



CITY OF MILWAUKIE

NOTICE OF TYPE II LAND USE PROPOSAL

Date mailed: March 6, 2024

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

You are receiving this notice because development has been proposed in your neighborhood. The proposed development requires notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. A summary of the proposal and information on how to respond to this notice are described below.

The City will consider written comments on the proposal prior to issuing a decision.

To ensure that your comments are considered in the decision, please submit written comments to the staff contact listed below before 5:00 p.m. on Wednesday, March 20, 2024. After that date, there is no guarantee that comments will be incorporated into the decision.

The decision may be issued as early as 15 days from the date of this public notice.

Please include the land use file number for reference.

File Number(s):	VR-2024-001
Location:	5607 SE Waymire St Tax Lot ID 1S2E31AD07700 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	Reduce the street-side yard setback along the property's 56 th Avenue frontage by 25%, from 20 ft down to 15 ft. The adjustment would allow an addition to the existing building for purposes of establishing an adult foster/care home. The addition would be 18.5 ft from the street-side property line, with a new covered porch set back 15 ft.
Primary Contact Person:	Roger Groth (applicant's representative) Tel. 503-789-9639; Email rogergroth6@gmail.com
Applicant/Owner:	Emily Asa 5096 SE 12 th Way, Gresham, OR 97080
Staff contact:	Brett Kelter, AICP, Senior Planner City of Milwaukie Planning Department 10501 SE Main St, Milwaukie, OR 97222 503-786-7657, kelterb@milwaukieoregon.gov
Neighborhood District Association(s):	Linwood NDA, contact Elizabeth Start at 503-430-9758.

Applicable Criteria:	<ul style="list-style-type: none">• Milwaukie Municipal Code (MMC) Section 19.301 Moderate Density Residential zone (R-MD)• MMC Subsection 19.501.2 Yard Exceptions• MMC Chapter 19.700 Public Facility Improvements• MMC Section 19.911 Variances• MMC Section 19.1005 Type II Review Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/ .
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To learn more about a proposal: Contact the staff contact assigned to the proposal or visit the project webpage at www.milwaukieoregon.gov/planning/vr-2024-001. The application materials and the applicable approval criteria and development standards are available for review online—please call or email the staff contact for more information.

To comment on a proposal: You are invited to submit comments in writing before the City issues a decision. Comments should be addressed to the staff contact listed above and be directed toward the applicable criteria. If you submit a written comment, you will be sent a copy of the decision. All written comments become part of the permanent record. City staff can discuss this proposal in person or via telephone. However, the City will consider only written comments when issuing the decision on this proposal.

Neighborhood District Association: The Neighborhood District Association (NDA), listed on the first page of this notice, may take a position on this proposal. The application materials have been referred to the NDA Chairperson and Land Use Committee members. The proposal may be discussed at an open meeting of the NDA. Please contact the person listed as the neighborhood contact to determine the status of the NDA’s review and position on this proposal.

Decision: The Planning Manager will consider any comments received and issue a decision to approve the proposal, approve the proposal with conditions, or deny the proposal. The earliest the decision would be issued is 14 days from the date of this public notice. The decision may be issued after that date depending upon the amount of comments received and complexity of the proposal.

A copy of the decision will be mailed only to persons that submit written comments prior to the issuance of a decision.

To appeal the decision: The Planning Manager’s decision may be appealed by any party that is aggrieved or adversely impacted by the decision, or that believes an error was made regarding the evaluation of the approval standards and criteria for the proposal. Appeals are heard by the Planning Commission and must be filed within 15 days of the issuance of a decision. Notice of an appeal hearing will be sent to all parties that received this notice.

Appeals must be made in writing, use forms provided by the City, and include the fee for an appeal. The appeal process and requirements are explained in Milwaukie Municipal Code Section 19.1010 Appeals. Contact staff at 503-786-7630 for information about the appeal process.

After an appeal hearing, the Planning Commission’s decision may be appealed to the Oregon Land Use Board of Appeals (LUBA), 550 Capitol St SE, Suite 235, Salem, OR 97301 (503-373-1265). Any issue that is intended to provide a basis for appeal to LUBA must be raised prior to the issuance of the Planning Manager’s decision or prior to the conclusion of the Planning Commission’s appeal hearing. Failure to

Notice of Type II Land Use Proposal—File #VR-2024-001
Emily Asa, 5607 SE Waymire St
Earliest date for decision to be issued: March 21, 2024

