



City of Woodburn
 Community Development Department
 270 Montgomery Street
 Woodburn, OR 97071
 Phone: 503-982-5246
 Email: planning@ci.woodburn.or.us

OFFICE USE ONLY File Number(s): SA-24-02

971-24-0006-PLNS

Visit the City of Woodburn [Planning webpage](#) for the most current forms and applications.

Uniform Application

Project

Name:	Alejandra Garcia, Garcia Duplex
Address(es):	1703 Laurel Ave, woodburn, OR. 97071
Tax Lot #(s):	051W17BDD00104

Applicant

Name:	Alejandra Garcia	Title:	
Phone:	(503) 449-7862	Firm:	
Mailing Address:	5975 SE 20th Court, Gresham, OR 97080		
Email:	alejandra.garcia5975@gmail.com		

Applicant's Representative/Project Manager

Name:		Title:	
Phone:		Firm:	
Mailing Address:			
Email:			

Landowner

Name:	Alejandra Garcia	Title:	
Phone:	(503) 449-7862	Firm:	
Mailing Address:	5975 SE 20th Court, Gresham, OR 97080		
Email:	alejandra.garcia5975@gmail.com		

Architect

Name:		Title:	
Phone:		Firm:	
Mailing Address:			
Email:			

Civil Engineer

Name:		Title:	
Phone:		Firm:	
Mailing Address:			
Email:			

Landscape Architect

Name:		Title:	RECEIVED
Phone:		Firm:	
Mailing Address:	FEB 13 2024		
Email:			

COMMUNITY DEVELOPMENT
DEPARTMENT

Requested Review(s):

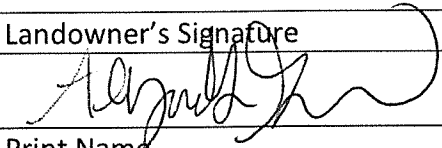
- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Phasing Plan |
| <input type="checkbox"/> Comprehensive Plan Map Change | <input type="checkbox"/> Property Line Adjustment / Consolidation of Lots |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Unit Development (PUD), Preliminary |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> PUD, Final |
| <input type="checkbox"/> Type I | <input type="checkbox"/> RCWOD Permit |
| <input type="checkbox"/> Type II | <input type="checkbox"/> Significant Tree Removal Permit |
| <input type="checkbox"/> Type III | <input type="checkbox"/> Street Adjustment (formally EXCP) |
| <input type="checkbox"/> Grading Permit | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Partition or Subdivision, Preliminary | <input type="checkbox"/> Zoning Adjustment |
| <input type="checkbox"/> Other: _____ | |
| <input type="checkbox"/> Partition or Subdivision, Final | <input type="checkbox"/> Zoning Map Change |

Certification:

I hereby declare that as applicant or landowner, I have read the foregoing application and know the contents of the application to be true.

If applying on behalf of a corporation, Manager certifies that Manager has full power and authority (corporate or otherwise) to enter into this Agreement and to consummate the transactions contemplated by it. This Agreement has been duly authorized by all necessary action on the part of Manager and no other corporate or other action on the part of Manager is necessary to authorize the execution and delivery of this Agreement. The individual executing this Agreement for Manager has full authority to do so and thereby to bind Manager to its terms.

If Applicant is different from Landowner, Applicant must also obtain Landowner certification.

Landowner's Signature	Applicant's Signature
	
Print Name	Print Name
Alejandra Garcia	
Date	Date
2/13/24	

- Landowner certification attached in lieu of form signature.



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OFFICE USE ONLY File Number(s):
SA _____

Application Packet for a Type II or III Street Adjustment Requirements

Visit the City of Woodburn [Planning webpage](#) for the most current forms and applications.

General Information:

Exceptions to Street Adjustments Requirements are either Type II or Type III decisions, depending on the Type of associated applications (Partition, Subdivision, Design Review, etc.).

Type II decisions are made by the Director of Community Development. State law requires that notice of the decision be mailed to surrounding property owners, who may appeal the decision to the City Council. The Council may also choose to review the decision on its own motion.

Type III decisions are made by the Planning Commission after a public hearing. State law requires that notice of the public hearing be mailed to surrounding property owners and posted on the property. Surrounding property owners who receive mailed notice may appeal the decision to the City Council. The Council may also choose to review the decision on its own motion.

Fee: *Fees are required for an application to be accepted.*

- Type II: see the [planning fee schedule](#) online
- Type III: see the [planning fee schedule](#) online

Required Submittals:

- Uniform Application – one completed copy. In the case of multiple applications, only one Uniform Application form need be submitted.
- Rough proportionality analysis addressing the following criteria. One printed copy and one digital.
 - The estimated extent, on a quantitative basis, to which the rights-of-way and improvements will be used by persons served by the building or development, and whether the use is for safety or convenience;
 - The estimated level, on a quantitative basis, of rights-of-way and improvements needed to meet the estimated extent of use by persons served by the building or development;
 - The estimated impact, on a quantitative basis, of the building or development on the public infrastructure system of which the rights-of-way and improvements will be a part;
 - The estimated level, on a quantitative basis, of rights-of-way and improvements needed to mitigate the estimated impact on the public infrastructure system.
 - The application is not based primarily on convenience for a developer or reducing civil engineering or public improvements construction costs to a developer.
 - The application is not based primarily on the existence of adjacent or nearby nonconforming Boundary Street frontages.
 - Narrowing of ROW minimum width, if proposed, is not to a degree more than necessary to meet other criteria. In no case shall ROW total fewer than 35 feet, whether or not the total is allocated across

centerline or to its side, except that this base requirement would not apply if subsection H below applies.

