

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

Received
10/25/21

Application for Land Use Action

Master File #: VR-2021-018

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 type="checkbox"/> Land Division:
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Lot Consolidation
<input 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 checked="" 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 checked="" type="checkbox"/> Variance:
<input type="checkbox"/> Use Exception
<input checked="" 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
<ul style="list-style-type: none"> • Compensation for Reduction in Property • Value (Measure 37) • Daily Display Sign • Appeal • Appeal |
|---|---|--|

RESPONSIBLE PARTIES:

NORTH STAR Homes & Construction

APPLICANT (owner or other eligible applicant—see reverse): *Thomas Kevin Jackson*

Mailing address: *37755 SE Bear Creek Lane BORING* State/Zip: *OR 97009*

Phone(s): *503-869-6942* Email: *tjnsrinc@aol.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: _____ State/Zip: _____

Phone(s): _____ Email: _____

SITE INFORMATION:

Address: *4272 SE KEIL Milwaukie* Map & Tax Lot(s): *12E31BC 12180*

Comprehensive Plan Designation: _____ Zoning: *RS* Size of property: *5988*

PROPOSAL (describe briefly): *REQUEST THAT THE FRONT YARD SETBACK FOR HOUSE BE REDUCED TO 15' SO THAT THE VERTICAL DISTANCE FROM DECK TO GRADE CAN EXCEED 18"*

SIGNATURE:

[Handwritten 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: *THOMAS K JACKSON* Date: *10/20/21*

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	VR-2021-018	\$ 1,000			
Concurrent application files		\$			
		\$			
		\$			
		\$			
Deposit (NR only)			<input type="checkbox"/> Deposit Authorization Form received		
TOTAL AMOUNT RECEIVED: \$			RECEIPT #:	RCD BY:	
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): Hector Campbell					
Notes:					

City of Milwaukie planning dept. care of Vera Kalias

Re: Narrative for Type II variance for front yard setback for 4272 Se Keil St.

To whom it may concern,

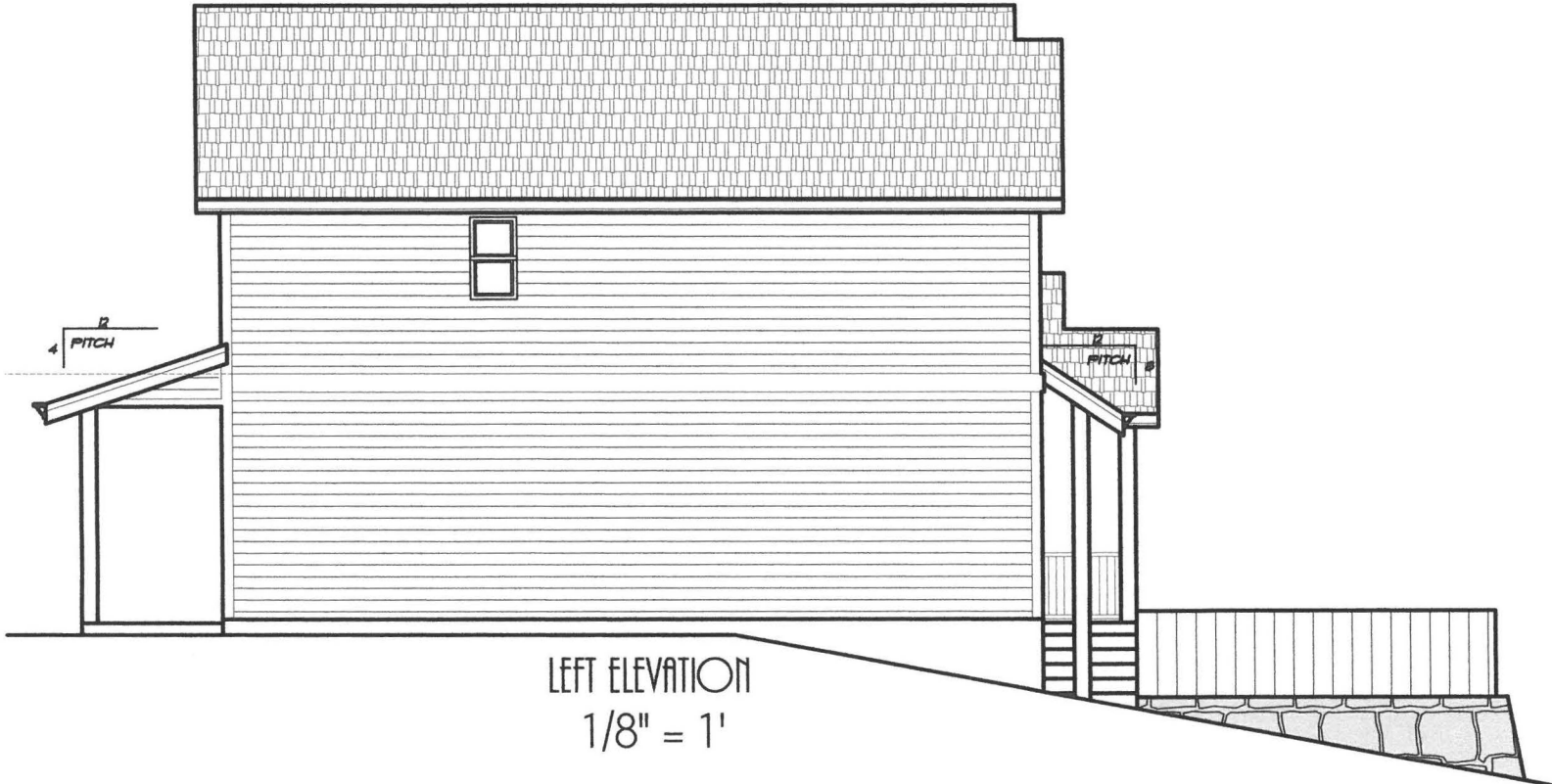
A variance is needed because of the unique slope and shape of the property and the existing grading left by the neighboring property to the East. The porch and landscaping that were built on the Streetside of property were the most accessible and aesthetically pleasing options that we could construct with the parameters that existed. In order to build within the 18" limit, the slope from the porch to the curb would have been quite drastic and would not have blended into the neighborhood.

