



PLANNING DEPARTMENT  
6101 SE Johnson Creek Blvd  
Milwaukie OR 97206

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# Application Referral

<b>DATE SENT:</b> September 4, 2013	<b>ADMINISTRATIVE DECISION</b>
<b>COMMENTS DUE:</b> September 18, 2013	<b>TENTATIVE DATE:</b> September 19, 2013
<b>Site location:</b> 4915 SE Brookside Dr	<b>Review type:</b> Type II
<b>Applicant:</b> Greg & Shirlene McGowan	<b>File #:</b> VR-13-02
<b>Applicant phone:</b> (503) 786-5939	<b>Application type:</b> Variance Request for side and rear yard setbacks

## 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
- CCFD#1: Mike Boumann and Shawn Olson
- NDA Chair & LUC: Lewelling
- NDA Liaison (cover sheet only)  
Grady Wheeler (Lewelling)
- Clackamas County: Kenneth Kent
- Metro: Miranda Bateschell
- ODOT: Seth Brumley
- TriMet: Heather Boll
- Other:

## FROM:

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

**ZONE: R-7**

Construct a 576-sq-ft addition onto rear of existing single-family residence. Requesting variances for side and rear yard setbacks. The Type II variance can allow reductions up to 40% for side yard setbacks and up to 25% for rear yard setbacks. The proposal is to reduce the side yard setback by only 1 ft (from 10ft to 9ft) and to reduce the rear yard setback by only approximately 3 inches (20ft to 19ft 9in).

**Please comment on the following applicable code sections (if no comment, please respond in kind to [kelterb@milwaukieoregon.gov](mailto:kelterb@milwaukieoregon.gov)):**

- Milwaukie Municipal Code (MMC) Section 19.301 Low Density Residential Zones (R-10, R-7, R-5)
- MMC 19.911 Variances
- MMC 19.1005 Type II review