



NOTICE OF TYPE II LAND USE PROPOSAL

Date mailed: March 18, 2015

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 associations 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. The decision may be issued as early as 14 days from the date of this public notice.

Written comments are due to the staff contact listed below no later than 5:00 p.m. on Wednesday, April 1, 2015. Please include the land use file number for reference.

File Number:	ADU-2015-002
Location:	5704 SE Flora Dr (Assessor Map 12E30DB01000) <i>A map of the site is located on the last page of this notice.</i>
Proposal:	Construct a 2-car detached garage with accessory dwelling unit (ADU) above. Type II request to allow a 780 sf ADU.
Applicant/Primary Contact Person:	Ben Bianchi 13760 SW Twelve Oaks Ct., Tigard, OR 97224 Tel. (503) 430-7273; E-mail beonkey07@yahoo.com
Owner(s):	Same as above.
Staff contact:	Vera Kolia, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7653 koliasv@milwaukieoregon.gov
Neighborhood District Association:	Lewelling
Applicable Criteria:	<ul style="list-style-type: none">• MMC 19.301 Low Density Residential Zones• MMC 19.910.1 Accessory Dwelling Units• MMC 19.1005 Type II review Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/ .

To learn more about a proposal: Contact the staff contact assigned to the proposal. The application materials and the applicable approval criteria and development standards are available for review at the Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd. Please call the staff contact ahead of time to schedule a review of the application materials. Copies of this information can be obtained for a reasonable fee.

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.

Decision: The Planning Director will consider any comments received and issue a decision to approve the proposal, approve the proposal with conditions, or deny the proposal. The earliest date that the decision would be issued is April 1, 2015. The decision may be issued after this 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 Director’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.

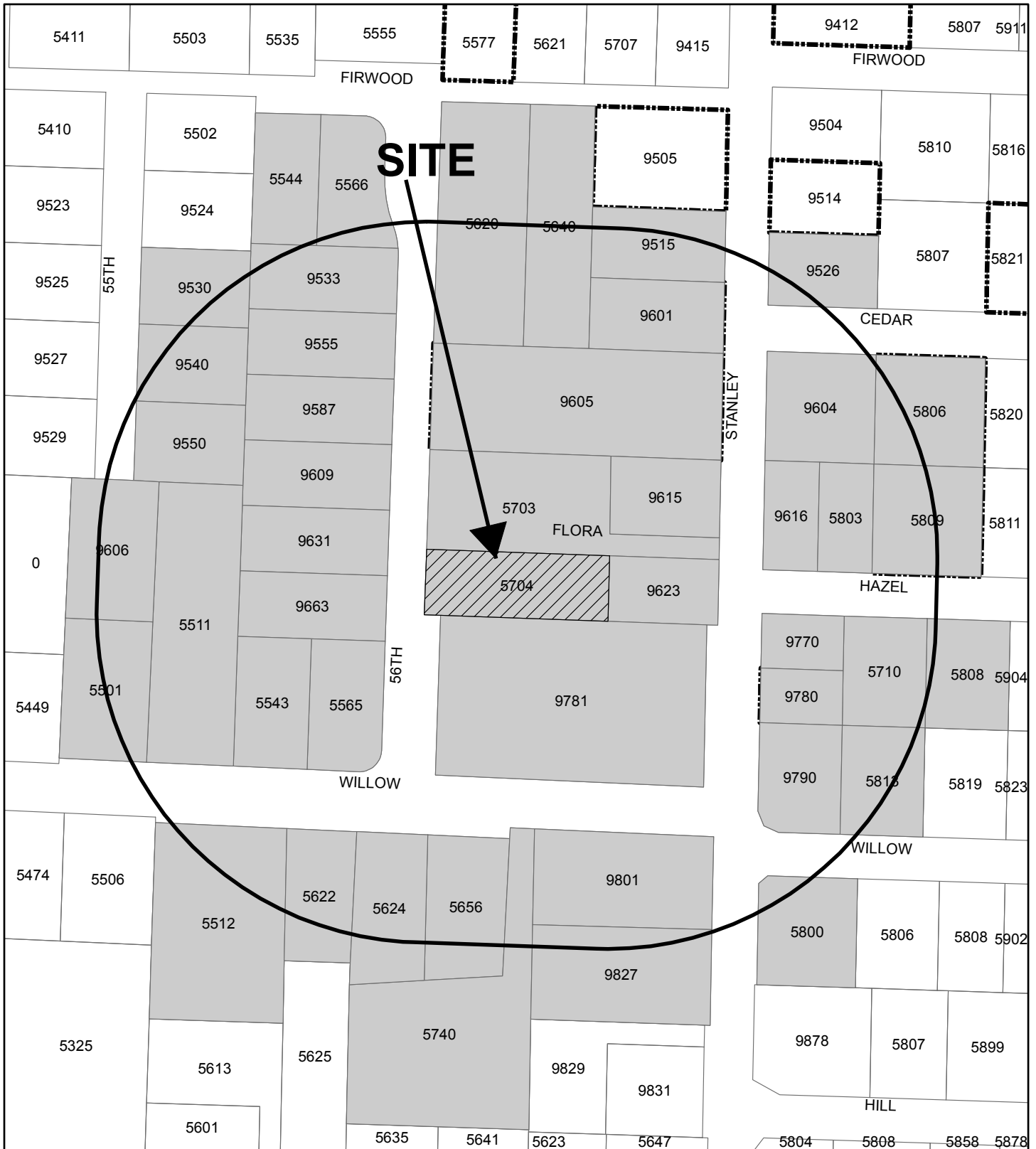
Appeals must be made in writing, use forms provided by the City, and include the fee for an appeal. The appeal process and requirements are explained in Milwaukie Municipal Code Section 19.1010 Appeals. Contact staff at 503-786-7630 for information about the appeal process.