In addition, in order to meet the code requirement for 18" maximum height between porch deck and adjacent finished grade, the landscape block wall along the sidewalk would have needed to be almost twice as tall as constructed. (see attached). By staggering the transition from porch to grade and then grade to sidewalk, it minimized the intimidating affect that would have been produced by the taller landscape wall.

Thank you,

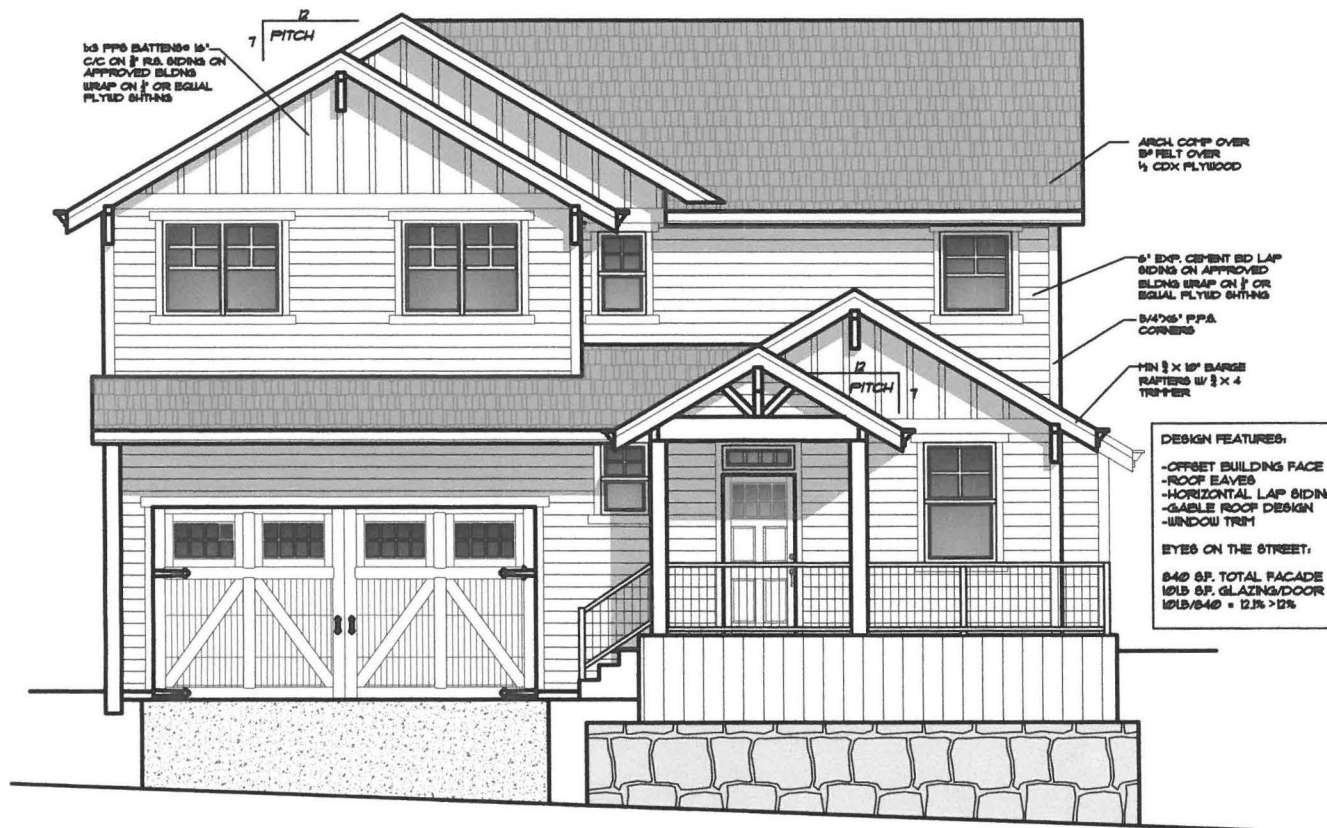
Design Providence, LLC





LEFT ELEVATION

1/8" = 1'

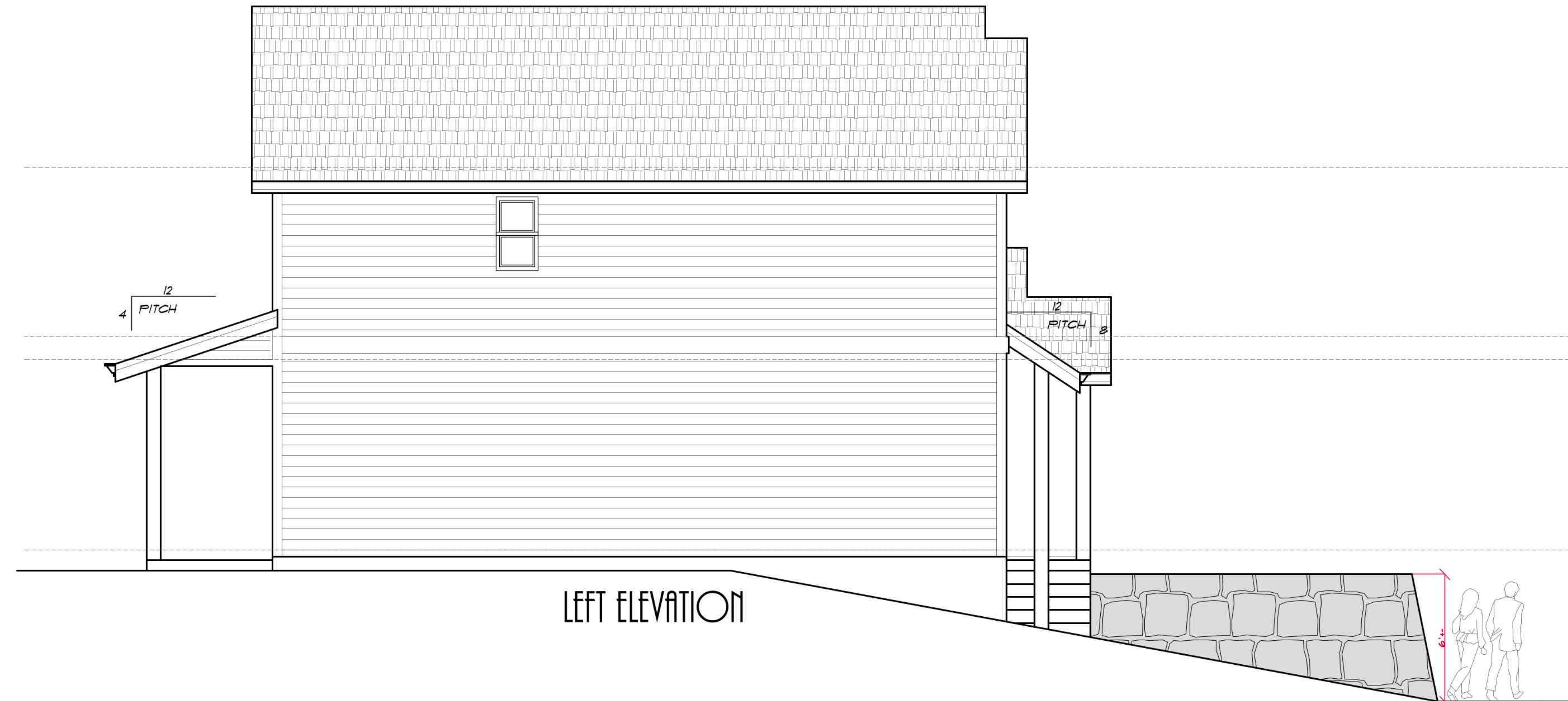


FRONT ELEVATION
 1/8" = 1'

