

2,000 fee for MPE III



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@milwaukieoregon.gov

Application for Land Use Action

Master File #: VR-14-02

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

<input type="checkbox"/> Amendment to Maps and/or Ordinances: <input type="checkbox"/> Comprehensive Plan Text Amendment <input type="checkbox"/> Comprehensive Plan Map Amendment <input type="checkbox"/> Zoning Text Amendment <input type="checkbox"/> Zoning Map Amendment	<input type="checkbox"/> Land Division: <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Partition <input type="checkbox"/> Property Line Adjustment <input type="checkbox"/> Replat <input type="checkbox"/> Subdivision	<input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Residential Dwelling: <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Duplex <input type="checkbox"/> Manufactured Dwelling Park <input type="checkbox"/> Temporary Dwelling Unit
<input type="checkbox"/> Code Interpretation <input type="checkbox"/> Community Service Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Development Review <input type="checkbox"/> Director Determination <input type="checkbox"/> Downtown Design Review <input type="checkbox"/> Extension to Expiring Approval <input type="checkbox"/> Historic Resource: <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Status Designation <input type="checkbox"/> Status Deletion	<input type="checkbox"/> Miscellaneous: <input type="checkbox"/> Barbed Wire Fencing <input type="checkbox"/> Bee Colony <input type="checkbox"/> Mixed Use Overlay Review <input type="checkbox"/> Modification to Existing Approval <input type="checkbox"/> Natural Resource Review <input type="checkbox"/> Nonconforming Use Alteration <input type="checkbox"/> Parking: <input type="checkbox"/> Quantity Determination <input type="checkbox"/> Quantity Modification <input type="checkbox"/> Shared Parking <input type="checkbox"/> Structured Parking	<input type="checkbox"/> Sign Review <input type="checkbox"/> Transportation Facilities Review <input checked="" type="checkbox"/> Variance: <input type="checkbox"/> Use Exception <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Willamette Greenway Review <input type="checkbox"/> Other: _____

Use separate application forms for:

- Annexation and/or Boundary Change
- Compensation for Reduction in Property Value (Measure 37)
- Daily Display Sign
- Appeal

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Perry Nordby

Mailing address: 9925 SE 37th Ave Milw, OR Zip: 97222

Phone(s): 503-475-4518 / 503-652-2180 E-mail: pnordby@jarOregon.com

APPLICANT'S REPRESENTATIVE (if different than above): Row Woodruff, Architect

Mailing address: 1225 SE Math St Portland, OR Zip: 97202

Phone(s): 503-708-8151 E-mail: tbwgroup@yahoo.com

SITE INFORMATION:

Address: 9925 SE 37th Ave Map & Tax Lot(s): 1S1E25DL0010D

Comprehensive Plan Designation: _____ Zoning: R7 Size of property: 91-43' x 107'

PROPOSAL (describe briefly):

SECOND STORY LIVING SPACE ADDED ABOVE EXISTING GARAGE AND DINING ROOM LEVEL.

SIGNATURE:

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) 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: 5/11/14

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.



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For all Land Use Applications
(except Annexations and Development Review)

Submittal Requirements

All land use applications must be accompanied by a signed copy of this form (see reverse for signature block) and the information listed below. The information submitted must be sufficiently detailed and specific to the proposal to allow for adequate review. Failure to submit this information may result in the application being deemed incomplete per the Milwaukie Municipal Code (MMC) and Oregon Revised Statutes.

Contact Milwaukie Planning staff at 503-786-7630 or planning@milwaukieoregon.gov for assistance with Milwaukie's land use application requirements.

1. **All required land use application forms and fees**, including any deposits.
Applications without the required application forms and fees will not be accepted.
2. **Proof of ownership or eligibility to initiate application** per MMC Subsection 19.1001.6.A.
Where written authorization is required, applications without written authorization will not be accepted.
3. **Detailed and comprehensive description** of all existing and proposed uses and structures, including a summary of all information contained in any site plans.
Depending upon the development being proposed, the description may need to include both a written and graphic component such as elevation drawings, 3-D models, photo simulations, etc. Where subjective aspects of the height and mass of the proposed development will be evaluated at a public hearing, temporary on-site "story pole" installations, and photographic representations thereof, may be required at the time of application submittal or prior to the public hearing.
4. **Detailed statement** that demonstrates how the proposal meets all applicable application-specific approval criteria (check with staff) and all applicable development standards (listed below):
 - a. **Base zone standards** in Chapter 19.300.
 - b. **Overlay zone standards** in Chapter 19.400.
 - c. **Supplementary development regulations** in Chapter 19.500.
 - d. **Off-street parking and loading standards and requirements** in Chapter 19.600.
 - e. **Public facility standards and requirements**, including any required street improvements, in Chapter 19.700.
5. **Site plan(s), preliminary plat, or final plat** as appropriate.
See Site Plan, Preliminary Plat, and Final Plat Requirements for guidance.
6. **Copy of valid preapplication conference report**, when a conference was required.

