



REVISIONS:
 01/23/14
 04/25/14
 04/25/14
 04/25/14

NEW DETACHED ACCESSORY STRUCTURE FOR:
KIRSTEN GIACOMINI
 1860 KNAUS ROAD
 LAKE OSWEGO, OREGON

RECEIVED
 APR 15 2014
 CLAYTON COUNTY
 CLAYTON, OREGON

CONTRACTOR:
 DEWOLFF, LLC
 480 9TH ST.
 LAKE OSWEGO, OR 97034
 (503) 361-8334 (FAX)

SUBSET:
 HANSEN AND ASSOCIATES
 3401 BOON FERRY ROAD
 LAKE OSWEGO, OREGON 97035
 (503) 636-3341

STRUCTURAL ENGINEER:
 PUL ENGINEERING, INC.
 4804 NW BETHANY BLVD.
 WILSONVILLE, OREGON
 (503) 252-8820

REVISIONS:
 03/26/14
 04/25/14

DATED	2/19/2014
DRAWN	SGR
CHECKED	
ELEVATIONS / SECTIONS	

1

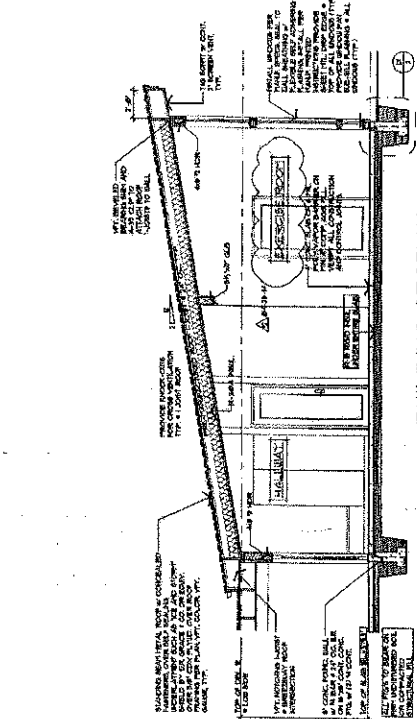
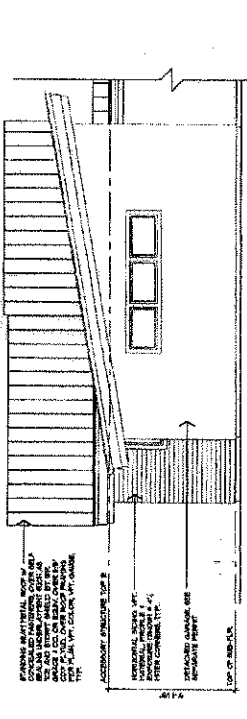
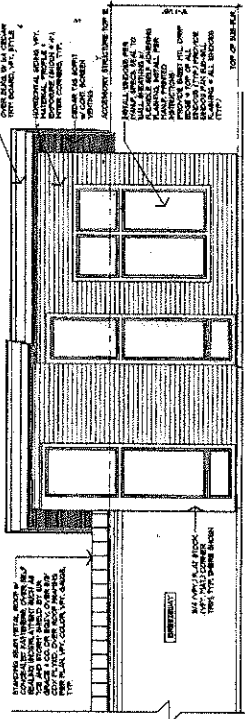
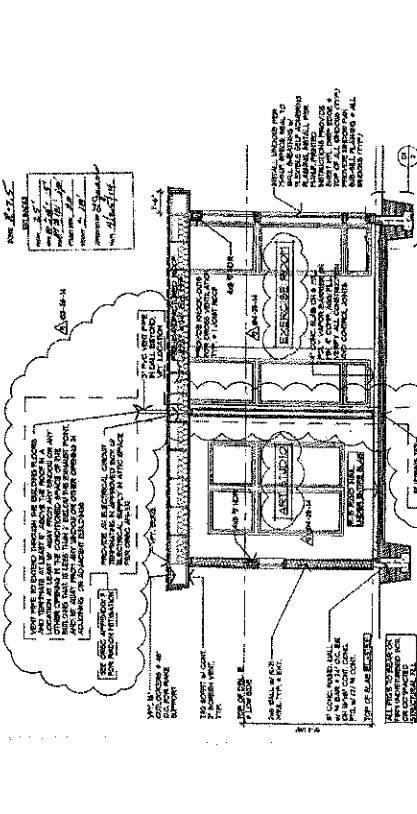
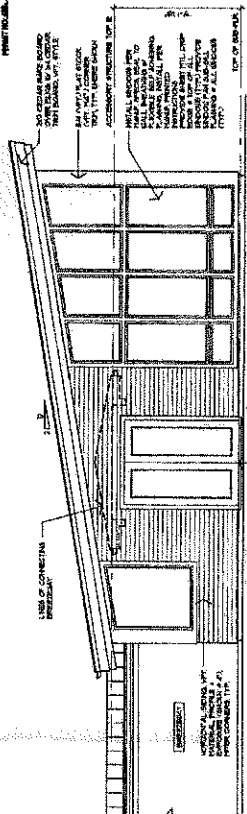
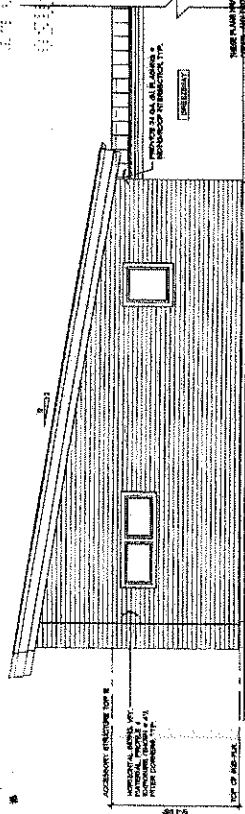