WITHOUT VARIANCE APPROVAL



FRONT ELEVATION



LEFT ELEVATION

DESIGN FEATURES:
 -OFFSET BUILDING FACE
 -ROOF EAVES
 -HORIZONTAL LAP SIDING
 -GABLE ROOF DESIGN
 -WINDOW TRIM
 EYES ON THE STREET:
 840 SF TOTAL FACADE
 1015 SF GLAZING/DOOR
 1015/840 = 12.1% > 12%

PRINT NO: 21412
 DATE: 10-21-21
 SCALE: 1/4" = 1'-0"

KETCHUM NORTHSTAR REVISION

ELEVATIONS

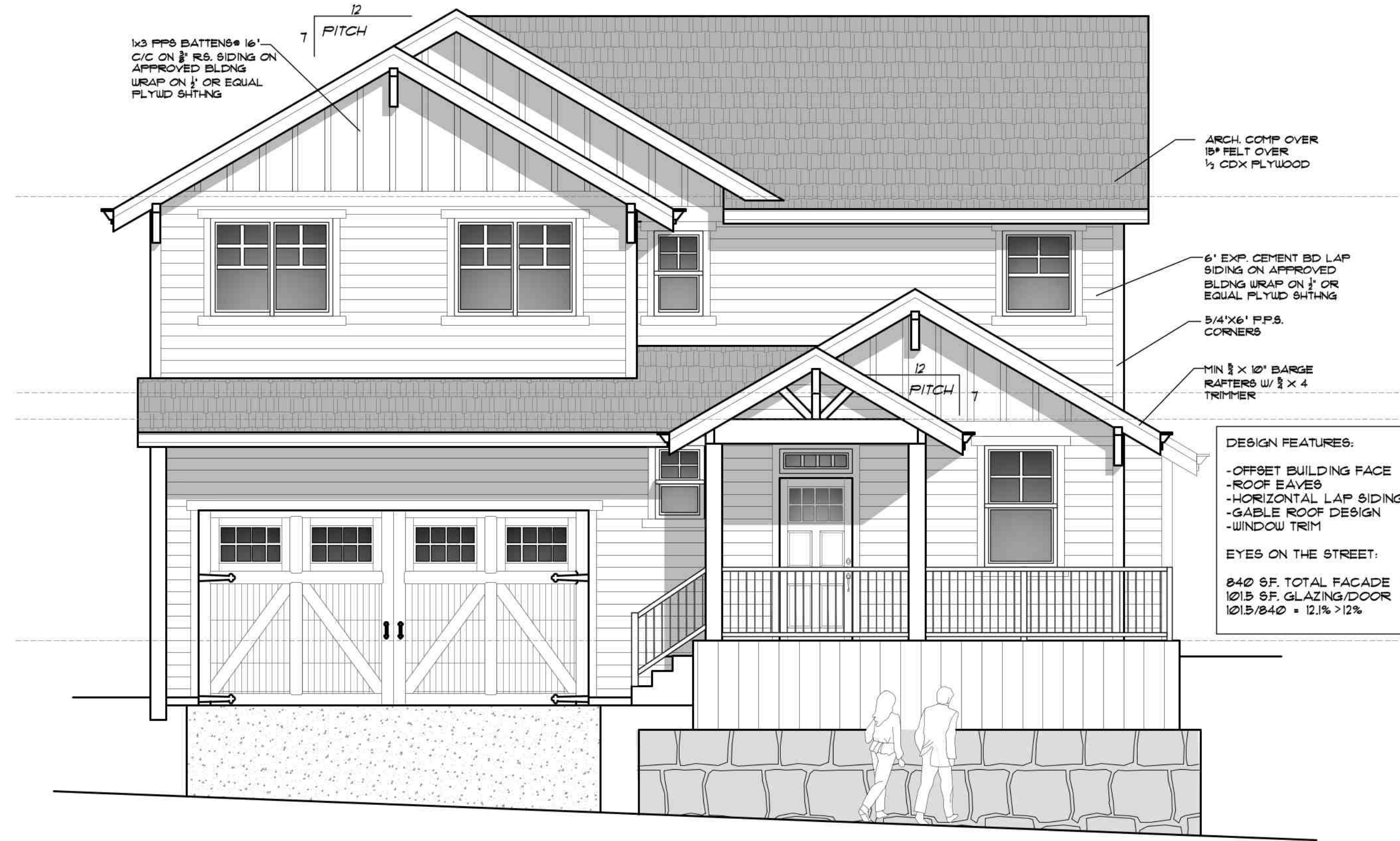
CLIENT NAME:
 LOCATION:
 SHEET TITLE:
 SQUARE FEET:



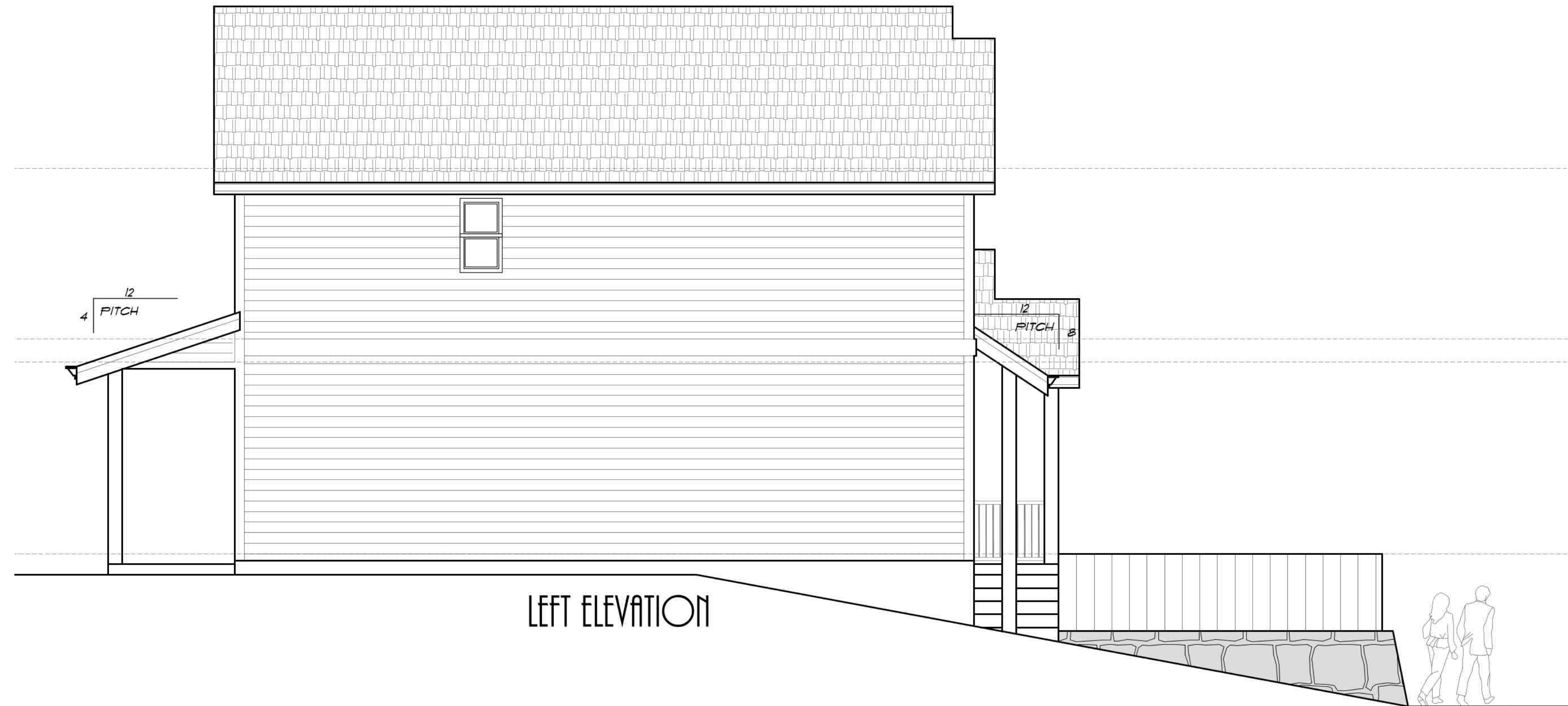
THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN THE CONSTRUCTION OF THE PROJECT. ANY CHANGES TO THE PLANS MUST BE MADE BY THE ARCHITECT OR ANOTHER LICENSED ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONFLICTS BETWEEN THESE PLANS AND ANY OTHER PLANS OR SPECIFICATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS OR INTERRUPTIONS IN THE WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY INADEQUACIES IN THE WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY INADEQUACIES IN THE WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY INADEQUACIES IN THE WORK.

SHEET NR:
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WITH VARIANCE APPROVAL



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KETCHUM NORTHSTAR REVISION
 ELEVATIONS

CLIENT NAME:
 LOCATION:
 SHEET TITLE:
 SQUARE FEET:



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SHEET NR:
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