22 orig

Ron Woodruff
Architect
1225 SE Mall St.
Portland, OR 97202
Rbwgroup1@yahoo.com

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August 1, 2014
(Revised 9/4/14)

Perry Nordby property
9925 SE 37th Ave.
Milwaukie, OR 97222

Re: Description of all existing and proposed uses and structures described in the two site plans dated 5/22/14 and 9/4/14

The existing house is originally a one storey structure that includes a 8x12 portable tool shed on south side of the lot. There are two parking spaces at the front of the existing garage. There are optional spaces used for parking on east side of the property at the gravel shoulder outside of the property line...these spaces are used for parking on both sides of 37th Ave. for most of 37th Ave. to the south. The existing floor plan of the house is a two bedroom, one bath, living room, kitchen and dining room configuration. The garage is a two car garage built with the original house.

There is an existing outside patio on west side of the house and open covered porch on the east side facing SE 37th Ave. Decorative fences, existing sidewalks, low rock walls and grape arbor wall structures are identified on the site plan. Existing trees are also shown and are not in conflict with any future development .

Proposed uses are:

- 1) Expansion of the garage to include a second level used for storage/hobby purposes. This level is above the existing garage and dining room footprint below. The proposed addition is accessed by stairs going up from the existing garage ground level.
- 2) Addition of covered patio, open on three sides, attached to west side of garage measuring 19' x 18'. A open cooking grill is included, located near an existing chimney flue on the west side of the existing garage.

22
0124
Sept. 4, 2014

Type III Variance VR-14-02

9925 SE 37th Ave.

Milwaukie OR 97222

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General Narrative on variance request #2 for covered patio at west side of garage

The applicant's alternative provides, at a minimum, an analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements.

This request is for an open on three (3) sided covered patio with open cooking grill in the area of an existing chimney flue.

Potential impacts on the north side are minimal since there is not a residence adjacent to the north side (Harvey St. side).

Potential impact to the west side could be considered minimal with setback of 18'. There is a residence on the west side. Activities in the proposed covered patio would be primarily outdoor cooking and dining as a low level activity, hopefully compatible with the neighboring residence.

Benefits are, outdoor cooking and dining in a space out of the weather during the rainy seasons, also a location to place outdoor patio furniture in a semi-protected environment.

Base Zone Standards

Setback on the north (Harvey St. side) of baseline code is 25'. This proposal is asking for setback on north side of 20'.

Setback on west side of baseline code is 20'. This proposal is asking for setback of 18'.

Lot coverage in 22%, less than the 30% of baseline code lot coverage.

Off-street parking was addressed in previous narrative for second level construction over garage

August 4, 2014

Type III Variance VR-14-02

9925 SE 37th Ave.

Milwaukie Or 97222

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General narrative on variance request

The applicant's alternative analysis provides, at a minimum, an analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements.

The existing garage footprint was modified in extending length to the North by 21" VR-12-05.

This request is to extend the height of the second level over the existing garage footprint with a 2'-3" eave on the gable front at north side, the second level is also partially over the existing dining room on north side of the single storey residence.

Potential impact due to increased height facing Harvey St could be considered minimal since there is not a residence adjacent to the north side. Benefits are to include additional living space for the occupant in the form of increased. general storage and hobby space.

Base Zone Standards

The proposed height is 27' which is less than the allowed R7 height of 35'. Setback from the Harvey St. side yard requirement of baseline code is 20' (45' from Harvey St. centerline). The existing setback of the garage footprint is 15.7' which is less than the allowed setback therefore requiring a variance to allow a second level addition that is less than the baseline code setback. Lot coverage will not be affected. Off-street parking requires 1 space outside of required street side yard. Two spaces in garage are partially within required street side yard (approved by the last variance VR-12-05).

22
Type III Variance

9925 S.E. 39th Ave.

Milwaukie

Perry Nordby, Owner

June 3, 2014

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b. The proposed variance is determined by the Planning Commission to be both reasonable and appropriate, and it meets one or more of the following criteria:

- 1) The proposed variance avoids or minimizes impacts to surrounding properties.

The proposed elevation addition to the existing single level garage is primarily seen on all sides of the garage level. The dominant elevation change from the previous Type III approval is on the north (Harvey St.) side. The west and south sides have wall extensions to accommodate a second level area proposed to be additional living space accessed from from the stairs below at ground level of the existing garage. The east side elevation is a complimentary gable dormer meant to extend the second level living space. (see attached elevation, front view drawings)

Impacts on surrounding properties are minimal if any. On the west side, the building roof ridge height is 27ft. from ground level. The setback from this side is 37 ft. from the west property line. The south side is similar with a setback of a longer distance. (see south elevation drawing)

The east side impacts are a gable dormer approximately in the middle of the existing house which can be seen as adding interest and variation to the overall Craftsman Style of the house.

