



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

# Application Referral

<b>DATE SENT: November 22, 2022</b>	<b>ADMINISTRATIVE DECISION</b>
<b>COMMENTS DUE: December 6<sup>th</sup>, 2022</b>	<b>TENTATIVE DATE: December 7<sup>th</sup>, 2022</b>
<b>Site location:</b> 10903 SE Home Ave	<b>Review type:</b> Type II
<b>Applicant:</b> Joe Troychak	<b>File #(s):</b> R-2022-005; VR-2022-012
<b>Applicant phone:</b> 707-953-9048	<b>Application type(s):</b> Replat; Variance
<b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/r-2022-005">https://www.milwaukieoregon.gov/planning/r-2022-005</a>	

## 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:  
Hector Campbell
- 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:

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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

The applicant is proposing to divide a 21,070 sq ft lot through a partition replat process to create two total lots—one 9,070 sq ft lot containing the current house, and one new 11,897 sq ft flag lot. The applicant is also seeking a variance to reduce the front and rear yard setback from 30 ft to 22.5 ft to accommodate a new single-detached dwelling on the flag lot.

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