



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

Application Referral

DATE SENT: November 8th, 2022	ADMINISTRATIVE DECISION
COMMENTS DUE: November 22nd, 2022	TENTATIVE DATE: November 23rd, 2022
Site location: 4185 SE Filbert St	Review type: Type II
Applicant: Lance Nelson; Gemma Wilson	File #(s): R-2022-003; VR-2022-010
Applicant phone: 971-404-8467	Application type(s): Replat; Variance
Application webpage: https://www.milwaukieoregon.gov/planning/r-2022-003	

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; Lewelling
- 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:

Ryan Dyar, Assistant Planner, 503-786-7661
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- On-Call NR Consultant
- North Willamette Watershed Dist., ODFW
- Anita Huffman, DSL Wetlands & Waterways
- Oregon Parks & Recreation
- North Clackamas School District
- Jessica May, NCPRD

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

PROPOSAL:

ZONE: R-MD

Proposal to partition (through a replat process) a 15,056 sq ft lot into two properties. After the land is divided, the applicant plans to convert the existing detached garage into a single-unit dwelling and convert an existing accessory structure into an ADU for the new dwelling.

The applicant is requesting a variance to the rear yard setback—to reduce the standard from 20 ft to 16.3 ft for the detached garage that is being converted into a dwelling. This garage is currently setback 16.3 ft and the variance will allow the single-unit dwelling to remain in its current location

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

Milwaukie Municipal Code (MMC) Title 17 Land Division

- MMC 17.12 Application Procedure and Approval Criteria
- MMC 17.16 Application Requirements and Procedures
- MMC 17.20 Preliminary Plat
- MMC 17.28 Design Standards
- MMC 17.32 Improvements

MMC Title 19 Zoning

- MMC 19.301 Moderate Density Residential Zone (R-MD)
- MMC 19.504 Site Design Standards
- MMC 19.600 Off-Street Parking and Loading
- MMC 19.700 Public Facility Improvements
- MMC 19.911 Variances
- MMC 19.1005 Type II