



# CITY OF MILWAUKIE

## NOTICE OF PUBLIC HEARING

Date mailed: March 2, 2022

*Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email [espanol@milwaukieoregon.gov](mailto:espanol@milwaukieoregon.gov).*

You are receiving this notice because development has been proposed in your neighborhood. The proposal requires a public hearing by the Milwaukie Planning Commission and notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. The proposal and information on how to respond to this notice are described below.

**The Milwaukie Planning Commission will hold a public hearing on the proposal at a meeting beginning at 6:30 p.m. on Tuesday, March 22, 2022. Due to the ongoing COVID-19 pandemic, this meeting will be conducted online via Zoom. Information about how to access the virtual meeting can be found here: <https://www.milwaukieoregon.gov/bc-pc/planning-commission-92>. The meeting can also be viewed on the City's YouTube channel or Comcast Cable channel 30 within the city limits.**

<b>File Number(s):</b>	VR-2022-001
<b>Location:</b>	2807 SE Sherrett St Tax Lot ID 1S1E25BA02600 <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	Request to reduce street-side and rear yard setbacks from 15 ft and 20 ft, respectively, down to 5 ft each. This would allow an addition to the existing single-unit house. Existing detached garage in street-side yard along 28 <sup>th</sup> Avenue will be demolished to make room for proposed addition; vehicle access from subject property to 28 <sup>th</sup> Avenue will be eliminated. (At this location, 28 <sup>th</sup> Avenue serves as a bicycle-pedestrian connection to Springwater Trail corridor.) New driveway will be established at east side of lot on Sherrett Street.
<b>Applicant/Primary Contact Person:</b>	Debbie Cleek (w/ the Bookin Group), applicant's representative Ph. 503-241-2423; Email <a href="mailto:cleek@bookingroup.com">cleek@bookingroup.com</a>
<b>Owner(s):</b>	Ann DiNucci and Mike Mendez 2807 SE Sherrett St, Milwaukie, OR 97222
<b>Staff contact:</b>	Brett Kever, Senior Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206 Ph. 503-786-7657; Email <a href="mailto:kerverb@milwaukieoregon.gov">kerverb@milwaukieoregon.gov</a>
<b>Neighborhood District Association(s):</b>	Ardenwald-Johnson Creek NDA, contact Matt Rinker at 971-712-8139

<b>Applicable Criteria:</b>	<ul style="list-style-type: none"><li>• Milwaukie Municipal Code (MMC) Title 12 Streets, Sidewalks, and Public Places</li><li>• MMC Section 19.301 Low Density Residential Zones (incl. R-5)</li><li>• MMC Chapter 19.500 Supplementary Development Regulations</li><li>• MMC Section 19.607 Off-Street Parking Standards for Residential Areas</li><li>• MMC Chapter 19.700 Public Facility Improvements</li><li>• MMC Section 19.911 Variances</li><li>• MMC Section 19.1006 Type III Review</li></ul> Copies of these criteria are available upon request and can also be found at <a href="http://www.qcode.us/codes/milwaukie/">www.qcode.us/codes/milwaukie/</a> .
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**To learn more about a proposal:** Call the staff contact assigned to the proposal or visit the project webpage at [www.milwaukieoregon.gov/planning/vr-2022-001](http://www.milwaukieoregon.gov/planning/vr-2022-001). The staff report on the proposal will also be available for public viewing on **Tuesday, March 15, 2022**, at the meeting website noted above.

**Copies** of information in the file, as well as copies of applicable City ordinances and the Comprehensive Plan, can be obtained for a reasonable fee by reaching out to the staff contact listed above.

**To comment on a proposal:** You are invited to participate in this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above, or you may submit your comments during the virtual meeting. If you want to present verbal testimony, either pro, con, or to raise questions, you will be invited to speak following the applicant's testimony. Testimony and comments at this meeting must be directed towards the criteria identified. If you submit a written comment or make a comment during the meeting, you will be sent a copy of the decision or recommendation. All written and verbal comments become part of the permanent record.

The **Neighborhood District Association(s)** listed on the first page of this notice may take a position on the proposal and may have scheduled an open meeting prior to providing comment to the Planning Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

**To appeal a decision:** Any decision may be appealed to City Council by a person with standing. In order to establish standing, you must either submit written comments to the staff contact before the hearing date or participate in the hearing itself. Any issue that is intended to provide a basis for appeal must be raised in writing on or before the hearing date with sufficient specificity to afford the responsible parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue will preclude any appeal on that issue to the Land Use Board of Appeals (LUBA).

*The City of Milwaukie is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.*

<p style="text-align: center;"><b>NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:</b> THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER.</p>
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**Site Map**  
**2807 SE Sherrett St**  
**(Tax ID 1S1E25BA02600)**  
**File #VR-2022-001**



**Legend**

- City Limit
- 300-ft public notice boundary
- VR-2022-001 site
- Milwaukie properties receiving notice
- Other Milwaukie tax lots
- Portland properties receiving notice
- Other Portland tax lots