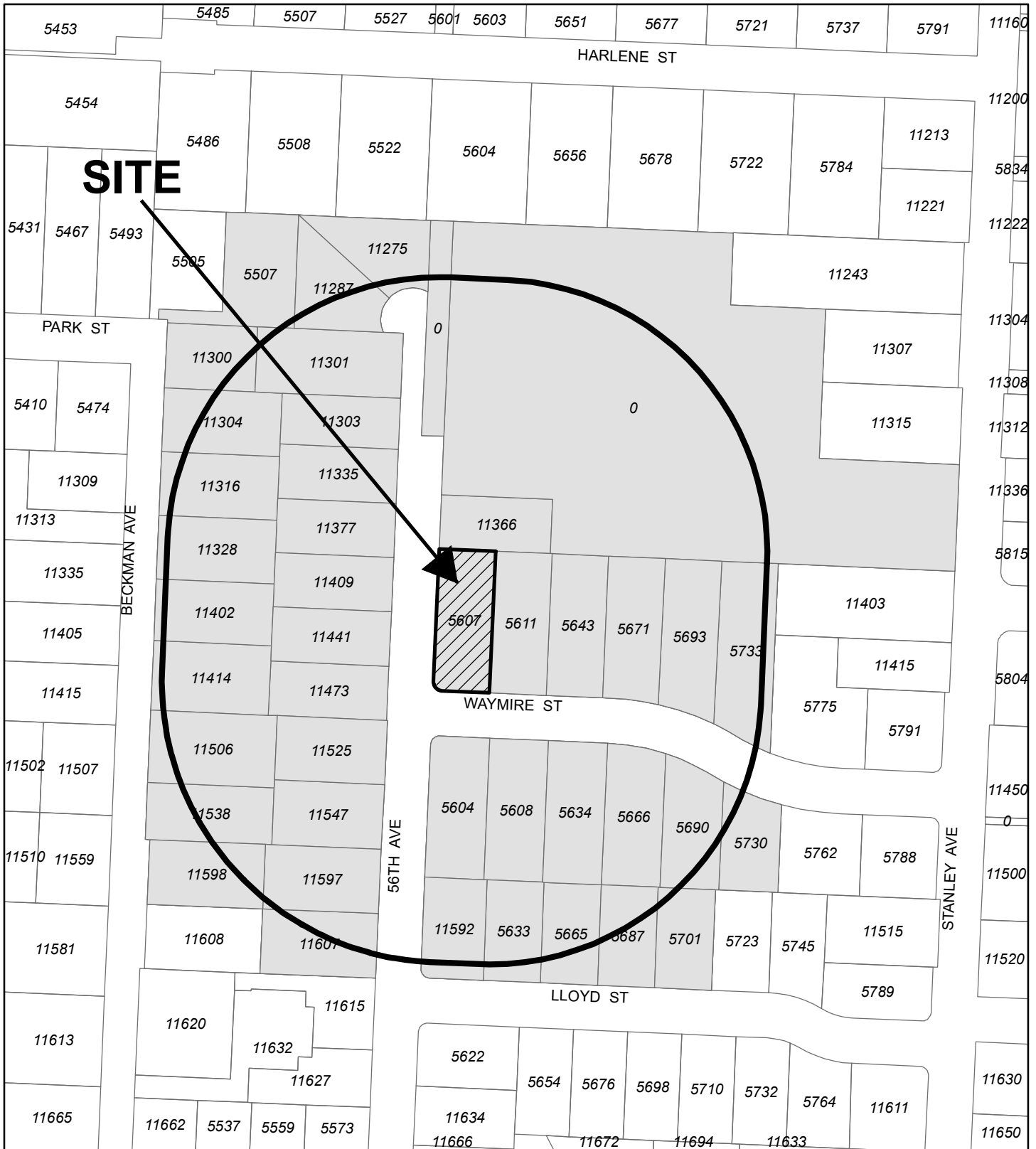
raise an issue with sufficient specificity and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue will preclude any appeal on that issue to LUBA.

Enclosures:

- Location map
- Plans (plot plan, elevations, floor plan)





NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:

THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY
FORWARDED TO THE PURCHASER.



Site Map
5607 SE Waymire St
(Tax ID 1S2E31AD07700)
File #VR-2024-001

Legend

-  VR-2024-001 site
-  300-ft public notice boundary
-  Properties receiving notice
-  Other tax lots



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

S0°00'00"E 156.50'

TA

9916.29 Total lot square feet

To Be Removed
24

To Be Removed
32

To Be Removed
24

Proposed
1748

Guest
Entrance

1.3'E

38.0'

2.0'

8.6'

1200.5

EXISTING
HOUSE

24.5'

49.0'

5.1'

4.2'E

Covered Patio +

Walkway Total S = 1068.5

Driveway 475

Proposed New Addition 1748

Existing Residence 1200

Total Impervious Area 2948

Existing
121 Entrance
40'
52'
Existing walkway
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 STRREET

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.

