



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

Application Referral

DATE SENT: July 13, 2022	PLANNING COMMISSION HEARING
COMMENTS DUE: July 27, 2022	TENTATIVE DATE: August 23, 2022
Site location: 2433 SE Dove St	Review type: Type III
Applicant: Kristina and Kevin Smith	File #(s): VR-2022-005
Applicant phone: (503) 791-0123	Application type(s): Variance Request
Application webpage: https://www.milwaukieoregon.gov/planning/vr-2022-005	

TO:

- CD Director
- Engineering Dev. Rev. Planning Manager
- Building Official Police Chief
- PW Director
- City Manager City Attorney
- CFD# 1: Shawn Olson
- NDA Chair (hard copy & email)* & All LUC members: Island Station
- 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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- On-Call NR Consultant
- North Willamette Watershed Dist., ODFW
- Anita Huffman, DSL Wetlands & Waterways
- Kathy Schutt, Oregon Parks & Recreation
- North Clackamas School District
- Other: Tim Salyers, Code Compliance Coord.

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

PROPOSAL:

ZONE: R-MD

Variances to lot coverage and rear-yard setback to officialize an existing detached carport structure that did not originally acquire permits and is already nonconforming with respect to lot coverage. Other existing nonconforming coverage elements are being removed to bring the lot coverage percentage closer to conformance. Request to adjust the rear yard setback from 20 ft to 5 ft—the subject property is a corner lot with primary vehicle access from the street-side frontage, which makes the rear property line function more like an interior side boundary.

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

- Milwaukie Municipal Code (MMC) Section 19.301 Moderate Residential Density zones (R-MD)
- MMC Section 19.502 Accessory Structures
- MMC Section 19.911 Variances
- MMC Section 19.1006 Type III Review