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 Director’s decision or prior to the conclusion of the Planning Commission’s appeal hearing. Failure to 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
- Site Plan
- Elevations

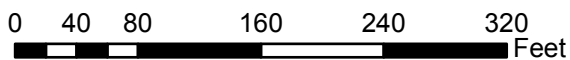
NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:
THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL
BE PROMPTLY FORWARDED TO THE PURCHASER.



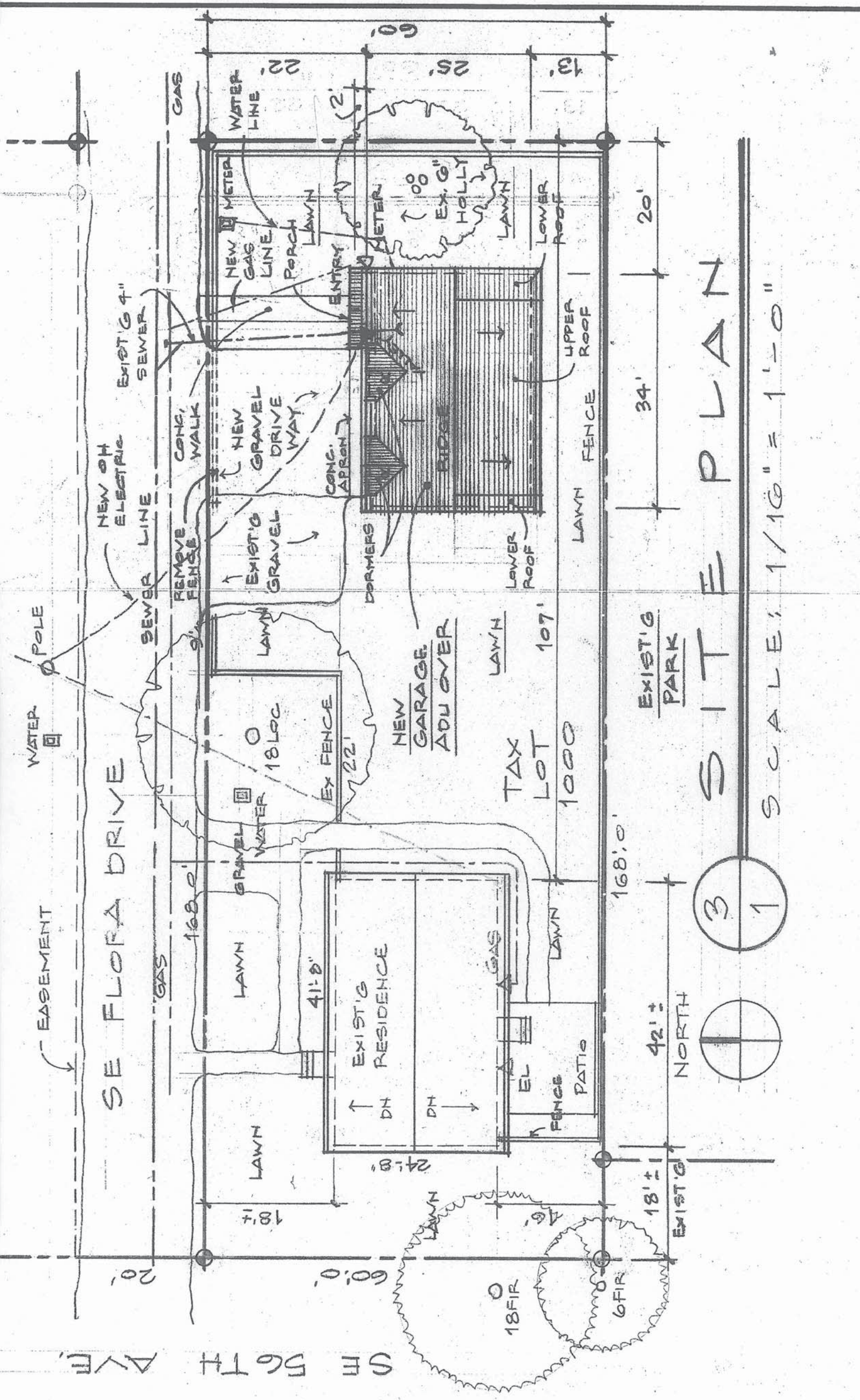
Site Map
5704 SE Flora Dr.
(12E30DB01000)
File# ADU-2015-002

Legend

- 300 foot notification
- ADU-2015-002 property
- Properties receiving notification
- City Limit
- Tax lots



