Greg & Shirlene McGowan
4915 SE Brookside Drive
Milwaukie, Oregon 97222
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RECEIVED
AUG 28 2013
CITY OF MILWAUKIE
PLANNING DEPARTMENT

Detailed Statement

August 27, 2013

4915 SE Brookside Drive, Milwaukie, Oregon, 97222
Land Use Review requested – Type II variance to Lot Coverage/Setback standards
Allowed = 30% Lot Coverage and 20 Front Setback, 5/10 Side Setback, 20 Rear Setback.
Proposed = 35.8% Lot Coverage and 20 Front Setback, 5/9 Side Setback, 19'-9" Rear Setback.

Project Description:

The proposed project is a one story 576 s.f. addition to an existing one story 1383 s.f. single family residence. The addition is necessary to provide adequate space for our family of two adults and three teenage children. An additional elderly parent is also planning to move in in 2014. A second story addition that would be allowed in the lot coverage would not be functional for the elderly parents health. The new addition will contain a new bedroom, bathroom and office space.

Existing Conditions:

The current residence is out of compliance now. The building setbacks are 5' on the west, 9' on east, 43' on the north and 25'-8" on the south (Front). The property is bordered on two sides by single family residences with mature landscaping on both sides. The rear of the property abuts Johnson Creek with approx, 45' to the edge of water.

Approval Criteria:

1. As Part of Municipal Code – Zoning Section 19.911 Variances. The code 19.911.3 Section B – 2 includes up to 25% (5' of 20') to front, rear or street side yard width standard, and we only requesting 1.25% (3" of 20')The proposed variance will not be detrimental to adjoining properties. Because the adjoining property to the north is currently within the WQR/HCA Zone with no immediate occupants. The reduction of setback from 43'-9" to 19'-9" should not affect anyone now or in the future. See photo B/S4 and included 2012 aerial photo.
2. As part of Municipal Code – Zoning Section 19.911 Variances. The code 19.911.3 Section B – 1 includes up to 40% (4' of 10') to a side yard width standard, and we are only requesting 10% (1' of 10'). Because of mature vegetation on the East side, the proposed variance will not affect neighbors anymore that the current residence does now. The current residence is setback 9' now, and it would be much more esthetically pleasing to continue this site line than to alter it by tucking it in the required 1'. Very mature arborvitae hedge separates the two properties and provides excellent screening. See Photos A/S4, C/S4 and included 2012 aerial photo.
3. The proposed variance would not affect the west side of the property other than the removal of a 6' X 8' garden shed upon construction completion. The setback on the west side would remain In situ. See photo E/S4 and included aerial photo.
4. Impacts from the proposed variance will be mitigated. No adverse impacts are anticipated. No trees or other mature vegetation will be removed or disturbed by the addition. It is intended to blend harmoniously into the existing neighborhood. See sheet S3 for exterior elevation drawings.

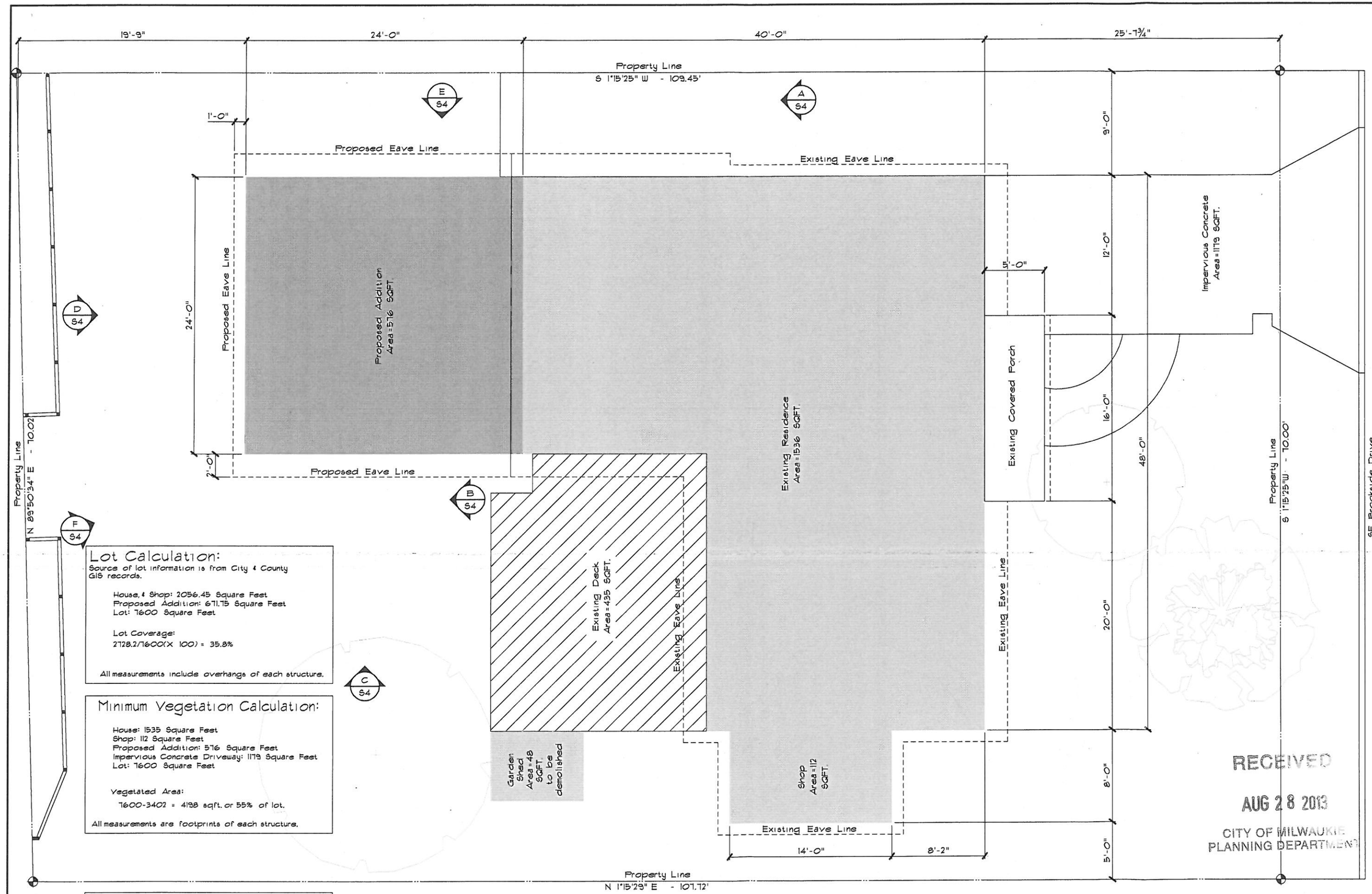
5. The proposed variance will not interfere with planned future improvements to any public transportation facility or utility identified in an officially adopted plan such as the Transportation System Plan or Water Master Plan.
6. Where site improvements already exist. The proposed variance will sustain the integrity or, or enhance, and existing building or site design. See sheet S3 for proposed addition exterior elevations.

Development Standards:

The project complies with all Base Zone Standards with the exceptions of B and C.

A. Lot size: The current lot size is 7600 s.f. , and the variance will not alter this.
B. The east side yard is currently 9'-0" and will remain unchanged. This setback is out of current compliance with code requirements of R7 in the City of Milwaukie. The addition would continue this site line an additional 24' to the rear of the property. The front property corners have been located and the distance to the side (east) wall of house verified by contractor and owner.
C. The north (rear) side of the property is currently 43'-9" and will be reduced to 19'-9". With the current code for R7 being 20'-0" this would violate that requirement by 3". Because of the nature of the adjacent property to the north minimal impacts would be expected. . The front property corners have been located and the distance to the front (south) wall of house verified by contractor and owner.
D. The west side of property remains unchanged at 5'-0". Upon completion of addition the 6' X 8' garden shed would be removed to further mitigate lot coverage standards. When shed is removed final lot coverage will be 35.2%.
E. Off-street parking: The site accommodates 2 cars in the driveway and 1 in the garage. There is no reduction in off-street parking, which greatly exceeds the requirement of 2 stalls.
F. The proposed one story addition is well below the allowed maximum height of 2.5 stories or 35'.
G. Lot Coverage: The proposed addition increases the lot coverage to 35.8%. Under the Base Zoning Code section 19.301.5 Additional Development Standards Section B-2 would allow an additional 10% lot coverage for structures below 20' or 1 story. If the variance is approved we would be under the lot coverage standard by 4.2%.
H. Minimum vegetation: at 55% the site far exceeds the requirement of 30%: - See Minimum Vegetation Diagram.
I. Frontage requirements: the lot remains unchanged at 70.00' – more than twice the requirement of 35'. No additional ROW is needed on Brookside and so no property needs to be dedicated.

Overlay Zones and Special Areas: While this site is not in an overlay zone it is within the 100' buffer shown on the "Natural Resource Administrative Map". The code defined in "19.402 Natural Resources Section 19.402.3 Applicability" requires a construction management plan. Also submitted as part of this request is a construction management plan required by section B of the code listed above. All disturbed area will be confined to applicants property. Soil removed for foundation work will be stockpiled and graded over entire back yard once project is completed. Excavation calculations anticipate adding 2-3 inches of top soil to back yard. Minimizing the need to haul soil off-site. No vegetation or trees will be removed as part of this project, and additional trees and landscaping is planned. See construction management plan for details regarding stockpiling, staging, limits of work and other protective measures.



Lot Calculation:

Source of lot information is from City & County GIS records.

House, & Shop: 2056.45 Square Feet
Proposed Addition: 671.75 Square Feet
Lot: 7600 Square Feet

Lot Coverage:
2728.2/7600(X 100) = 35.8%

All measurements include overhangs of each structure.

Minimum Vegetation Calculation:

House: 1535 Square Feet
Shop: 112 Square Feet
Proposed Addition: 576 Square Feet
Impervious Concrete Driveway: 1119 Square Feet
Lot: 7600 Square Feet

Vegetated Area:
7600-3402 = 4198 sqft. or 55% of lot.

All measurements are footprints of each structure.

Project Data:

Occupancy: R-3
Construction Type: V-N
Zone: R7
Property ID: C232660
Taxlot ID: 12E30BD01400
Lot Area: 7600 Square Feet

Proposed Site Plan

Scale: 1/8" = 1'-0"

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AUG 28 2013
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PLANNING DEPARTMENT

Proposed Addition for Mr & Mrs. McGowan

4915 SE Brookside Drive, Milwaukie Oregon 97222
Portland, Oregon

PROJECT MANAGER: Dave Green
DRAWN BY: GMM
SECTION:
DATE: 7.25.2013
SCALE: 1/8" = 1'-0"

REVISIONS		
DATE	DESCRIPTION	BY

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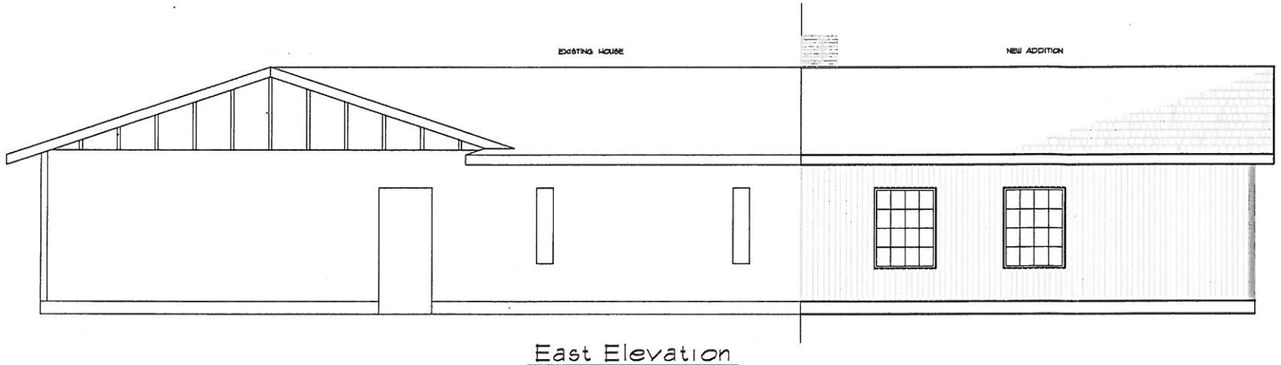
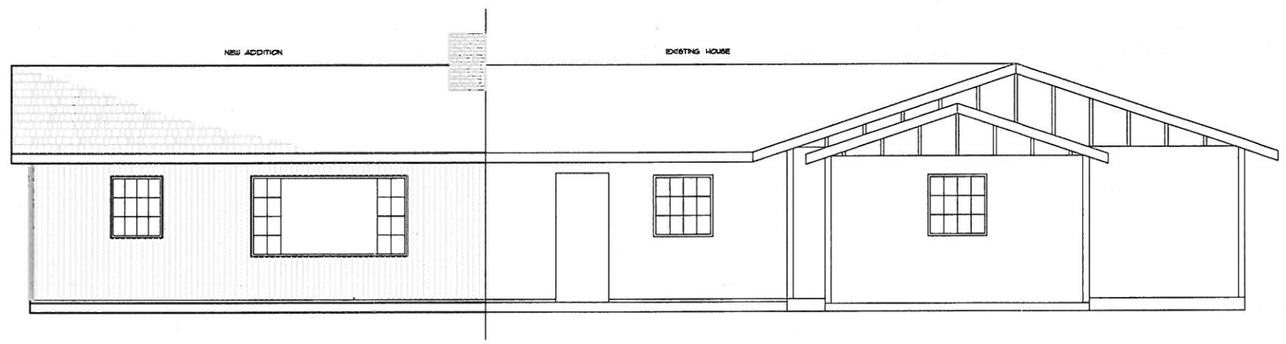
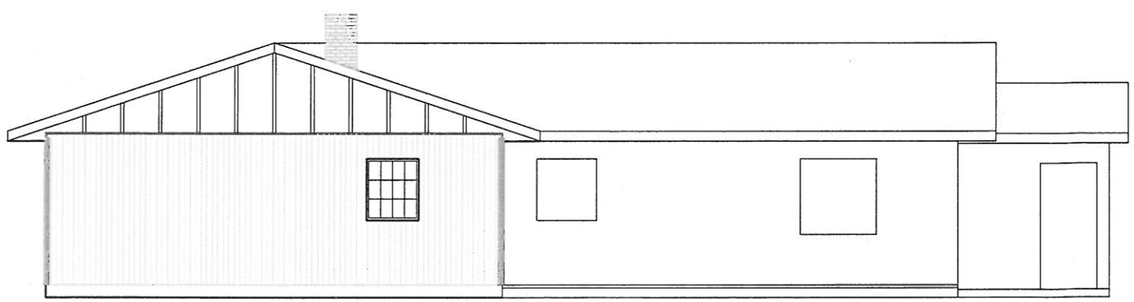


East Elevation
Scale: 1/8"=1'-0"



West Elevation
Scale: 1/8"=1'-0"



North Elevation
Scale: 1/8"=1'-0"

Proposed Addition for Mr. & Mrs. McGowan
4915 S.E. Brookside Drive
Portland, Oregon

PROJECT MANAGER: Dave Green
DRAWN BY: Greg McGowan
SECTION:
SCALE: As Shown
DATE: 8.26.2013

REVISIONS

DATE	DESCRIPTION	BY

S3
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