

MILWAUKIE PLANNING
 10501 SE Main St.
 Milwaukie OR 97222
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Primary File #: VR-2024-601

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

<input type="checkbox"/> Amendment to Maps and/or	<input type="checkbox"/> Land Division:	<input type="checkbox"/> Planned Development
<input type="checkbox"/> Comprehensive Plan Map Amendment	<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Residential Dwelling
<input type="checkbox"/> Zoning Text Amendment	<input type="checkbox"/> Lot Consolidation	<input type="checkbox"/> Manufactured Dwelling Park
<input type="checkbox"/> Zoning Map Amendment	<input type="checkbox"/> Partition	<input type="checkbox"/> Manufactured Dwelling
<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Property Line Adjustment	<input type="checkbox"/> Temporary Dwelling Unit
<input type="checkbox"/> Community Service Use	<input type="checkbox"/> Replat	<input type="checkbox"/> Transportation Facilities Review**
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Variance:
<input type="checkbox"/> Development Review	<input type="checkbox"/> Mixed Use Overlay Review	<input checked="" type="checkbox"/> Use Exception
<input type="checkbox"/> Director Determination	<input type="checkbox"/> Modification to Existing Approval	<input checked="" type="checkbox"/> Variance
<input type="checkbox"/> Downtown Design Review	<input type="checkbox"/> Natural Resource Review**	<input type="checkbox"/> Willamette Greenway Review
<input type="checkbox"/> Extension to Expiring Approval	<input type="checkbox"/> Nonconforming Use Alteration	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Historic Resource:	<input type="checkbox"/> Parking:	Use separate application forms for:
<input type="checkbox"/> Alteration	<input type="checkbox"/> Quantity Determination	Annexation and/or Boundary Change
<input type="checkbox"/> Demolition	<input type="checkbox"/> Quantity Modification	• Compensation for Reduction in Property Value (Measure 37)
<input type="checkbox"/> Status Designation	<input type="checkbox"/> Shared Parking	• Daily Display Sign
<input type="checkbox"/> Status Deletion	<input type="checkbox"/> Structured Parking	• Appeal

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Emily Asa

Mailing address: 5096 SE 12th Way State/Zip: OR/97080

Phone(s): 503-810-6614 Email: emily_asa@yahoo.com

Please note: The information submitted in this application may be subject to public records law.

APPLICANT'S REPRESENTATIVE (if different than above): Roger Gatl

Mailing address: P.O. Box 405 Clackamas Or. State/Zip: 97015

Phone(s): _____ Email: _____

SITE INFORMATION:

Address: 5607 SE Waymire St. Map & Tax Lot(s): 12E31AD07700

Comprehensive Plan Designation: MD Zoning: R-MD Size of property: 9916^{sq}

PROPOSAL (describe briefly):

Building proposal for an adult care home to provide housing and care for the elderly and people with disabilities — Variance request to reduce the street-side yard setback from 20ft to 15ft.

SIGNATURE: I attest that I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: [Signature] Date: 2/26/2024

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.
 ** Natural Resource and Transportation Review applications may require a refundable deposit.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

DEPOSITS:

Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Primary file	VR-2024-001	\$ 1,000. ⁰⁰			Materials received 2/27/2024 Payment received 2/29/2024
Concurrent application files		\$			
		\$			
		\$			
		\$			
Deposit (NR/TFR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$ 1,000			RECEIPT #:	RCD BY:	
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): Linwood					
Notes:					

Emily Asa Care Home Addition

5607 SE Waymire St

Milwaukie, OR 97222

Type II Variance Request

Street side from 20' to 18.5'

The street side setback is required to be 20 feet per the zoning code. The existing residence has a setback of 8.6 feet from the streetside property line. We would like to build the new addition 18.5 feet from the street side property line. This is set back from the current 8.6 feet of the existing house. This allows for a better layout for the proposed expansion of the adult care home facility. We request the variance to reduce the streetside set back to 18.5 feet for the proposed addition.

Our Proposal Meets the Approval Criteria

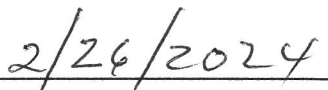
The proposed variance will not be detrimental to any of the surrounding properties, as the current residence has an 8.6 foot setback. The proposed addition will be considerably further away from the streetside property line than the current residence.

The proposed variance will sustain the integrity and enhance the existing residence and building site. The addition adds 5 bedrooms for future care home residents. The design is consistent with the style of the existing residence and fits well with what is there. The landscape will be improved on the streetside to enhance the street appeal of the new addition and existing home while also providing a rear covered patio for the residents to enhance their overall quality of life.

Please let me know if any issues come up during plan review and I would be happy to discuss them with you to find a solution.



Emily Asa



Date

D 5/8"
ON ROD

FENCE

N90°00'00"E

63.50'

1.7'S

0.8'E

Rear

1.8'S

2.3'E

HAINLINK
FENCE

6' WOOD
FENCE

SE 56TH AVENUE

N0°00'00"E 146.50'

106.6'

TAX LOT
7700

Side
5'
setback

Side 10' setback
18.5'

To Be
Removed

32

To Be
Removed

24

Proposed
1748' Addition

Guest
Entrance

1.3'E

38.0'

2.0'

8.6'

1200.5'

EXISTING
HOUSE

24.5'

49.0'

4.2'E

Covered Patio +
Walkway Total LS = 1068.5
Driveway 475'
Proposed New Addition 1748'
Existing Residence 1200'
Total Impervious Area 2948'

Existing
12' Entrance 5.1'

40'
40'
Existing
13.0'

Existing
Driveway
25.0'

Front

19'
475'

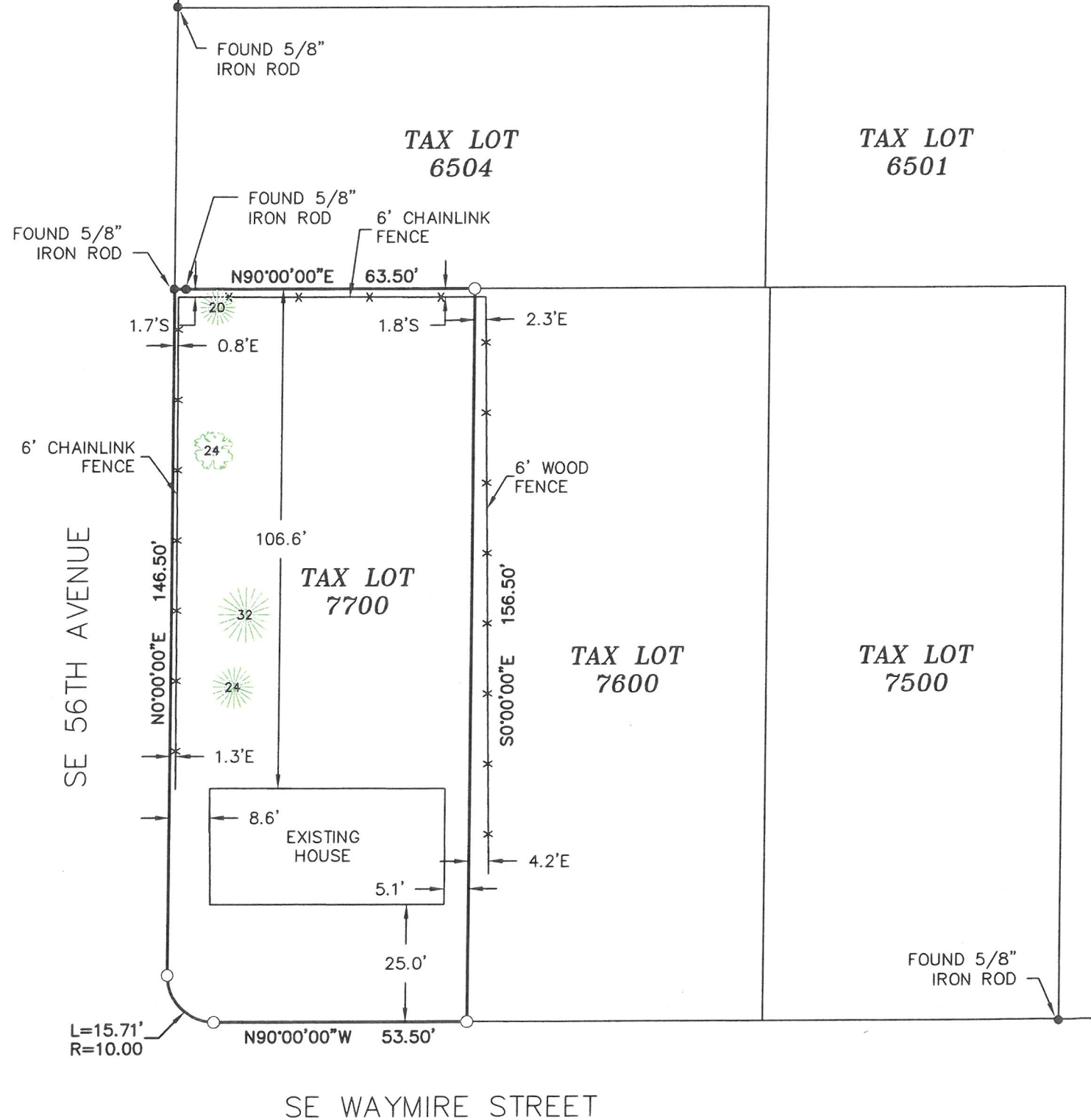
L=15.71'
R=10.00

N90°00'00"W

53.50'

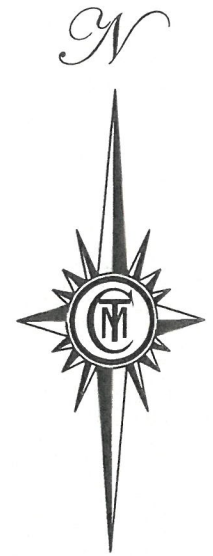
with
meter
26.5'

SF WAYMIRF STRFFT



LEGEND

- ## EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- ## EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- x— EXISTING FENCE
- FOUND MONUMENTS
- SET WOOD STAKE AT THE APPROXIMATE PROPERTY CORNER



SCALE 1" = 30'


REGISTERED
PROFESSIONAL
LAND SURVEYOR

DR
OREGON
SEPTEMBER 12, 2018
DAVID ROEGER
86811

EXPIRES DECEMBER 31, 2024

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING HOUSE, FENCES, FOUND MONUMENTS AND WOOD STAKES SET AT THE APPROXIMATE PROPERTY CORNERS FOR 5607 SE WAYMIRE STREET.
2. THE BASIS OF BEARINGS WAS PER THE PLAT OF "WAYMIRE ADDITION" CLACKAMAS COUNTY RECORDS.
3. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF ROGER GROTH.
4. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED BOUNDARY SURVEY WILL NOT BE FILED.

EXHIBIT	5607 SE WAYMIRE STREET
NE 1/4 OF SEC 31, T1S, R2E, W.M.	 CMT SURVEYING AND CONSULTING 20330 SE HIGHWAY 212 DAMASCUS, OR 97089 PHONE (503) 850-4672 FAX (503) 850-4590
CLACKAMAS COUNTY, OREGON	
FEBRUARY 21, 2024	
DRAWN: JMR CHECKED: DMR	
SCALE 1"=30' ACCOUNT #500-1478	
Y: \500-1478\DWG\5001478BASE	

GENERAL NOTES:

- DESIGN LOADS: ROOF 25 PSF (LIVE LOAD)
FLOOR 40 "
STAIRS 100 "
DECKS 60 "
GARAGE FLOOR 50 "
TYPICAL UNLESS NOTED OTHERWISE ON PLANS
- SOIL BEARING CAPACITY @ 1500 PSF (ASSUMED)
- ALL FOOTINGS ARE TO BEAR UPON FIRM LEVEL UNDISTURBED SOIL, STEPPED AS REQUIRED TO PROVIDE 12" MIN. DEPTH BELOW FINISH GRADE.
- INSULATION: THERMAL ENVELOPE IS TO BE IN COMPLIANCE WITH 2021 OREGON RESIDENTIAL SPECIALTY CODE, TABLE R101.1(1) L1 & L2
- ALL WINDOWS, SKYLIGHTS AND GLAZED DOORS ARE TO HAVE INSL. GLAZING, WITH TEMPERED GLAZING PROVIDED AS REQ'D. BY CODE.
- CONNECT ALL SMOKE DETECTORS TOGETHER AND TO HOUSE ELECTRICAL SYSTEM.
- PROVIDE COMBUSTION AIR VENTS FOR STOVES, FIREPLACES AND ANY APPLIANCES WITH AN OPEN FLAME (W/ SCREEN & DAMPER)
- PROVIDE 5/8" TYPE 'X' G.W.R. AT ALL ACCESSIBLE AREAS UNDER STAIRS AND IN GARAGE AT ANY COMMON WALLS & OR CEILING WITH HOUSE.
- PROVIDE UL LISTED FLUES AT ALL FURNACE AND MANUF. FIREPLACES AS REQUIRED BY MFR.
- PROVIDE 1/2" DIA. X 60" CONC. TILED STEEL PIPE BOLLARD IN GARAGE FOR PROTECTION OF FURNACE & WATER HEATER. EMBED BOLLARD IN 12" DIA. X 24" DEEP CONC. FOOTING.
- ALL STAIRS SHALL BE FURNISHED WITH RAILINGS OR BARRIERS A MIN. OF 36" HIGH, WHICH ARE CONSTRUCTED SO THAT A 4" DIA. SPHERE CAN NOT PASS THROUGH. ALL DECKS OR LANDINGS MORE THAN 30" ABOVE GRADE MUST ALSO HAVE SUCH A RAILING OR BARRIER.



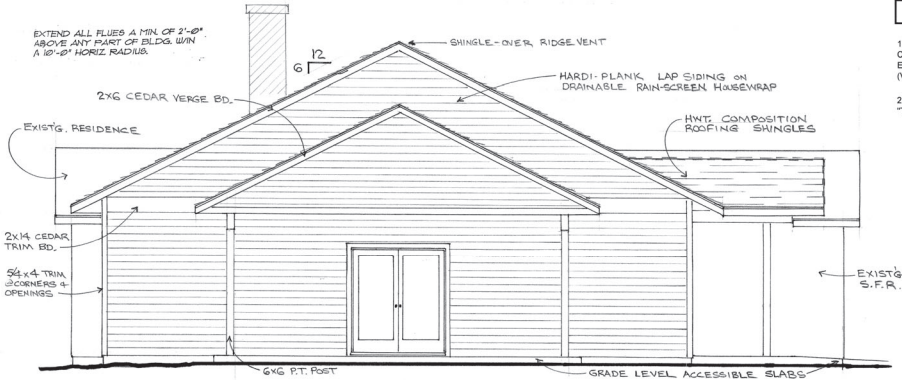
FRONT ELEVATION (WEST)

ELEVATION SCALE: 1/4" = 1'-0" ± 1,748 SQ. FT. ADDTN.

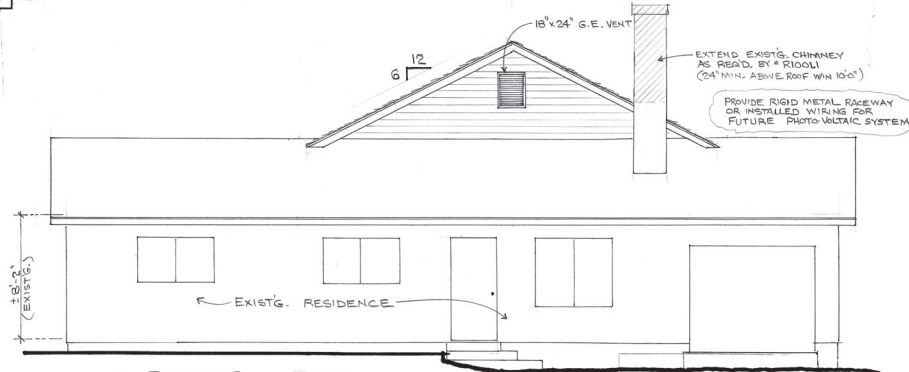
ALL GRADES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES.

NOTES

- ALL DIMENSIONS, HEIGHTS MATERIALS SURFACES, COLORS, FINISHES AND CONDITIONS, ARE TO MATCH EXISTING PROPERTIES AS CLOSELY AS POSSIBLE (VERIFY ON SITE).
- NEW / ALTERED CONSTRUCTION IS SHOWN WITH "TEXTURE" FOR CLARITY OF SCOPE OF WORK.



LEFT SIDE ELEVATION (NORTH)



RIGHT SIDE ELEVATION (SOUTH)



REAR ELEVATION (EAST)

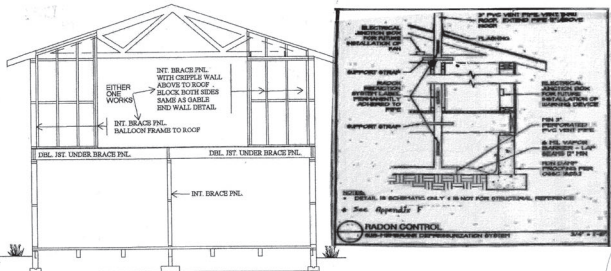
ENERGY EFFICIENCY (2021 ORSC)	
TABLE N1101.1(1)	R-21 EXT. WALLS W/ INSUL. HEADERS
	R-50 CEILINGS
	R-30 FLOORS
	LOW-E INSUL. GLZ. VINYL SASH WINDOWS
TABLE N1101.1(2)	#1 HIGH EFFICIENCY HVAC SYSTEM

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY, AND ARE NOT TO BE REPRODUCED BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND REPORT ANY ERRORS OR OMISSIONS TO THIS OFFICE PRIOR TO THE START OF THE CONSTRUCTION. DIMENSIONS SHOWN ARE PRECEDENCE OVER SCALED DIMENSIONS. THANK YOU! COPYRIGHT © 2024

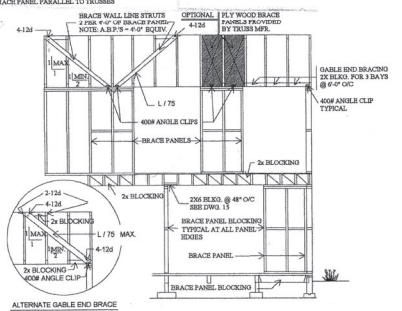
Springwater Design
2475 S. Springwater Rd.
Estacada, OR 97123
503.639.2222
©2024 ©238

Springwater Design

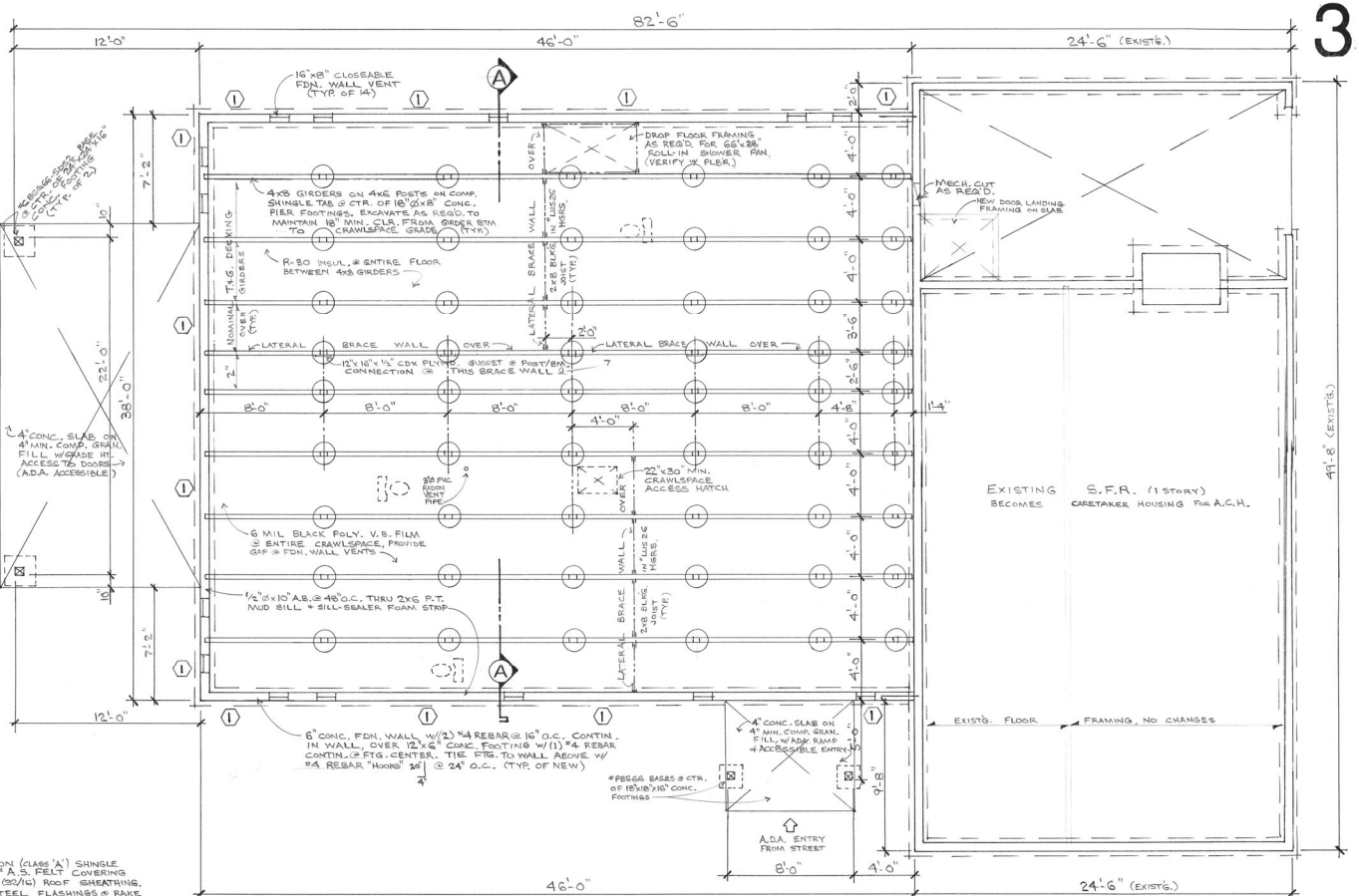
SCALE: AS NOTED	FOR: EMILY	DRY: <i>Emil</i>
DATE: 1-18-24	REV.	
ADULT CARE HOME REMODEL ADDTN.		
# 1 OF THREE	#5607 SE WAYMIRE	DR. NO. 2314



CROSS SECTION



CROSS SECTION



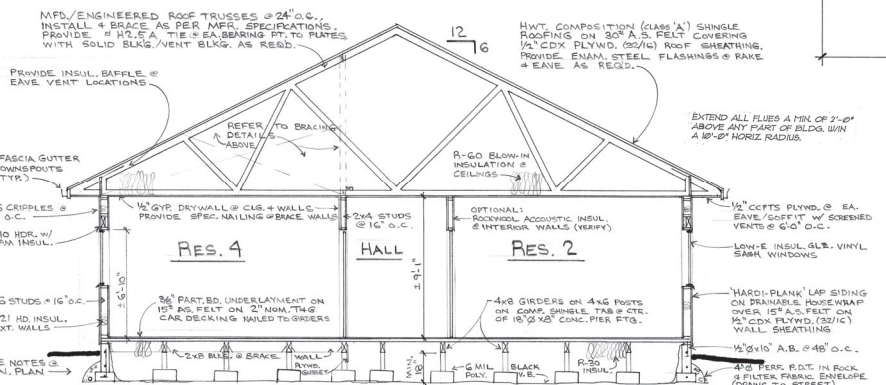
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

- FOUNDATION NOTES**
- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL. REMOVE ALL ORGANIC MATERIAL AND STEEPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINISH GRADE.
 - SOIL BEARING CAPACITY ASSUMED TO BE 3000 PSF.
 - ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4\"/>

- FDN. LEGEND**
- 48\"/>
- ALTERNATE BRACE PANEL LOCATION. SEE DETAIL. USE #4 HD24 HOLD-DOWNS W/ #5 STB16 A.B. OR #4 HD20 TIES @ 8\"/>

- NOTES**
- ALL DIMENSIONS, HEIGHTS MATERIALS SURFACES, COLORS, FINISHES AND CONDITIONS, ARE TO MATCH EXISTING PROPERTIES AS CLOSELY AS POSSIBLE (VERIFY ON SITE).
 - AS WITH ANY REMODEL, NOT ALL AREAS OF EXISTING STRUCTURE ARE VISIBLE W/O DEMOLITION. THIS OFFICE HAS ASSUMED SOME EXISTING CONSTRUCTION ELEMENTS, BASED UPON VISIBLE ELEMENTS & METHODS USED. ANY STRUCTURALLY SIGNIFICANT DEVIATIONS REVEALED UPON DEMOLITION, OR IN THE COURSE OF WORK, ARE TO BE REPORTED TO THIS OFFICE IMMEDIATELY. SUCH DEVIATIONS MAY REQUIRE ADDITIONAL DESIGN SERVICES &/OR ENGINEERING.



STRUCTURAL SECTION

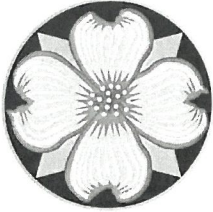
SCALE: 1/4" = 1'-0"

Springwater Design

SCALE: AS NOTED FOR EMILY ORBY: *[Signature]* REV.

ADULT CARE HOME REMODEL ADDTN. # 3 OF THREE #5607 SE WYOMIRE DR. NO. 2314

Springwater Design
2475 S. Springwater Rd.
Estacada, OR 97023
(503) 636-6238



MILWAUKIE PLANNING
 10501 SE Main St.
 Milwaukie OR 97222
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 planning@milwaukieoregon.gov

**Residential Building Permit
 Zoning Worksheet
 R-MD Zone**

Building Permit # _____

Note to Applicants — See back of form for useful information

This form must be submitted with your building permit application. The building permit will not be issued if the form is illegible, incomplete, or if inaccurate information is provided.
 Please contact the Planning Department at 503-786-7630 if you have any questions or comments.

SITE INFORMATION:

Address: 5607 SE Waymire St. Map & Tax Lot(s): 12E31A007700 TL 7700
 Applicant Name: Emily Asa
 Mailing address: 5096 SE 12th Way Gresham Or State/Zip: 97080
 Phone(s): 503-810-6614, 503-789-9639 Email: emily-asa@yahoo.com

PROJECT INFORMATION:

Type:

- | | |
|--|---|
| <input type="checkbox"/> New Frame House or Middle Housing | <input type="checkbox"/> Deck or Patio |
| <input type="checkbox"/> New Manufactured House | <input type="checkbox"/> Accessory Structure (i.e., garage, shed) |
| <input checked="" type="checkbox"/> House Remodel or Addition/Alteration | <input type="checkbox"/> Accessory Dwelling Unit – use separate worksheet |
| <input type="checkbox"/> Other (describe): _____ | |

Special Zones (if applicable): Please check the Milwaukie Zoning Map or contact Planning at 786-7630.

- | | |
|--|--|
| <input type="checkbox"/> Water Quality Resource or Habitat Conservation Area | <input type="checkbox"/> Historic Preservation Overlay |
| <input type="checkbox"/> Willamette Greenway Overlay | <input type="checkbox"/> Flex Space Overlay |
| | <input type="checkbox"/> Floodplain |

Land Use Approval: Are there conditions of an approved subdivision, land partition, conditional use, variance, or other land use approval that apply?

- Yes If yes, Land Use File #(s): _____ No

Applicable Conditions (or attach Notice of Decision):

Lot Area: 9916.29 Source of lot area: Survey By CMT

Acceptable sources are Clackamas County Assessor Records or a survey prepared by a Registered Land Surveyor.

Property Line Location: Indicate how the property lines shown on the site plan submitted with the building permit application were determined.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> By a registered land surveyor (submit survey) | <input checked="" type="checkbox"/> Pins or monuments at property corners | <input type="checkbox"/> Fence lines or other structure |
| <input type="checkbox"/> Other (describe): _____ | | |

DEVELOPMENT STANDARDS FOR NEW HOUSE CONSTRUCTION, ADDITIONS, & REMODELING

See Milwaukie Municipal Code (MMC) Table 19.301.4 for Moderate Density Residential Development Standards

R-MD Zone	Allowed by Code	Existing	Proposed	Comments Staff Use Only
# of Units per lot	single or multiple	1	1	
Setback from Front Property Line ¹	Frontage lot = 20 ft minimum Flag/back lot = 30 ft minimum/20 ft for middle housing	25'	25'	
Setback from Side Property Lines ²	Frontage lot = 5 ft or 5 ft/10 ft Corner lot = 15 ft or 20 ft Flag/back lot = 10 ft minimum	5'	7'	
Setback from Rear Property Line ³	15 ft/20 ft minimum Flag/back lot = 30 ft minimum/20 ft for middle housing	106'	49'	
Building Height	35 feet	14'	20'	
Side Yard Height Plane Limit See page 4 of this handout	20 feet/45 degrees at side yard setback			
Maximum Lot Coverage ⁴ (including all structures)	Lot size of: 2,999 sq ft or less = 45% of lot area 3,000 sq ft – 6,999 sq ft = 35% of lot area 7,000 sq ft and up = 30% of lot area (lot size x .45 or .35 or .30) (40% (62' 20 ft width)	1995 ^{sq}	2948 ^{sq}	
Minimum Vegetation Area ⁴	Lot size of: 2,999 sq ft or less = 15% of lot area 3,000 sq ft – 6,999 sq ft = 25% of lot area 7,000 sq ft and up = 30% of lot area (lot size x .15 or .25 or .30)	7921	6968 ^{sq} 2974^{sq}	
Front Yard Minimum Vegetation ⁵	40% of front yard area	1100	1100	

- A covered porch on a single detached dwelling or middle housing dwelling may extend up to 6 ft into a required front yard if the following requirements are met:
 - The porch is not enclosed on any side other than what is enclosed by the exterior walls of the dwelling (does not include columns, retractable sunshades, netting, railings, or other projections that do not extend more than 3 feet above the surface of the porch).
 - The surface of the porch does not exceed 18 in high above the existing grade.
 - The porch is at least 5 ft from the front lot line.
- For frontage lots, if the lot is 7,000 sq ft or larger one side yard setback is 5 ft and the other is 10 ft. For corner lots, the setback for the yard facing the side street is 15 or 20 ft depending on lot size—if the lot is 7,000 sq ft or larger, the setback is 20 ft; otherwise, the setback is 15 ft. See MMC Section 19.201 Definitions for description of how yards are determined.
- If the lot is 1,500 sq ft or less, the rear yard setback is 15 ft; for lots larger than 1,500 sq ft, the rear yard setback is 20 ft.
- On a separate sheet, show how area was calculated. (See "How to measure lot coverage and landscaped area" on page 3 of this handout.) In some cases, the maximum lot coverage can be increased or decreased. See MMC Subsection 19.301.5 for additional information.
- A property may provide less than the 40% of the front yard vegetation requirement if it is necessary to provide a turnaround area so that vehicles can enter a collector or arterial street in a forward motion.

2110
 1995
 2948