B F Z B I A N C H I

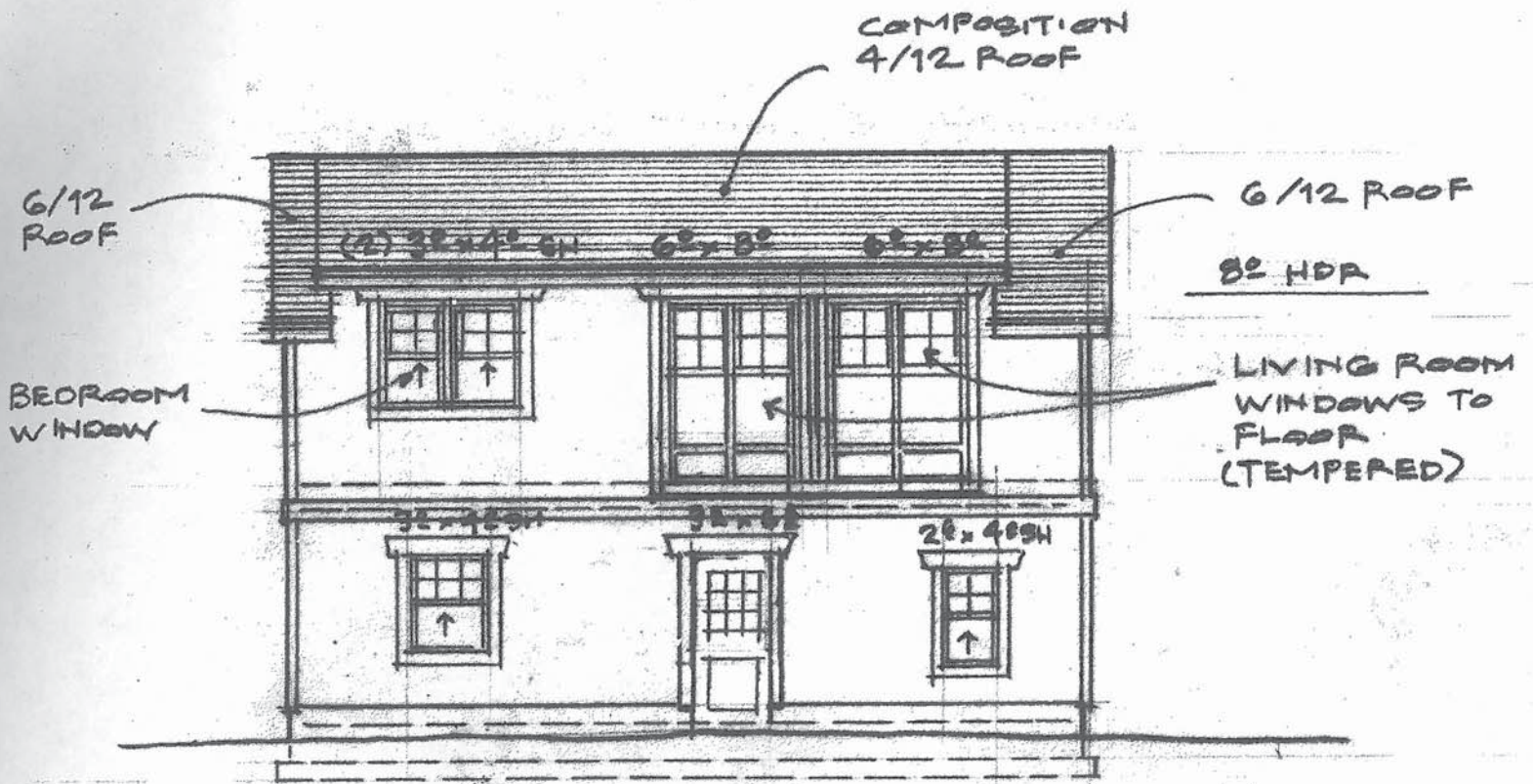


S I T E P L A N

SCALE: 1/16" = 1'-0"

