



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

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Application Referral

DATE SENT: August 26, 2015	ADMINISTRATIVE DECISION
COMMENTS DUE: September 9, 2015	TENTATIVE DATE: September 10, 2015
Site location: 11840 SE Beckman Ave	Review type: Type II
Applicant: Richard Georgescu (representative)	File #(s): VR-2015-004
Applicant phone: (503) 380-6179	Application type(s): Type II Variance

TO:

- CD Director (cover sheet only)
- Engineering Dept. (Chrissy Dawson, Eng. Tech II)
- Building Official Police Chief
- Planning Director (cover sheet only) City Attorney
- City Manager PW Operations
- CFD#1: Mike Boumann and Matt Amos
- NDA Chair & LUC: Linwood
- NDA program manager (cover sheet only)
Jason Wachs
- Clackamas County: Kenneth Kent
- Metro: Paulette Copperstone
- ODOT: Marah Danielson
- 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

The applicant is requesting three variances to setback requirements for two newly created flag lots. On Lot 2, a variance is requested to reduce the rear yard setback from 30 ft to 22.5 ft. On Lot 3, variances are requested to reduce the front and rear yard setbacks from 30 ft to 22.5 ft. These requests would provide some relief to the special flag lot setback standards and would allow greater flexibility in the dimensional design of new houses for both lots.

Please comment on the following applicable code sections (if no comment, please respond in kind to kelverb@milwaukieoregon.gov):

- MMC 19.911 Variances
- MMC 19.301 Low Density Residential Zones (incl. R-7)
- MMC 19.504.8 Flag Lot Design and Development Standards
- MMC 19.1005 Type II Review