



NOTICE OF TYPE II LAND USE PROPOSAL

Date mailed: April 27, 2012

You are receiving this notice because development has been proposed in your neighborhood. The proposed development requires notice to the property owner; applicant; and all property owners, residents, and neighborhood district associations within 300 feet of the subject property. A summary of the proposal and information on how to respond to this notice are described below.

The City will consider written comments on the proposal prior to issuing a decision. The decision may be issued as early as 14 days from the date of this public notice.

Written comments are due to the staff contact listed below no later than 5:00 p.m. on Friday, May 11, 2012. Please include the land use file number for reference.

File Number:	VR-12-03
Location:	9020 SE 39 th Ave (Assessor Map 1S1E25AD01201) <i>A map of the site is located on the last page of this notice.</i>
Proposal:	Construct a 384-sq-ft addition to existing 914-sq-ft single-family residence. Type II variance request to exceed the R-7 zone standard for maximum lot coverage (30%) by no more than 10% of the standard, to 33% coverage.
Applicant/Primary Contact Person:	Brett Schulz (applicant's representative) 1111 E Burnside St, Suite 303, Portland, OR 97214 Tel. (503) 222-9099; E-mail brett@brettschulz.com
Owner(s):	Tom, Mary, and Joseph Chamberlain 9020 SE 39 th Ave, Milwaukie, OR 97222
Staff contact:	Brett Kelper, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7657 kelperb@ci.milwaukie.or.us
Neighborhood District Association:	Ardenwald-Johnson Creek NDA, contact Matt Rinker at 503-659-7807
Applicable Criteria:	<ul style="list-style-type: none">• MMC 19.302.3 Standards for the R-7 zone• MMC 19.911 Variances• MMC 19.1005 Type II review Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/ .

To learn more about a proposal: Contact the staff contact assigned to the proposal. The application materials and the applicable approval criteria and development standards are available for review at the Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd. Please call the staff contact ahead of time to schedule a review of the application materials. Copies of this information can be obtained for a reasonable fee.

To comment on a proposal: You are invited to submit comments in writing before the City issues a decision. Comments should be addressed to the staff contact listed above and be directed toward the applicable criteria. If you submit a written comment, you will be sent a copy of the decision. All written comments become part of the permanent record. City staff can discuss this proposal in person or via telephone. However, the City will consider only written comments when issuing the decision on this proposal.

Neighborhood District Association: The Neighborhood District Association (NDA), listed on the first page of this notice, may take a position on this proposal. The application materials have been referred to the NDA Chairperson and Land Use Committee members. The proposal may be discussed at an open meeting of the NDA. Please contact the person listed as the neighborhood contact to determine the status of the NDA's review and position on this proposal.

Decision: The Planning Director will consider any comments received and issue a decision to approve the proposal, approve the proposal with conditions, or deny the proposal. The earliest date that the decision would be issued is May 14, 2012. The decision may be issued after this date depending upon the amount of comments received and complexity of the proposal.

A copy of the decision will be mailed only to persons that submit written comments prior to the issuance of a decision.

To appeal the decision: The Planning Director's decision may be appealed by any party that is aggrieved or adversely impacted by the decision, or that believes an error was made regarding the evaluation of the approval standards and criteria for the proposal. Appeals are heard by the Planning Commission, and must be filed within 15 days of the issuance of a decision. Notice of an appeal hearing will be sent to all parties that received this notice.