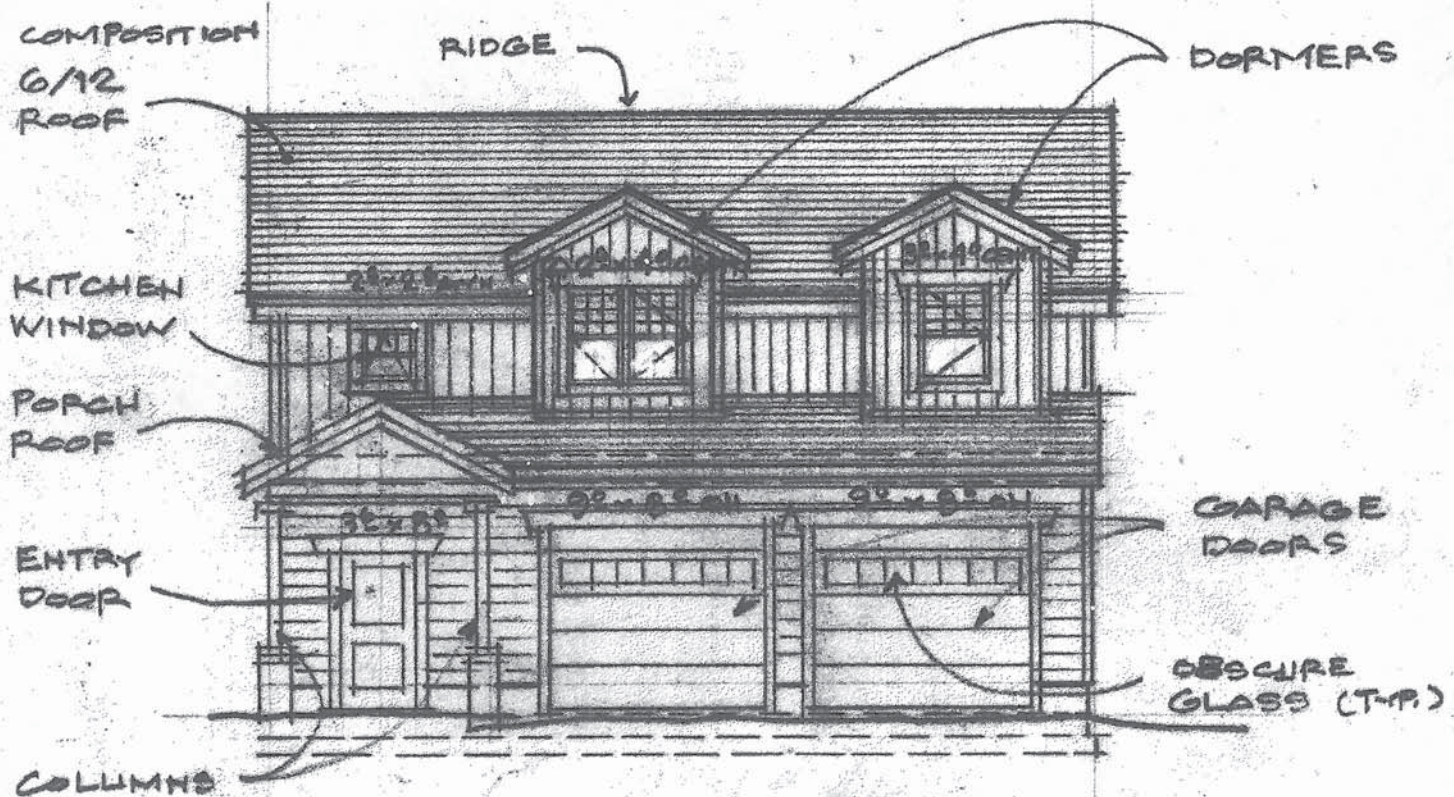
Nys Associates
 10250 S.W. 87th Ave
 Tigard, OR 97223

BIANCHI RESIDENCE	
TWO CAR GARAGE W/ ADU OVER	
SCALE: NOTED	DRAWN BY SEN
DATE: 2/14/15	REVISED
5704-06 SE FLORA DRIVE	
MILWAUKIE, OR 97222	
DRAWING NUMBER	
1 of 2	



SOUTH (REAR) ELEVATION

SCALE: 1/8" = 1'-0"

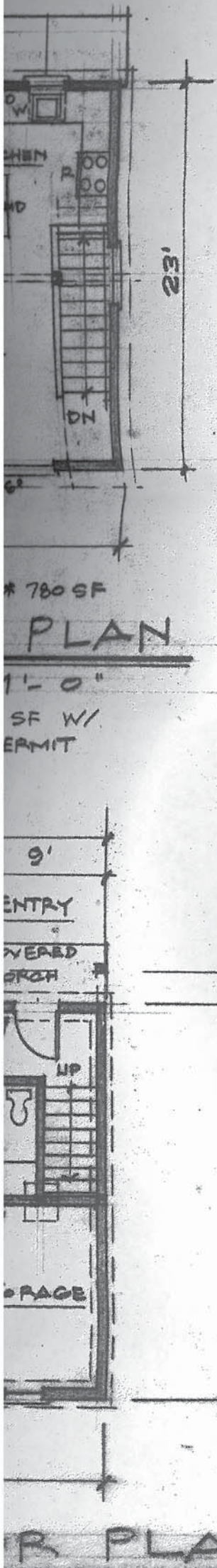


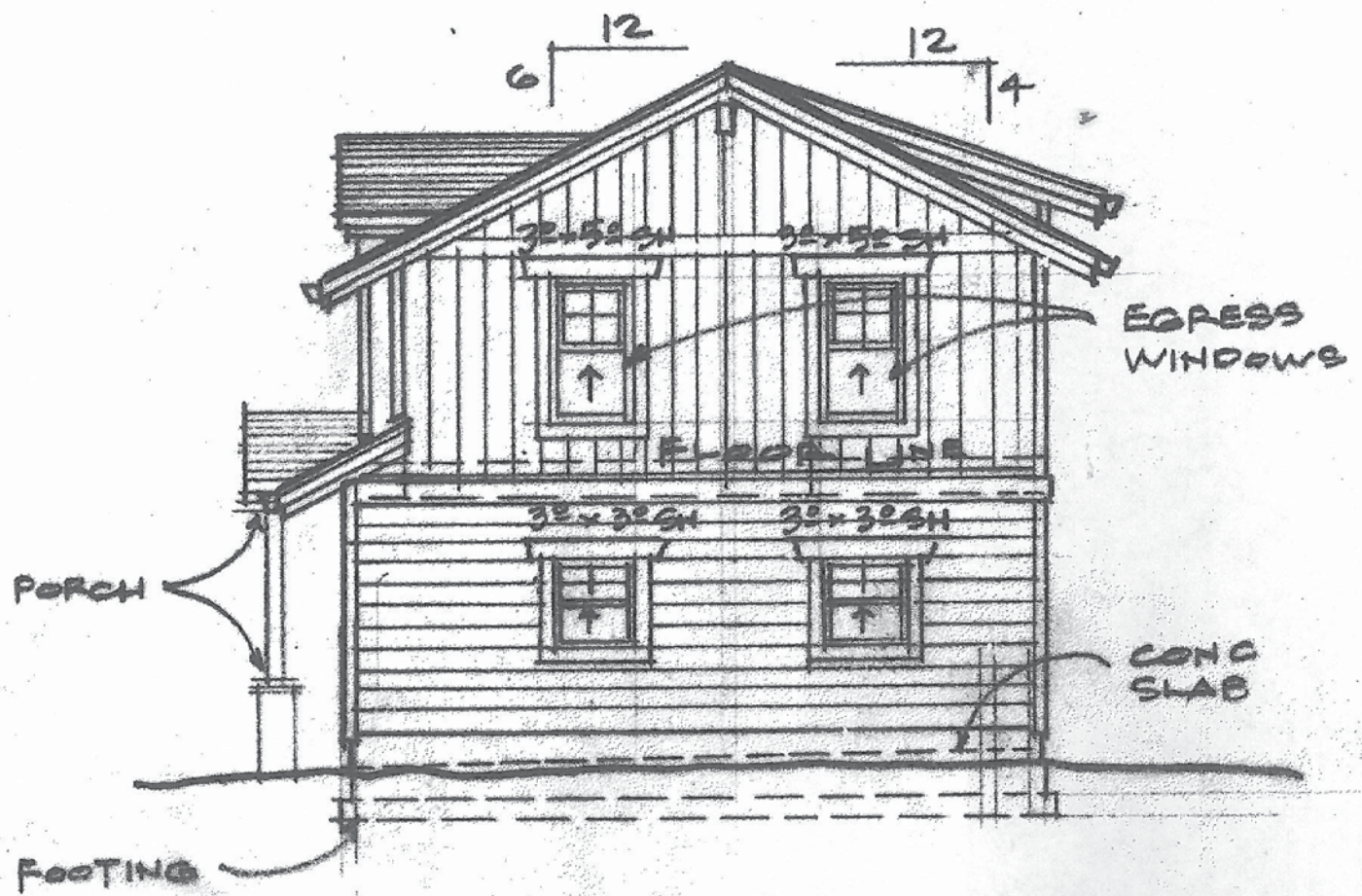
NORTH (FRONT) ELEVATION

SCALE: 1/8" = 1'-0"