- A Street Adjustment would provide a customized cross section alternative to the standard or standards and that meets the relevant purposes of Section 3.01, or the City reasonably can condition approval to achieve such.

Latest recorded deed(s) for the subject property, or the recorded sales contract. One copy.

A site plan showing 1) existing conditions; 2) conditions required in the Woodburn Development Ordinance (WDO); 3) exceptions requested. See "Site Plan Requirements" checklist.

Garcia Duplex

Street Adjustment

Type II

Applicant: Alejandra Garcia

Permit #: 971-23-000645-DWL

Date: 02/13/2024

The request for street adjustment, type II, is because the 5' right of way along Pauline Street isn't dedicated. We're applying for the street adjustment so that the design for 1703 Laurel Avenue doesn't have to change structurally due to setbacks. In the comments for this case it's stated that "due to the layout of the street and that the opposite side of the street's sidewalk is actually on private property so the street has more room than is typical."

Vicinity Map SITE



Site / Building Data

OWNER: ALEJANDRA GARCIA,
1703 LAUREL AVE
WOODBURN, OR, 97071

AHJ: WOODBURN, OREGON

SITE ADDRESS: 1703 LAUREL AVE
WOODBURN, OR, 97071

Subdivision: CAROLYN'S ADDITION IN WOODBURN BLOCK 1 LOT 3

Account ID: 106178
Tax Account ID: 106178
Real Property: 1703 LAUREL AVE WOODBURN OR 97071
Primary Situs Address: 051W17BD00104
Map Tax Lot: 051W17BD00104
Owner: MARION COUNTY FINANCE
GARCIA, ALEJANDRA
5975 SE 20TH CT
GRESHAM, OR 97060

YEAR BUILT: UNBUILT

PROPOSED AREAS:

DUPLEX	UNIT#A	UNIT#B
FIRST FLOOR:	565SF	478SF
SECOND FLOOR:	805SF	434SF
TOTAL:	1,370SF	912SF

GARAGE: 288SF
FRONT PORCH COVER: 633SF

PARKING:

TOTAL REQUIRED	RS (SINGLE FAMILY RESIDENTIAL)
2 STALLS	17

ZONING: RS (SINGLE FAMILY RESIDENTIAL)

PROPERTY SIZE (ACRES): .17

PROPERTY SIZE (SQ. FEET): 7,560SF

LOT AREA MIN: 7,000SF (CORNER LOT)

LOT WIDTH MIN: 60' (CORNER LOT)

LOT DEPTH MIN: 90' (CORNER LOT)

STREET FRONTAGE MIN: 50' (CORNER LOT)