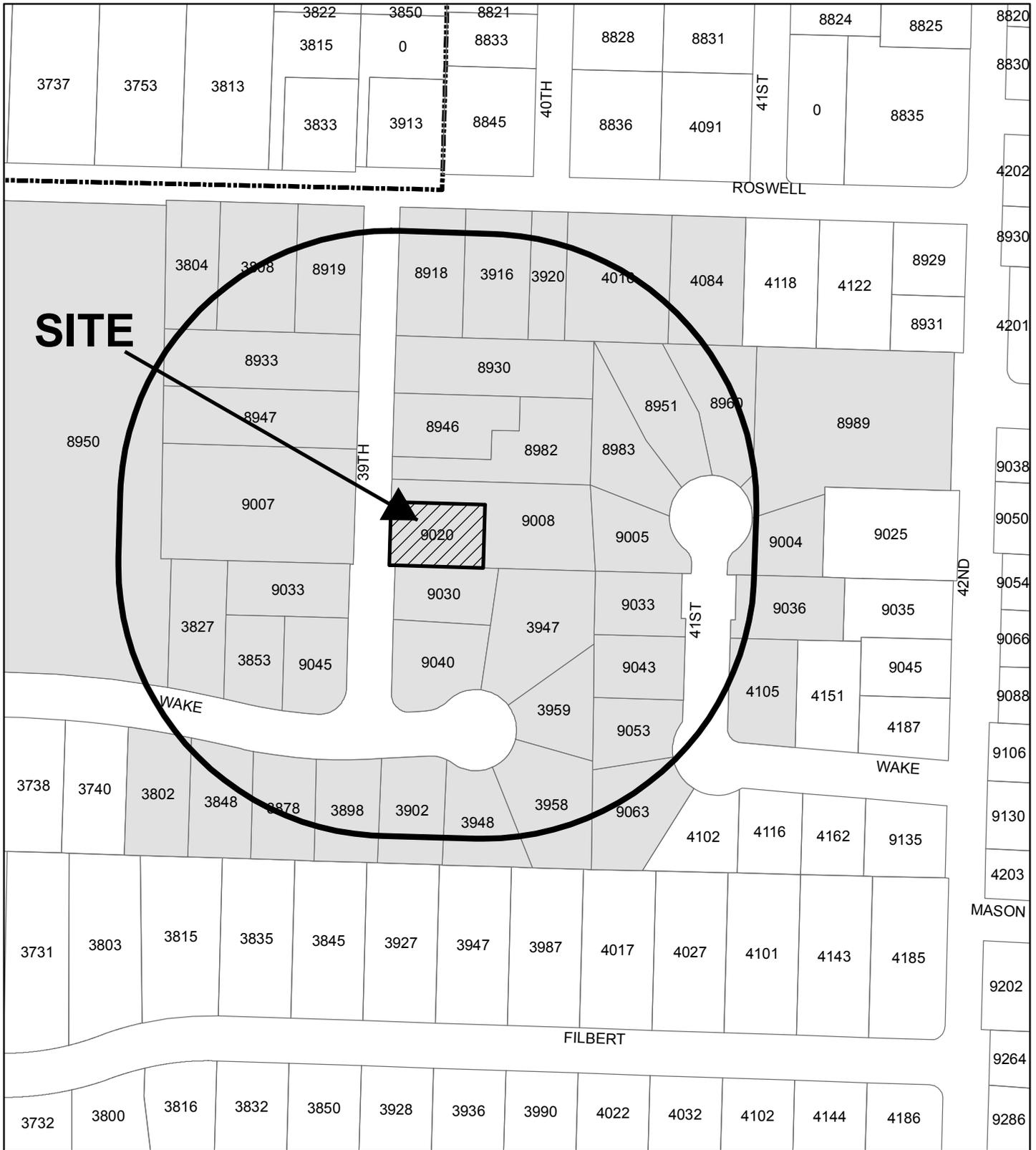
Appeals must be made in writing, use forms provided by the City, and include the fee for an appeal. The appeal process and requirements are explained in Milwaukie Municipal Code Section 19.1010 Appeals. Contact staff at 503-786-7630 for information about the appeal process.

After an appeal hearing, the Planning Commission's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA), 550 Capitol St SE, Suite 235, Salem, OR 97301 (503-373-1265). Any issue that is intended to provide a basis for appeal to LUBA must be raised prior to the issuance of the Planning Director's decision or prior to the conclusion of the Planning Commission's appeal hearing. Failure to raise an issue with sufficient specificity, and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue, will preclude any appeal on that issue to LUBA.

Enclosures:

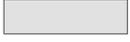
- Location map
- Site & roof plan, proposed (Sheet A1)
- Front (west) elevation (Sheet A4)
- Side (north) elevation (Sheet A5)
- Vegetation and lot coverage diagrams (Sheet G1)

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:
THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL
BE PROMPTLY FORWARDED TO THE PURCHASER.



