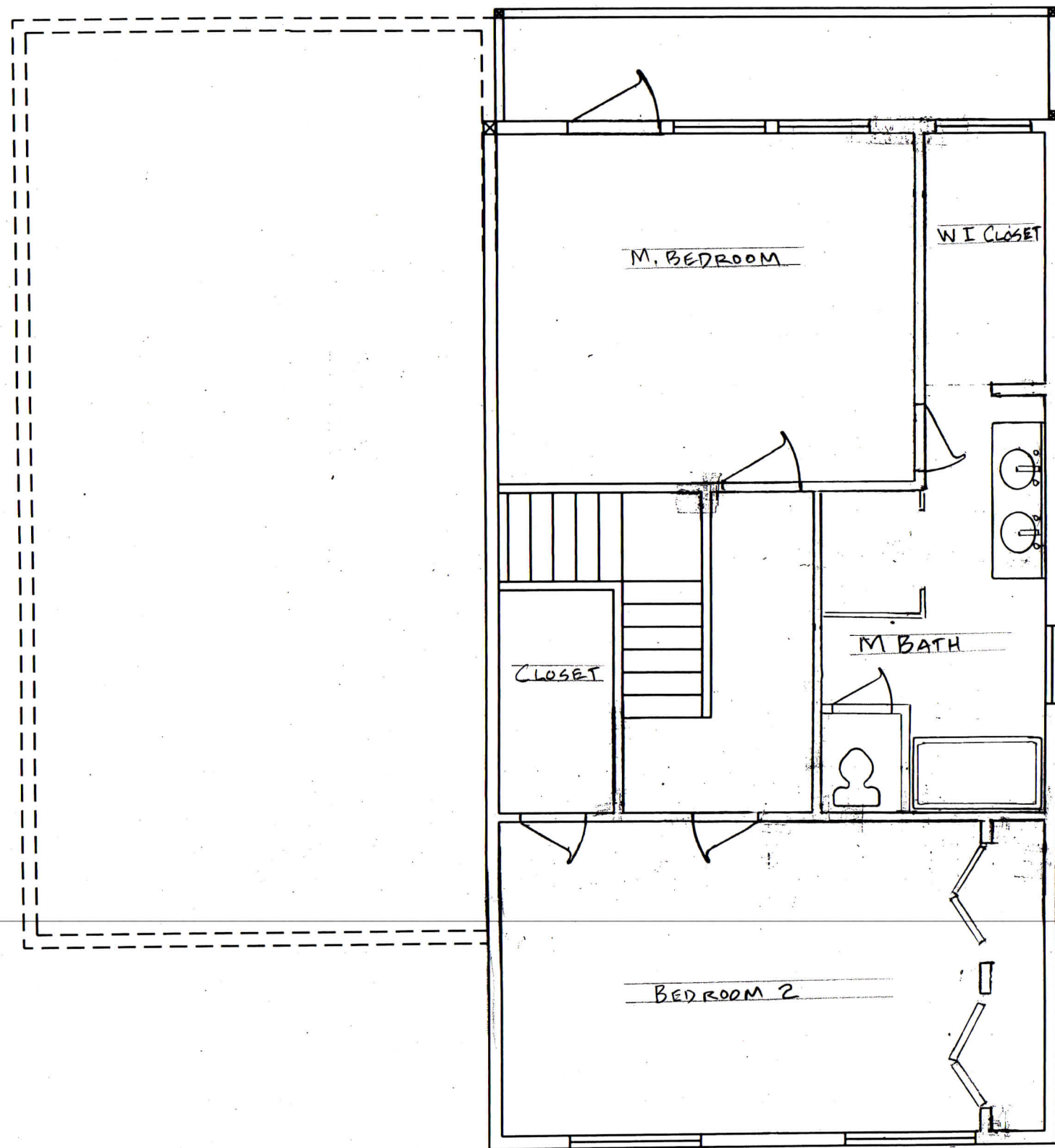
1419 Washington St.
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com



CHRISSY DUNHAM
 UPPER LEVEL ADDITION
 5095 TERRITORIAL DR.
 WEST LINN, OR 97068

COPYRIGHT 2012 JAS ENGINEERING		DESIGN BY: JAS	DRAWN BY: KO	JAS PROJ. NO: 15-019	ISSUE DATE: 04/16/2015
-----------------------------------	--	----------------	--------------	----------------------	------------------------

SHEET TITLE:
SHEET NO.:



46'0"
 4'0"

22'0"

UPPER LEVEL FLOOR PLAN
 3/16" = 1'0" 880SF LIVING
 88SF DECK

SCALES NOTED ON DRAWINGS ARE FOR
 11"x17" SHEET. SCALE ACCORDINGLY
 FOR DIFFERENT SIZE SHEET.

1419 Washington St,
 Suite 100
 Oregon City, Oregon 97045
 Work: 503-657-9800
 Cell: 503-449-3080
 Andy@jasenginc.com



CHRISSY DUNHAM
 UPPER LEVEL ADDITION
 5095 TERRITORIAL DR.
 WEST LINN, OR 97068

COPYRIGHT 2012 JAS ENGINEERING	
DESIGN BY:	JAS
DRAWN BY:	KO
JAS PROJ. NO.:	15-019
ISSUE DATE:	04/16/2015

SHEET TITLE:
SHEET NO.: