



**MILWAUKIE PLANNING**  
 6101 SE Johnson Creek Blvd  
 Milwaukie OR 97206  
 503.786.7630  
 planning@milwaukieoregon.gov

# Application Referral

<b>DATE SENT: August 23, 2021</b>	<b>PLANNING COMMISSION HEARING</b>
<b>COMMENTS DUE: Sept 7, 2021</b>	<b>TENTATIVE DATE: October 26, 2021</b>
<b>Site location:</b> 2215 SE Harrison St.	<b>Review type:</b> Type III
<b>Applicant:</b> D. Ben Henzel	<b>File #(s):</b> VR-2021-014, PLA-2021-002
	<b>Application type(s):</b> Variance, Property Line Adjustment
<b>Application webpage:</b> <a href="http://www.milwaukieoregon.gov/planning/vr-2021-014-pla-2021-002">www.milwaukieoregon.gov/planning/vr-2021-014-pla-2021-002</a>	

## TO:

- CD Director
- Engineering Dev. Rev.       Planning Manager
- Building Official               Police Chief
- PW Director
- City Manager                       City Attorney
- CFD#1: Lt. Alex McGladrey and Mike Boumann
- NDA Chair (hard copy & email)\* & All LUC members:  
Historic Milwaukie
- NDA Program Manager
- Design and Landmarks Committee
- Clackamas County Engineering Review
- Metro: Land Use Notifications
- ODOT: ODOT R1 Development Review
- TriMet: Transit Development Group
- Other: NW Natural

## FROM:

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- On-Call NR Consultant
- North Willamette Watershed Dist., ODFW
- Anita Huffman, DSL Wetlands & Waterways
- Kathy Schutt, Oregon Parks & Recreation
- North Clackamas School District
- Jessica Botteron, NCPRD

\*All referrals are sent by email only unless otherwise noted.

## PROPOSAL:

**ZONE:** R-1-B

A Property Line Adjustment (PLA) along the northern property line for the lot. The line adjustment is shaped to preserve the existing rock wall and mature vegetation. The proposed lot line shape does not meet the standard that limits compound lot line segments in MMC 17.28.040 and requires a variance.

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

- Title 17 Land Division
- MMC 19.302 Medium and High Density Residential Zones
- MMC 19.911 Variances