Site Map
9020 SE 39th Ave
(Tax Lot ID = 1S1E25AD, tax lot 1201)
File# VR-12-03

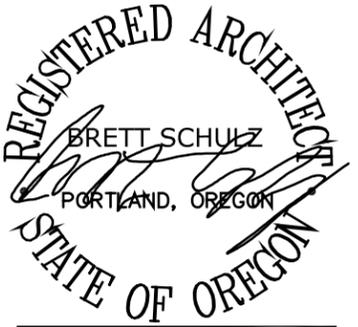
Legend

-  VR-12-03 site
-  300-ft notice boundary
-  Tax lots receiving notice
-  Other tax lots
-  City Limit



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 ARCHITECT
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Alterations to the
 Chamberlain
 Residence

9020 SE
 39th Avenue
 Milwaukie, OR

Variance Appl.

DATE: April 17, 2012

DRAWN: BJS

APPROVED: BJS

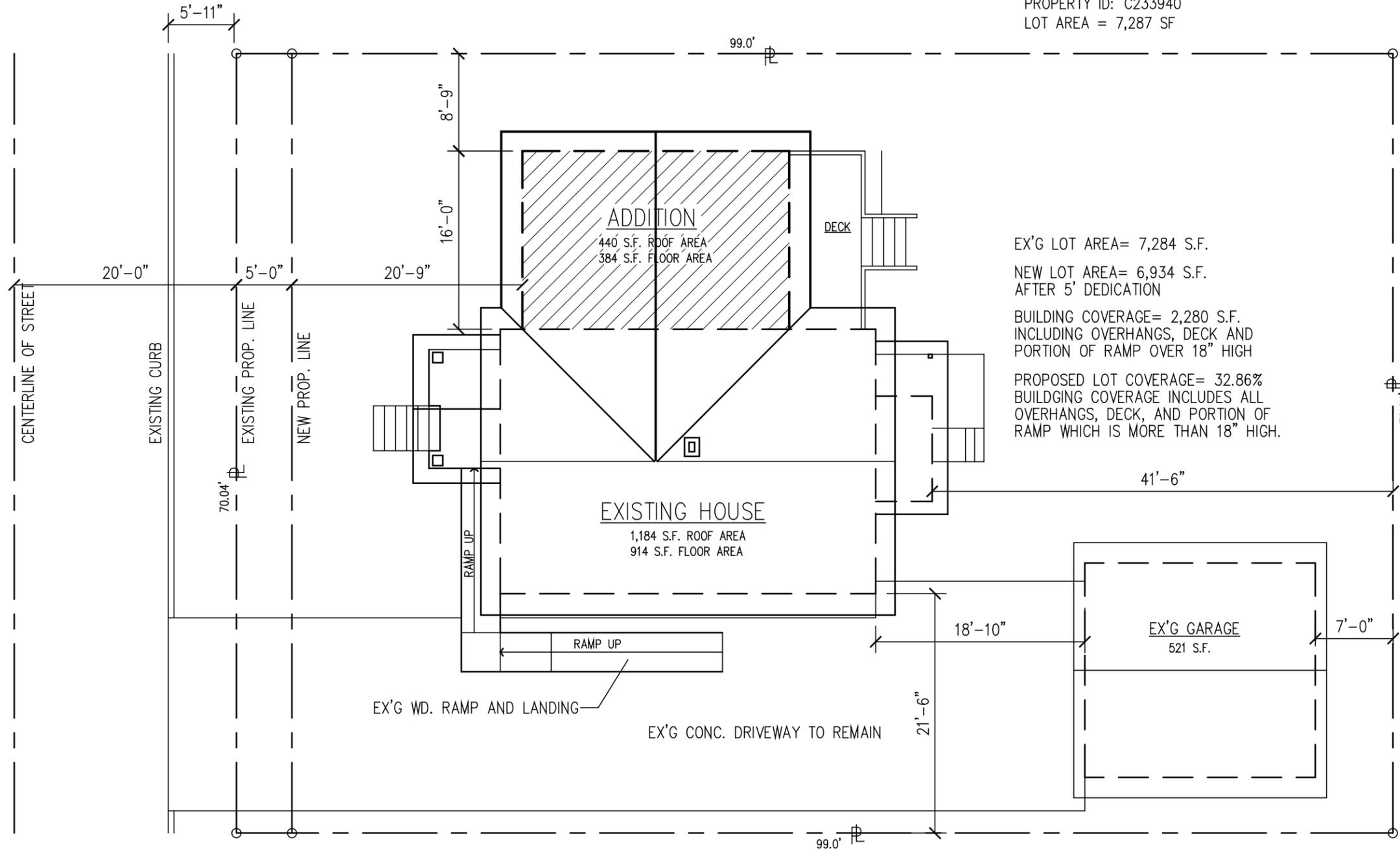
PLOT DATE:

REVISIONS:

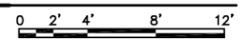
SITE PLAN AND
 COVER SHEET

PROJECT DATA

OCCUPANCY: R3
 CONSTR. TYPE: VN
 ZONE: R7
 PROPERTY ID: C233940
 LOT AREA = 7,287 SF



1 SITE & ROOF PLAN – PROPOSED
 3/32" = 1'-0" on 11X17 sheet



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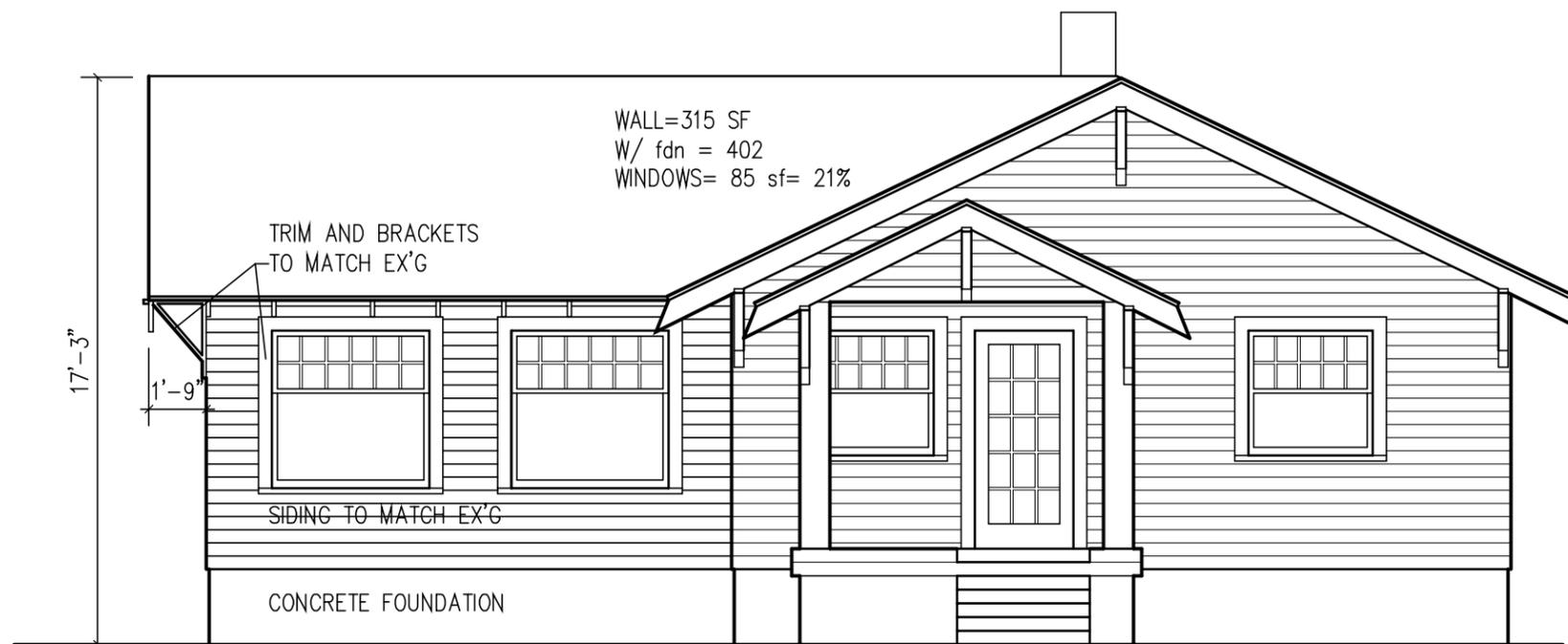
APPROVED: BJS

PLOT DATE:

REVISIONS:

FRONT (WEST)
 ELEVATION

A4



1 WEST ELEVATION – PROPOSED
 3/16" = 1'-0" 11x17 sheet



2 WEST ELEVATION – EXISTING
 3/16" = 1'-0" 11x17 sheet



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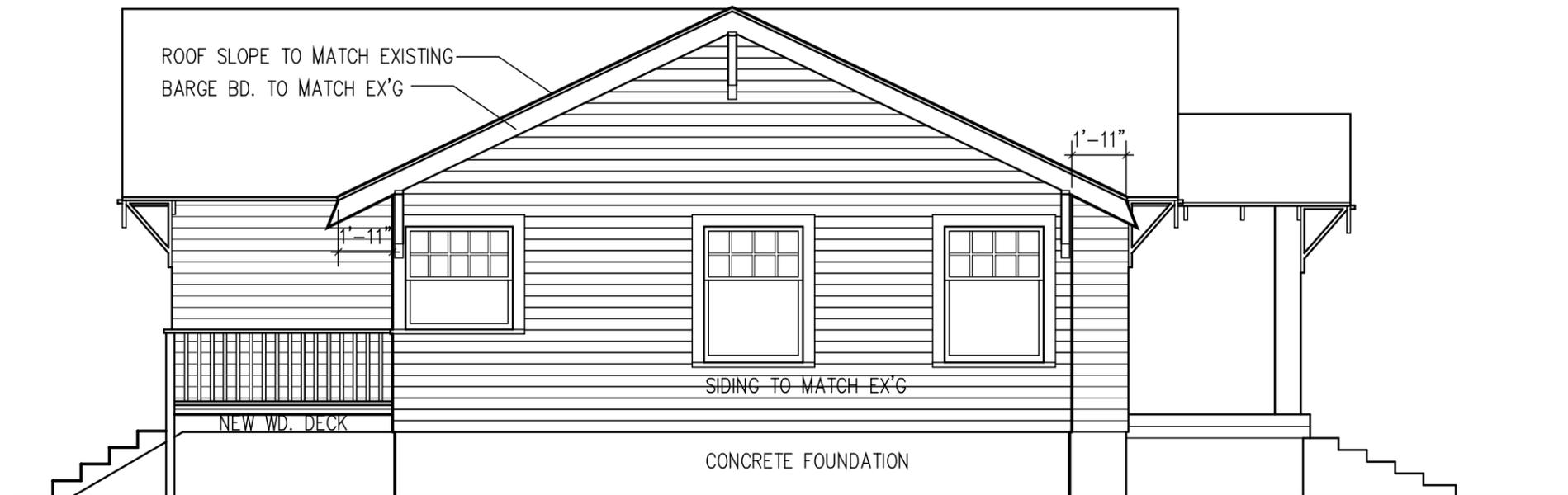
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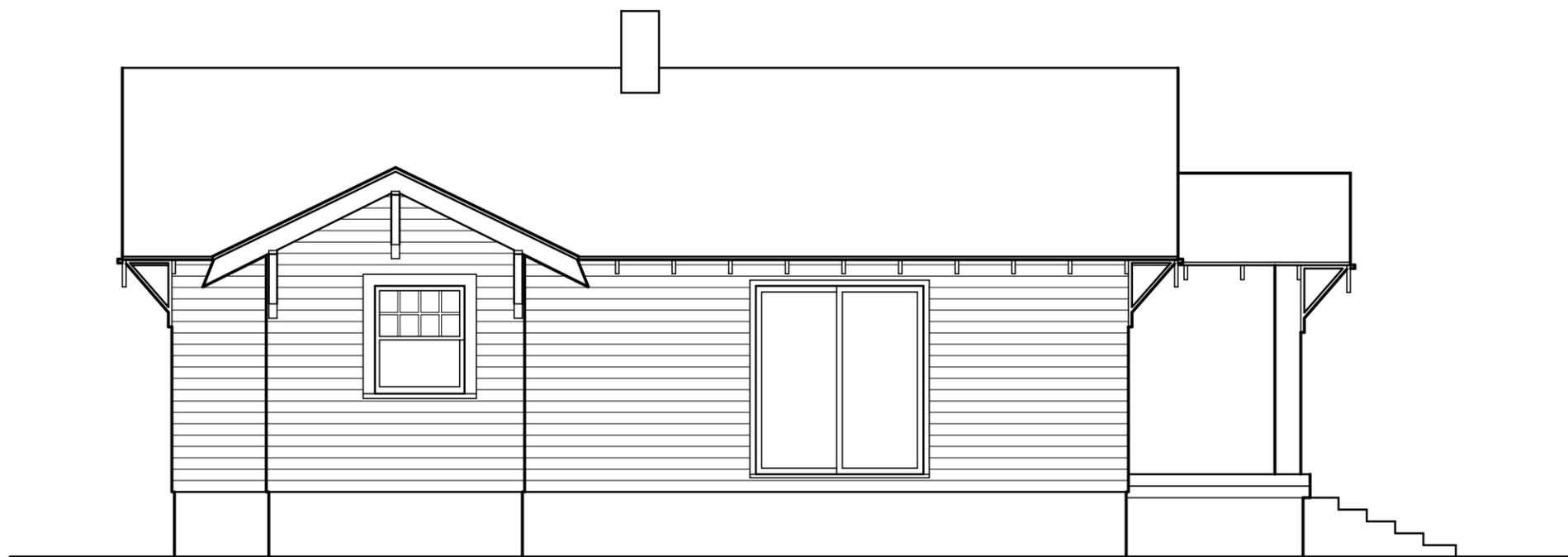
PLOT DATE:

REVISIONS:

SIDE (NORTH)
 ELEVATION



1 NORTH ELEVATION — PROPOSED
 3/16" = 1'-0" 11x17 sheet



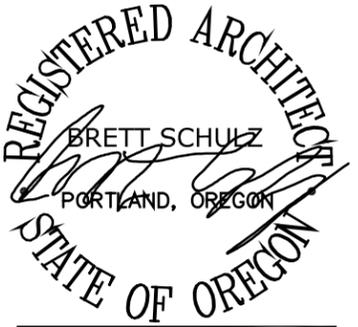
2 NORTH ELEVATION — EXISTING
 3/16" = 1'-0" 11x17 sheet



A5

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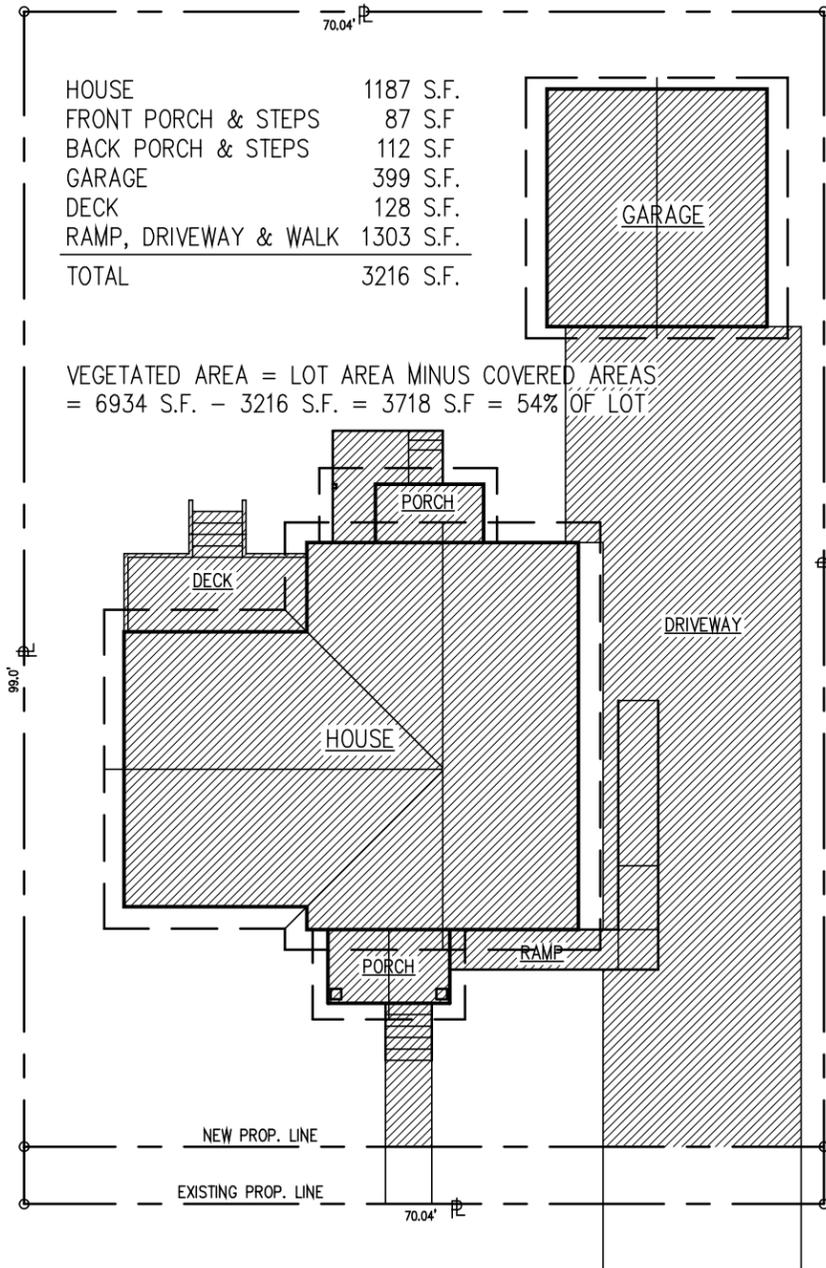