LOT COVERAGE MAX: 35%

ACTUAL 1,699SF / 7,560SF = 22.4% LOT COVERAGE PROPOSED

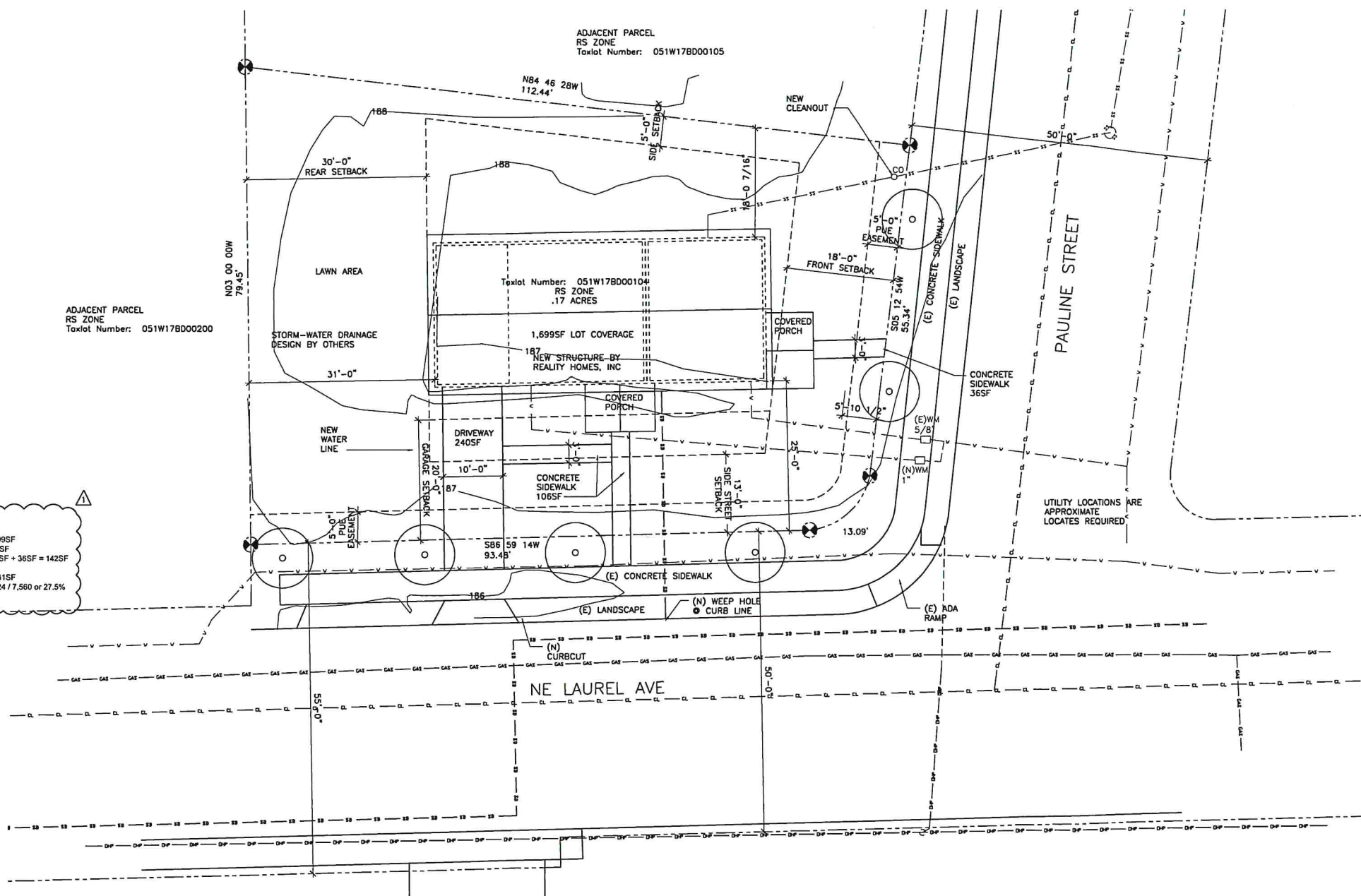
HEIGHT MAX: 35'

SETBACKS: TABLE 20.02B (SEE TABLE 2.02G)

DIMENSIONAL REQUIREMENTS: FRONT: 18'
SIDE: 5'
REAR: 30' (24'-0" BUILDING HEIGHT)
STREET SIDE: 13'

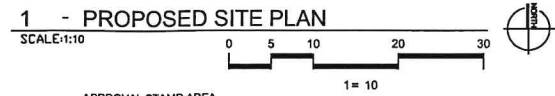
IMPERVIOUS SURFACE: PROPOSED

(N) DUPLEX	1,699SF
(N) CONCRETE DRIVEWAY:	240SF
(N) CONCRETE SIDEWALKS:	106SF + 36SF = 142SF
TOTAL IMPERVIOUS:	2,081SF
	2,124 / 7,560 or 27.5%



*ALL LOT LINES & DIMENSIONS ARE APPROXIMATE - ARCHITECT MAKES NO GUARANTEES AS TO ACCURACY

THIS DRAWING IS AN ARCHITECTURAL REPRESENTATION OF THE SITE, IT IS NOT A SURVEY.



APPROVAL STAMP AREA

RECEIVED
FEB 16 2024
COMMUNITY DEVELOPMENT
DEPARTMENT

DATE	DESCRIPTION
07-16-2023	SITE PLAN
08-21-2023	RESUBMISSION



kva architecture COMPANY
2002 - 224th Place NE
Sammamish, WA 98074
425.260.0413
kvondruska@kva-arch.com

Garcia Residence
1703 NE Laurel Ave
Woodburn, OR 97071

A1.01

General Notes

- CALL LOCAL UTILITIES BEFORE YOU DIG
- CONTRACTOR RESPONSIBLE FOR POSTING ALL PERMITS ON SITE

Legal Description

Map Tax Lot:
051W17BD00104

Subdivision:
CAROLYN'S ADDITION IN WOODBURN BLOCK 1 LOT 3



Woodburn OR. 97071
RE: #971-23-000645-DWL

To whom it may Concern

Below you will find the responses to your correction letter dated 8/11/2023 for the above noted project. Each response will directly correspond with the numbers on the correction letter. If you have any questions regarding the responses or would like me to clarify something you will find all of my contact information below. Thanks.

1. Furnace located in Conditioned Space.
2. 2 Story Party wall detail – revised and provided (detail 12 page 7)

NOTE: All site related comments to be addressed by other. Keir Vondruska Architecture.

3. Section 3.07 “Architectural Design” reviewed – 16 credits chosen and provided. From Table 3.07A – PDF provided separately.

Dorin Cornitel
Reality Homes Inc.
2720 S. J St.
Tacoma WA 98409
P - (253) 722-2260
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