2) The proposed variance has desirable public benefits.

As stated in the previous Type III Application on this property, aesthetic improvements do not typically constitute a public benefit.

3) The proposed variance responds to the existing built environment or natural environment in a creative and sensitive manner.

This criterion is not applicable as found in the previous Type III Application due to the flat rectilinear site which does not present any development issues.

General narrative for reason to add second level multipurpose space above garage and ground level dining room:

The second level of storage/sewing room, above the existing garage and dining room, was added to increase the usable space above the garage. This was first conceived as attic storage space but grew to include storage/sewing room space, which is accessed by stairs at the ground level in the existing garage footprint.

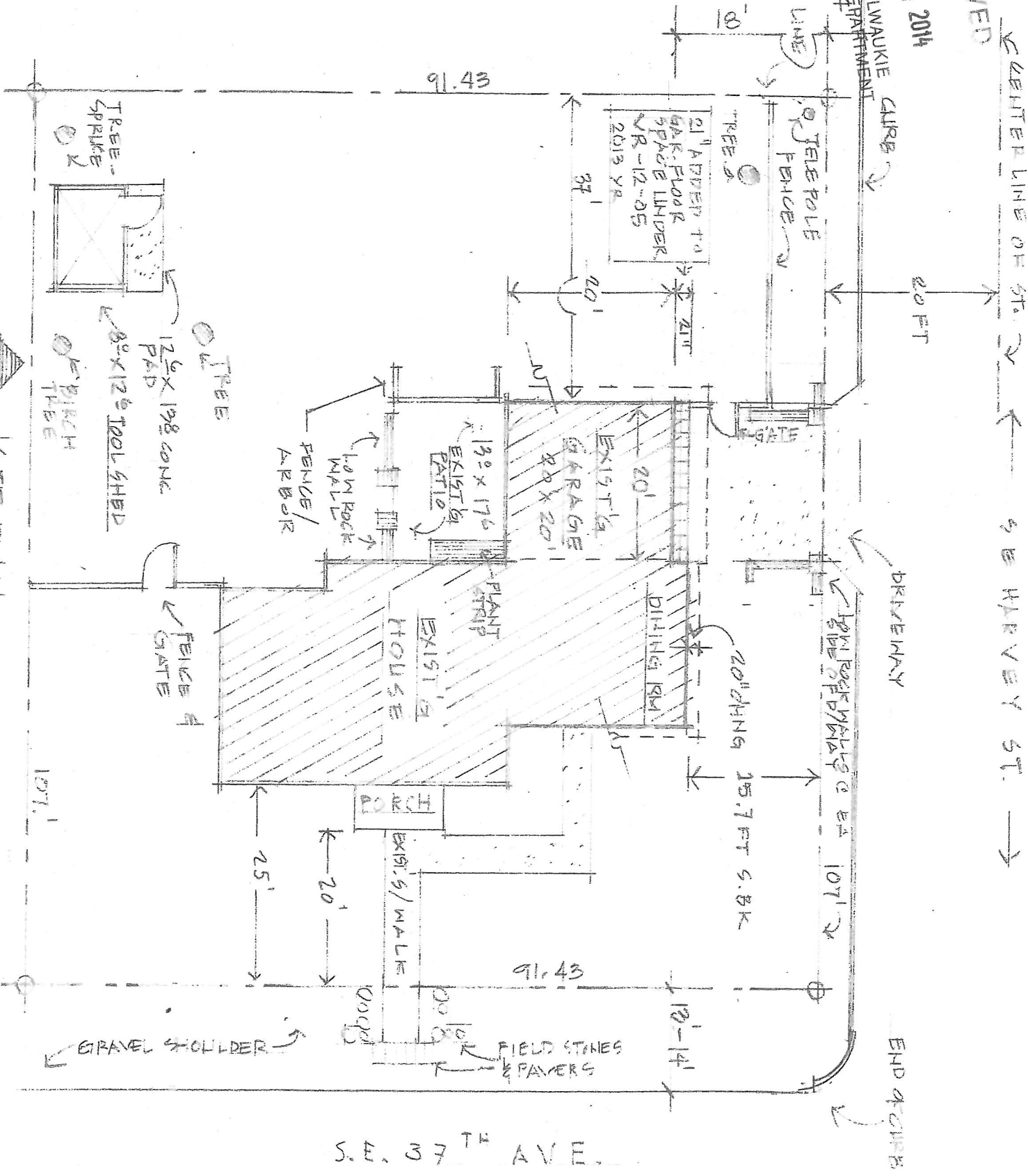
When these additions were thought of we did not realize the additions would be in violation the previous approval of the Type III Application.

