



MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Master File #: R-2021-002

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

- | | | |
|---|---|--|
| <input type="checkbox"/> Amendment to Maps and/or Ordinances:
<input type="checkbox"/> Comprehensive Plan Text Amendment
<input type="checkbox"/> Comprehensive Plan Map Amendment
<input type="checkbox"/> Zoning Text Amendment
<input type="checkbox"/> Zoning Map Amendment
<input type="checkbox"/> Code Interpretation
<input type="checkbox"/> Community Service Use
<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Development Review
<input type="checkbox"/> Director Determination
<input type="checkbox"/> Downtown Design Review
<input type="checkbox"/> Extension to Expiring Approval
<input type="checkbox"/> Historic Resource:
<input type="checkbox"/> Alteration
<input type="checkbox"/> Demolition
<input type="checkbox"/> Status Designation
<input type="checkbox"/> Status Deletion | <input checked="" type="checkbox"/> Land Division:
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Lot Consolidation
<input checked="" type="checkbox"/> Partition
<input type="checkbox"/> Property Line Adjustment
<input type="checkbox"/> Replat
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Miscellaneous:
<input type="checkbox"/> Barbed Wire Fencing
<input type="checkbox"/> Mixed Use Overlay Review
<input type="checkbox"/> Modification to Existing Approval
<input type="checkbox"/> Natural Resource Review**
<input type="checkbox"/> Nonconforming Use Alteration
<input type="checkbox"/> Parking:
<input type="checkbox"/> Quantity Determination
<input type="checkbox"/> Quantity Modification
<input type="checkbox"/> Shared Parking
<input type="checkbox"/> Structured Parking
<input type="checkbox"/> Planned Development | <input type="checkbox"/> Residential Dwelling:
<input type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Duplex
<input type="checkbox"/> Manufactured Dwelling Park
<input type="checkbox"/> Temporary Dwelling Unit
<input type="checkbox"/> Sign Review
<input type="checkbox"/> Transportation Facilities Review
<input type="checkbox"/> Variance:
<input type="checkbox"/> Use Exception
<input type="checkbox"/> Variance
<input type="checkbox"/> Willamette Greenway Review
<input type="checkbox"/> Other: _____
<input type="checkbox"/> Use separate application forms for:
Annexation and/or Boundary Change
• Compensation for Reduction in Property Value (Measure 37)
Daily Display Sign
• Appeal
• Appeal |
|---|---|--|

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Roger & Debra Espinor
 Mailing address: 2122 SE Sparrow St, Milwaukie State/Zip: OR 97222
 Phone(s): 206-300-7533 Email: debby.espinor@gmail.com
 Please note: The information submitted in this application may be subject to public records law.

APPLICANT'S REPRESENTATIVE (if different than above):

Mailing address: SAME State/Zip: _____
 Phone(s): _____ Email: _____

SITE INFORMATION:

Address: 2122 SE Sparrow St Map & Tax Lot(s): 5702, 5400, 5501
 Comprehensive Plan Designation: _____ Zoning: RS Size of property: 37,716 total

PROPOSAL (describe briefly):

See attached

SIGNATURE:

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.
 Submitted by: Debra S Espinor Date: 4/22/21

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

****Note:** Natural Resource Review applications **may require a refundable deposit**. Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form.

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Master file	R-2021-002	\$ 1,000.00			
Concurrent application files		\$			
		\$			
		\$			
		\$			
Deposit (NR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$		\$1,000.00	RECEIPT #:	RCD BY:	
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s):					
Notes:					

Partition Proposal
Roger & Debra Espinor
April 22, 2021

History

After this property was turned into a private residence in 2018, there has been the plan to partition the lower parking lot into more than one partition. In 2019, our neighbors Damian and Jenna Coughlin agreed to purchase a small sliver of Lot 5400 (900 sq ft) to make a driveway entrance into their home. Up to this point, we owned ½ their driveway on the east side of their home.

We have worked with Brian Legg and Andy Paris and Associates who have surveyed the parking lot area for 18 months trying to get this straightened out. That is why we are starting over (forgoing our original \$400 spent to the city) and doing a Partition,

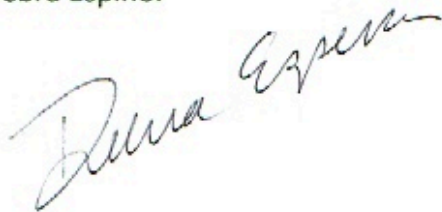
We originally put in for a replat but found that the County Surveyor required a Partition. Since we are starting over in the application Roger and Debby would like to do a complete Partition to:

1. Address the sliver of land to the Coughlin's as they want to sell their home and move. We have the money in Escrow. We just need it done.
2. Divide the remaining land into 2 parcels. Partition 2 for future development and Partition 1 to develop a formal entrance to the home at 2122 SE Sparrow St, Milwaukie, OR 97222

We understand that this property is Zoned R5. This still allows for that delineation.

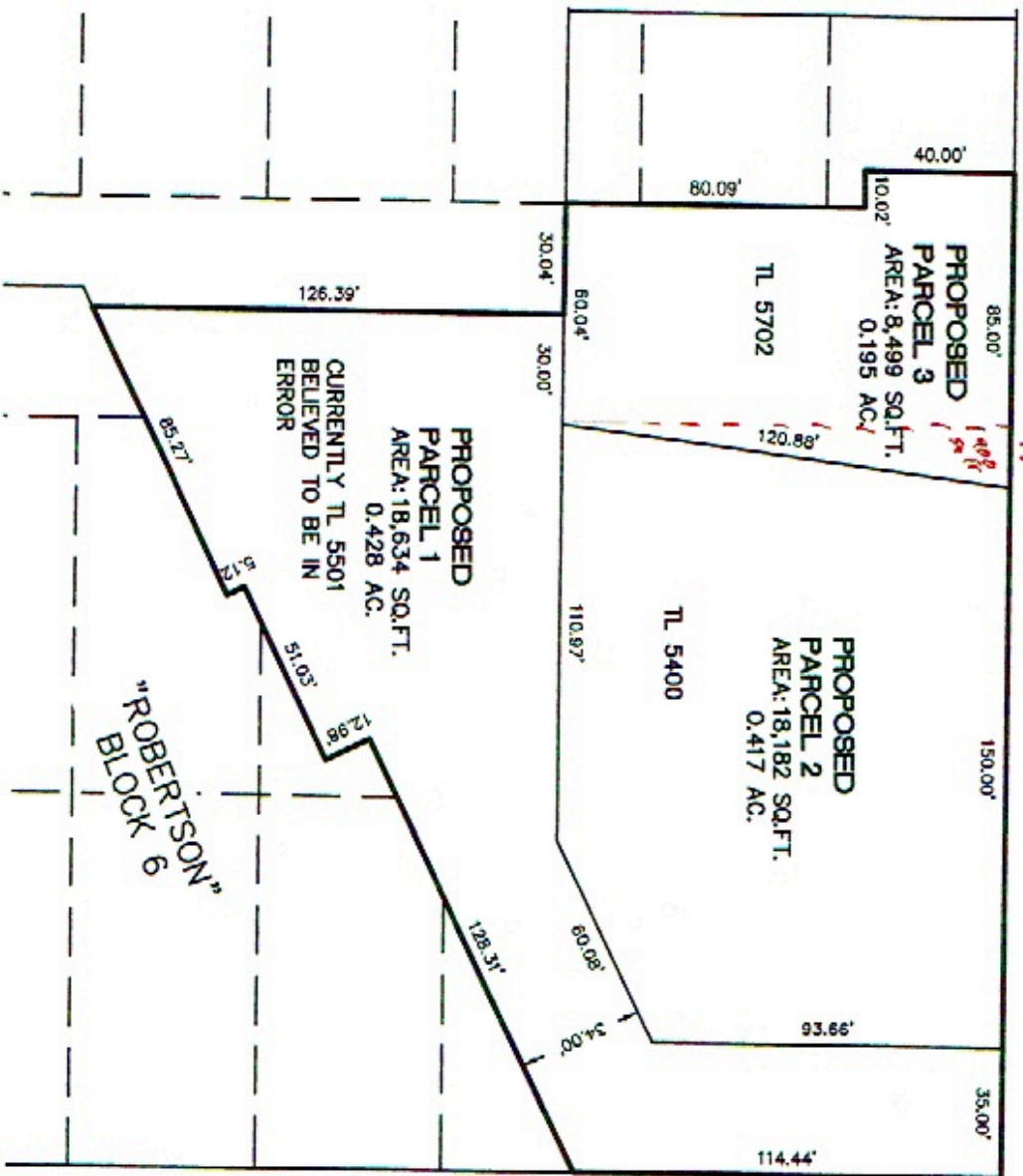
We are desiring an expedient decision so we can submit to the County ASAP.

Thank you
Roger & Debra Espinor

A handwritten signature in cursive script, appearing to read "Debra Espinor", written in dark ink.



SE SPARROW STREET



SE 22ND AVENUE

PROPOSED PARTITION PLAT

FOR:
DEBBY AND ROGER ESPINOR
 BEING PART OF BLOCK 6 AND
 VACATED SE FIFTH STREET
 "ROBERTSON"
 IN THE SE1/4 SEC. 35,
 T.1S., R.1E., W.M.
 CITY OF MILWAUKIE
 CLACKAMAS COUNTY, OREGON

TAX MAP 11E35DD
 JANUARY 18, 2021



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Brian Leggos

OREGON
 SEPTEMBER 10, 2019
 BRIAN LEGGOS
 77667/PLS

RENEWS: DEC. 31, 2022

ANDY PARIS AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 16057 BOONES FERRY ROAD
 LAKE OSWEGO, OREGON 97035
 PH: 503-636-3341

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