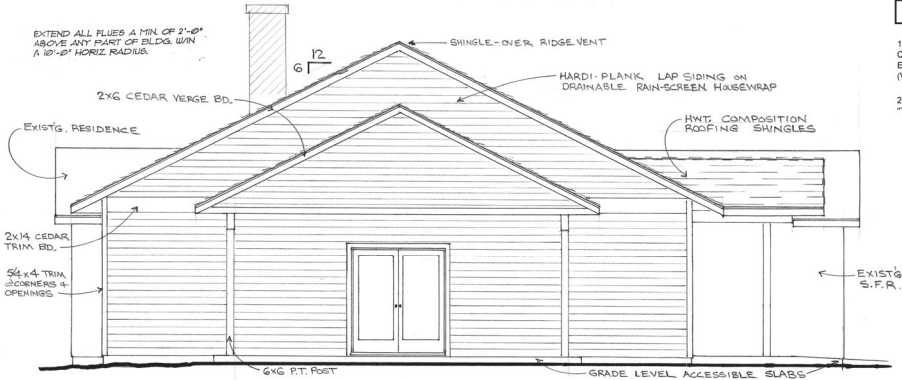


FRONT ELEVATION (WEST)
ELEVATION SCALE: 1/4" = 1'-0" ± 1,748 SQ. FT. ADDTN.

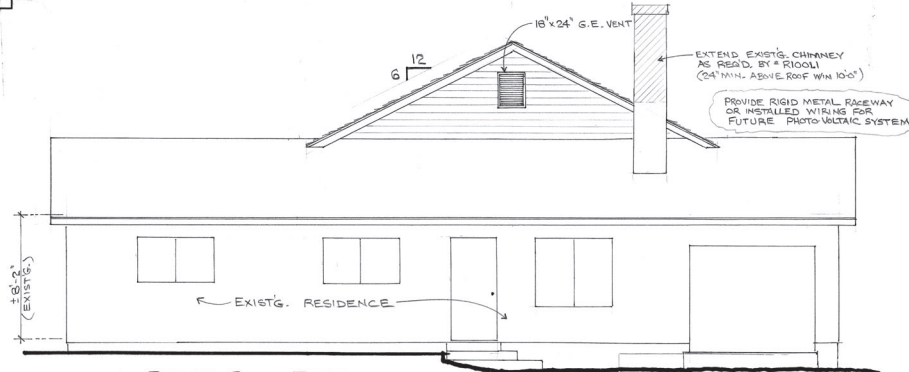
ALL GRADES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES.

NOTES

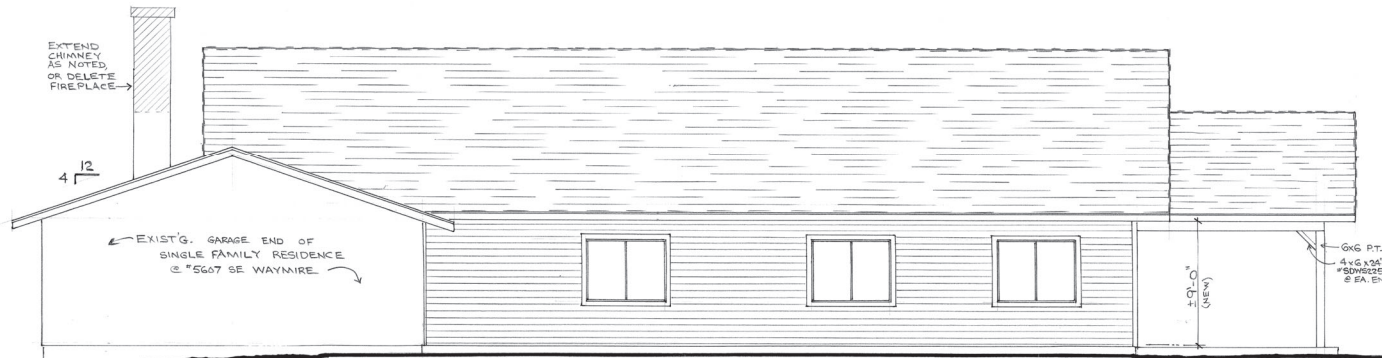
- ALL DIMENSIONS, HEIGHTS MATERIALS SURFACES, COLORS, FINISHES AND CONDITIONS, ARE TO MATCH EXISTING PROPERTIES AS CLOSELY AS POSSIBLE (VERIFY ON SITE).
- NEW / ALTERED CONSTRUCTION IS SHOWN WITH "TEXTURE" FOR CLARITY OF SCOPE OF WORK.



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

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Estacada, OR 97123
503.639.6238
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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

