



PLANNING DEPARTMENT
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206

PHONE: 503-786-7630
 FAX: 503-774-8236
 E-MAIL: planning@ci.milwaukie.or.us

Application Referral

DATE SENT: June 3, 2011	ADMINISTRATIVE DECISION
COMMENTS DUE: June 17, 2011	TENTATIVE DATE: June 20, 2011
Site location: 3930 SE Hazel St	Review type: Type II
Applicant: Red Hills Construction	File #(s): VR-11-01
Applicant phone: (503) 970-2456	Application type(s): Type II Variance

TO:

- CD/PW Director (cover sheet only)
- Engineering Dept. Brad Albert, Civil Engineer
- Building Official Police Chief
- Planning Director City Attorney
- City Manager PW Operations
- Lieutenant Deputy Fire Marshal: Doug Whiteley
- NDA Chair & LUC: Ardenwald-Johnson Creek
- NDA Liaison (cover sheet only)
Beth Ragel (Ardenwald-J Creek)
- Clackamas County: Ron Weinmann
- Metro: Miranda Bateschell
- ODOT: Gail Curtis
- TriMet: Heather Boll
- Other:

FROM:

Brett Kelper, Associate Planner, 503-786-7657
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 Planning Department
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PROPOSAL:

ZONE: R-7

Replace detached garage with attached garage. Proposed lot coverage would be 32.2% of lot area, exceeding the standard 30% for the R-7 zone.

Please comment on the following applicable code sections (if no comment, please respond in kind to kelperb@ci.milwaukie.or.us):

- Milwaukie Municipal Code (MMC) Subsection 19.302 Residential zone R-7
- MMC 19.600 Off-street parking and loading
- MMC 19.911 Variances
- MMC 19.1005 Type II review