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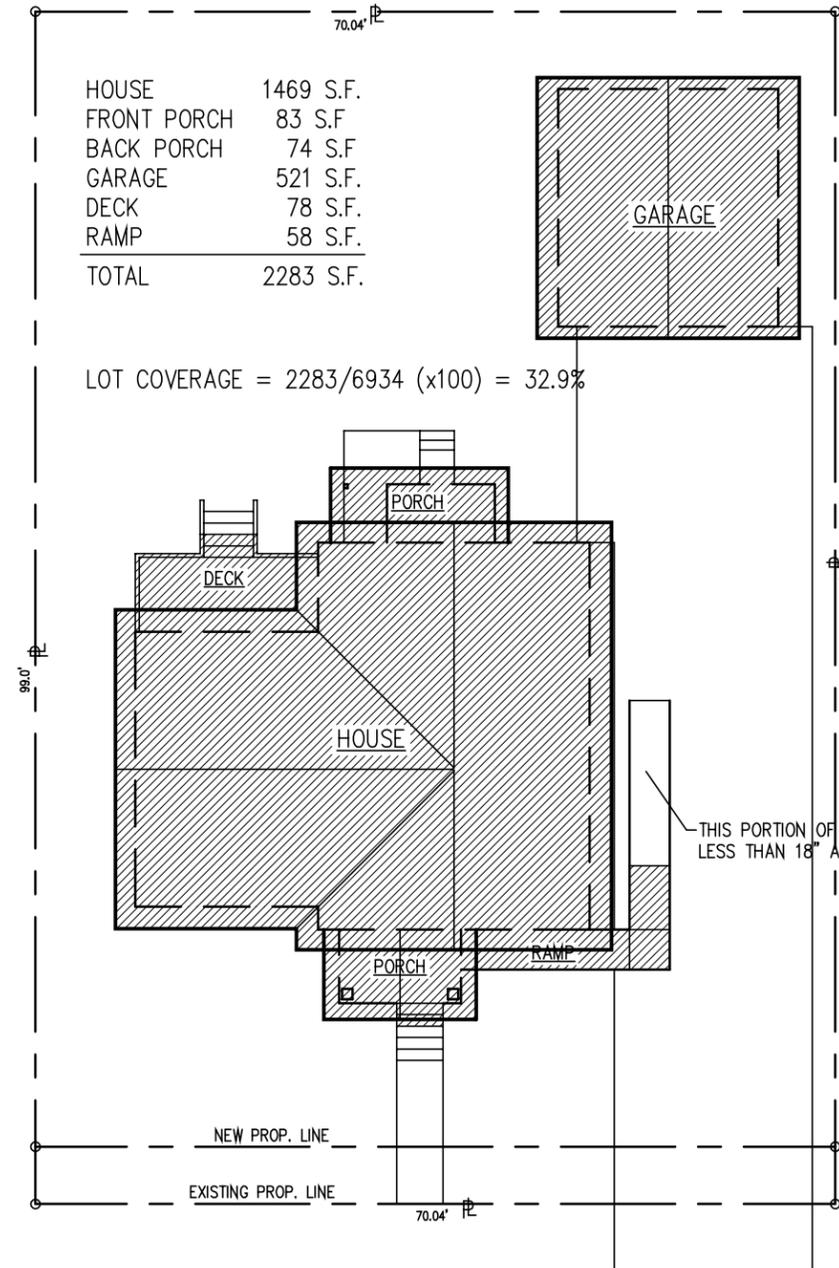
PLOT DATE:

REVISIONS:

VEGETATION AND LOT
 COVERAGE DIAGRAMS



1 VEGETATION DIAGRAM
 1/16" = 1'-0" on 11X17 sheet



2 LOT COVERAGE DIAGRAM
 1/16" = 1'-0" on 11X17 sheet