Nys Associates
10250 S.W. 87th Ave
Tigard, OR 97223

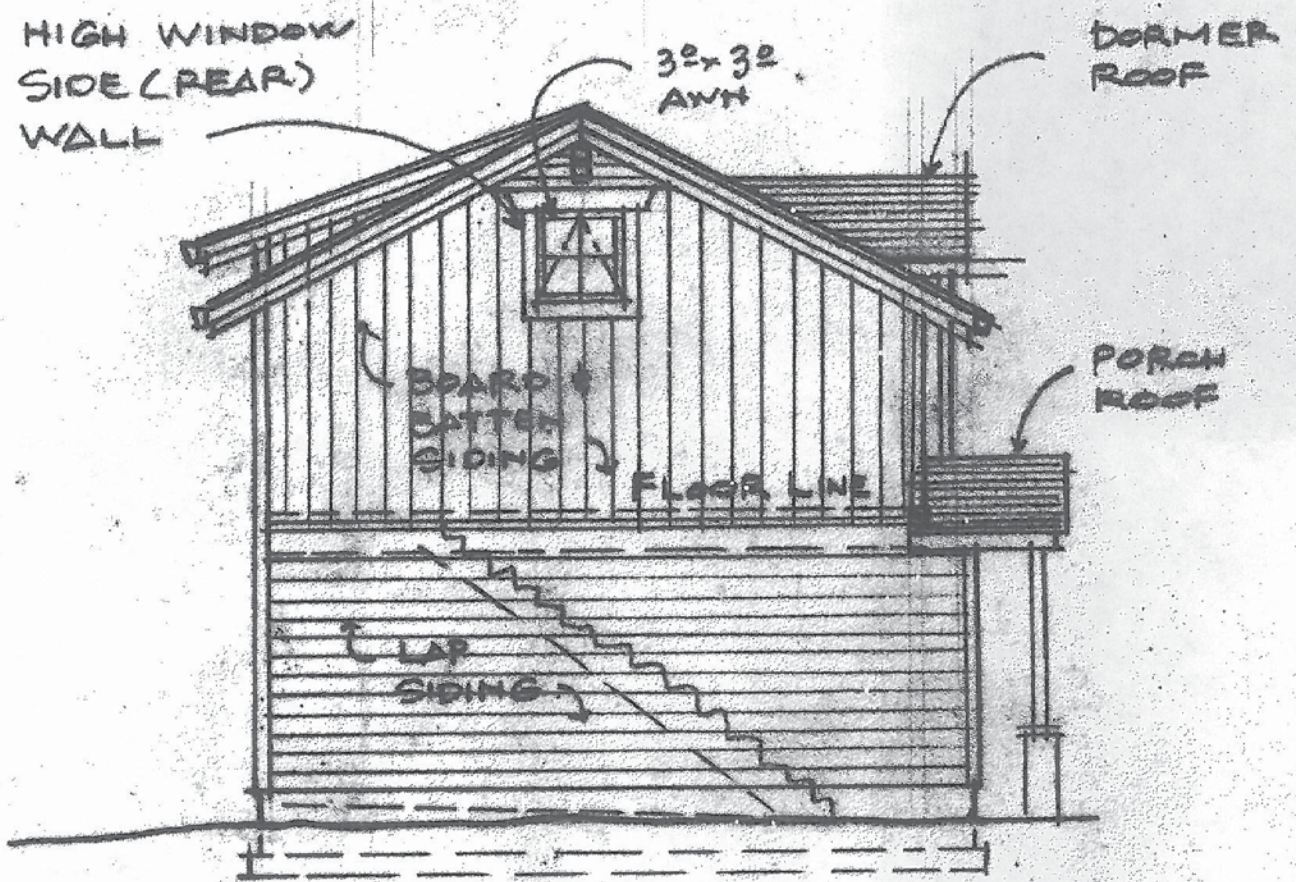
2 CAR GARAGE & ADU		
5704 SE FLORA DRIVE		
SCALE: NOTED	APPROVED BY:	DRAWN BY SEN
DATE: 2/14/15		REVISED





WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

