

**PLANNING DEPARTMENT**

6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630

FAX: 503-774-8236

E-MAIL: planning@milwaukieoregon.gov

Application Referral

DATE SENT: September 19, 2014

COMMENTS DUE: October 3, 2014

Site location: 4530 SE Brookside Dr

Applicant: Ray Bell

Applicant phone: 503-313-9228

ADMINISTRATIVE DECISION

TENTATIVE DATE: October 6, 2014

Review type: Type II

File #(s): VR-14-04, NR-14-08

Application type: Variance

TO:

- ☒ CD Director (cover sheet only)
- ☒ Engineering Dept. Brad Albert, Civil Engineer
- ☒ Building Official (cover sheet only) ☐ Police Chief
- ☒ Planning Director (cover sheet only) ☐ City Attorney
- ☐ City Manager ☒ PW Operations (Rob Livingston)
- ☒ CFD#1: Mike Boumann and Shawn Olson
- ☒ NDA Chair & LUC: Lewelling
- ☒ NDA Liaison (cover sheet only) Grady Wheeler (Lewelling)
- ☒ Clackamas County: Kenneth Kent
- ☒ Metro: Miranda Bateschell
- ☐ ODOT: Seth Brumley
- ☒ TriMet: Heather Boll
- ☐ Other:

FROM:

Brett Kelter, Associate Planner, 503-786-7657
kelterb@milwaukieoregon.gov

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PROPOSAL:

ZONE: R-7

Reduce the minimum front and street side yard setbacks to 15 ft each, to allow placement of a front landing and a rear deck for a new single-family residence. The site is an irregularly shaped corner lot, with a significant slope dropping from back to front. The subject property has no special overlays or designations, but it is within 100 ft of a designated Habitat Conservation Area (HCA) and requires a construction management plan.

Note: Notice provided to Clackamas County and Metro because the proposed development is within 200 ft of a designated Collector street (SE Johnson Creek Blvd); notice provided to TriMet because the proposed development is within 200 ft of an existing transit route (#75 bus line).

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

- MMC Section 19.911 Variances
- MMC Section 19.301 Low Density Residential Zones
- MMC Section 19.501 General Exceptions
- MMC Subsection 19.402.9 Construction Management Plans