



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

Application Referral

DATE SENT: February 7, 2022	PLANNING COMMISSION HEARING
COMMENTS DUE: February 22, 2022	TENTATIVE DATE: March 22, 2022
Site location: 2807 SE Sherrett St	Review type: Type III
Applicant: Ann DiNucci & Mike Mendez (Debbie Cleek w/ The Bookin Group, applicant's representative)	File #(s): VR-2022-001
Applicant phone: 503-241-2423	Application type(s): Variance request
Application webpage: https://www.milwaukieoregon.gov/planning/vr-2022-001	

TO:

- CD Director
- Engineering Dev. Rev. Planning Manager
- Building Official Police Chief
- PW Director
- City Manager City Attorney
- CFD#1: Lt. Alex McGladrey
- NDA Chair (hard copy & email)* & All LUC members:
Ardenwald-Johnson Creek
- 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:

Brett Kelter, Senior Planner, 503-786-7657
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- Other: Portland Parks & Recreation
- Other: Code Compliance staff
- 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-5

Request to reduce the street-side and rear yard setbacks from 15 ft and 20 ft, respectively, down to 5 ft each. This will allow an addition to the existing single-family house. An existing detached garage in the street-side yard along 28th Avenue will be demolished to make room for the proposed addition, and vehicle access from the subject property to 28th Avenue will be eliminated. (At this location, 28th Avenue serves primarily as a bicycle-pedestrian connection to the Springwater Trail.)

Please comment on the following applicable code sections (if no comment, please respond in kind to kelverb@milwaukieoregon.gov):

- Milwaukie Municipal Code (MMC) Title 12 Streets, Sidewalks, and Public Places
- MMC Section 19.301 Low Density Residential Zones (incl. R-5)
- MMC Chapter 19.500 Supplementary Development Regulations

- MMC Section 19.607 Off-Street Parking Standards for Residential Areas
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.911 Variances
- MMC Section 19.1006 Type III Review