EXHIBIT E-3
 LU 14-0054

Narrative

Applicant: Kirsten Wilde Giacomini

13801 Knaus Road, Lake Oswego
503.803.2265

TYPE OF APPLICATION

Minor Development: The applicant is requesting approval to convert an Accessory Structure at a single family residence (already approved for construction), located at 13801 Knaus Road, to an Secondary Dwelling Unit. Permit number 499-14-00625. All work to be performed will take place within the confines of the already approved AS. No external changes or site work is proposed within this application. This is classified as minor development per LOC 50.07.003.

COMPREHENSIVE PLAN

Current Comprehensive Plan Designation:

R-7.5

Comprehensive Plan policies do not need to be addressed for this type of application.

ZONES AND SITE SPECIFIC STANDARDS [LOC 50.02]

Base Zoning Districts [LOC 50.02]:

This site is located in the R-7.5 zone district.

USE SPECIFIC STANDARDS [LOC 50.03]

Applicant's Response

The secondary dwelling unit (SDU) meets all of the requirements of LOC 50.03:

- One off-street parking space already is provided for the Accessory Structure, in addition to one space for the primary unit.
- Public services serve both units.
- The SDU is a maximum of 800 sq. ft.
- Only one SDU is provided.
- The unit conforms to the zone requirements.
- One unit shall be occupied by the property owner.
- The proposed SDU is oriented to minimize privacy impacts to neighbors. The active rooms of the SDU are oriented away from the adjacent house. The SDU will be a one story structure that will minimize visual impact.

A notice of development restriction will be or has been recorded in order to put future property owners on notice of the SDU restrictions.

EXHIBIT F-1

LU 14-0054

3 pages

DIMENSIONAL STANDARDS [LOC 50.04]:

Applicant's Response

Not applicable as no external changes or site work is proposed. Existing Accessory Structure (approved for construction) meets all of the requirements of LOC 50.04.

DEVELOPMENT STANDARDS [LOC 50.06]

BUILDING DESIGN [LOC 50.06.001]

Applicant's Response

Not applicable as no external changes or site work is proposed. Existing Accessory Structure (approved for construction) meets all of the requirements of LOC 50.06.001.

PARKING [LOC 50.06.002]

Applicant's Response

Not applicable as no external changes or site work is proposed. Existing Accessory Structure (approved for construction) meets all of the requirements of LOC 50.06.002.

CIRCULATION AND CONNECTIVITY [LOC 50.06.003]

Applicant's Response

Not applicable as no external changes or site work is proposed. Existing Accessory Structure (approved for construction) meets all of the requirements of LOC 50.06.003.

SITE DESIGN [LOC 50.06.004]

Applicant's Response

Not applicable as no external changes or site work is proposed. Existing Accessory Structure (approved for construction) meets all of the requirements of LOC 50.06.004.

GEOLOGIC HAZARDS AND DRAINAGE [LOC 50.06.006]

Applicant's Response

Not applicable as no external changes or site work is proposed. Existing Accessory Structure (approved for construction) meets all of the requirements of LOC 50.06.006.

SOLAR ACCESS [LOC 50.06.007]

Applicant's Response

Not applicable as no external changes or site work is proposed. Existing Accessory Structure (approved for construction) meets all of the requirements of LOC 50.06.007.

UTILITIES [LOC 50.06.008]

Applicant's Response

Not applicable as no external changes or site work is proposed. Existing Accessory Structure (approved for construction) meets all of the requirements of LOC 50.06.008.

OTHER ORDINANCES

SYSTEM DEVELOPMENT CHARGES (SDC) [LOC Chapter 39]

Applicant's Response

All appropriate SDC fees will be assessed and paid at the time of application for the conversion of the SDU.

TREE REMOVAL AND PROTECTION [LOC Chapter 55]

Applicant's Response

Not applicable as no external changes or site work is proposed. Existing Accessory Structure (approved for construction) meets all of the requirements of LOC Chapter 55.



Lake Oswego Fire Department
300 B AVE - P.O. Box 369
Lake Oswego, OR 97034
503-635-0275

Case File/Permit No.
LU 14-0054

Date: October 6, 2014
To: Jessica Numanoglu, Senior Planner
From: Gert Zoutendijk/Fire Marshal
Email: gzoutendijk@ci.oswego.or.us Phone: 503-699-7454

Fire Department - Plan Review Comments

I have received the information for the project summarized below and completed a review of the submittal on 10/06/2014. A summary of the review has been provided. Please feel free to contact me directly if you have any questions, comments or concerns regarding this information.

Case File/Permit No.: LU 14-0054
Project Location: 13801 Knaus Rd
Scope of Project: New Single Family Dwelling

Fire Access

A-0001 Fire Department Access Approved
Fire department access is adequate for emergency vehicles.

Hydrant Location

WS-0003 Hydrant Location Approved
Hydrant location with distance and size of the structure is approved.

Fire Flow

WS-0007 Fire Flow Approved
Fire flow for fire protection is adequate.

EXHIBIT F-2
LU 14-0054