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CENTER LINE OF ST. ← SE HERVEY ST. →



DATE PLAN

PREPARED BY:
RON WOODRUFF

5/22/14

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END OF CURBS

SE HARVEY ST.

SITE DATA

SITE AREA 19783 S.F.

BLDG COVER/PAVE GAR/HOUSE/FUTURE PATIO COVERING/TOOL SHED: 2173 S.F.

TOTAL SITE COVER. BLDGS: 2173 S.F.

DRIVWAY, PATIO S/WALK, PORCH, LARGE PATIO:

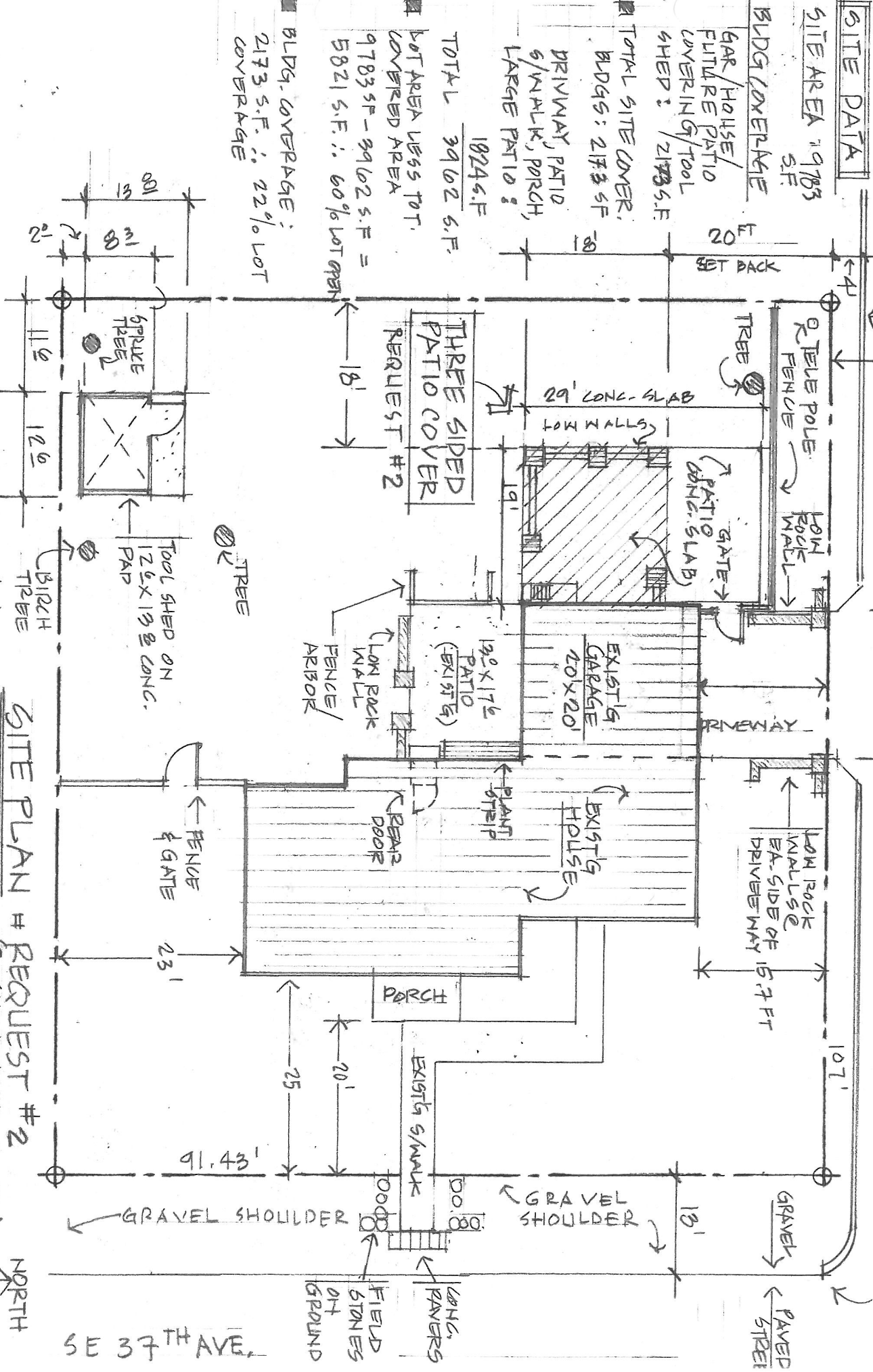
1824 S.F.

TOTAL 3997 S.F.

LOT AREA LESS TOT. COVERED AREA

9783 S.F. - 3997 S.F. = 5786 S.F. ∴ 60% LOT OPEN

BLDG. COVERAGE: 2173 S.F. ∴ 22% LOT COVERAGE



9/4/14

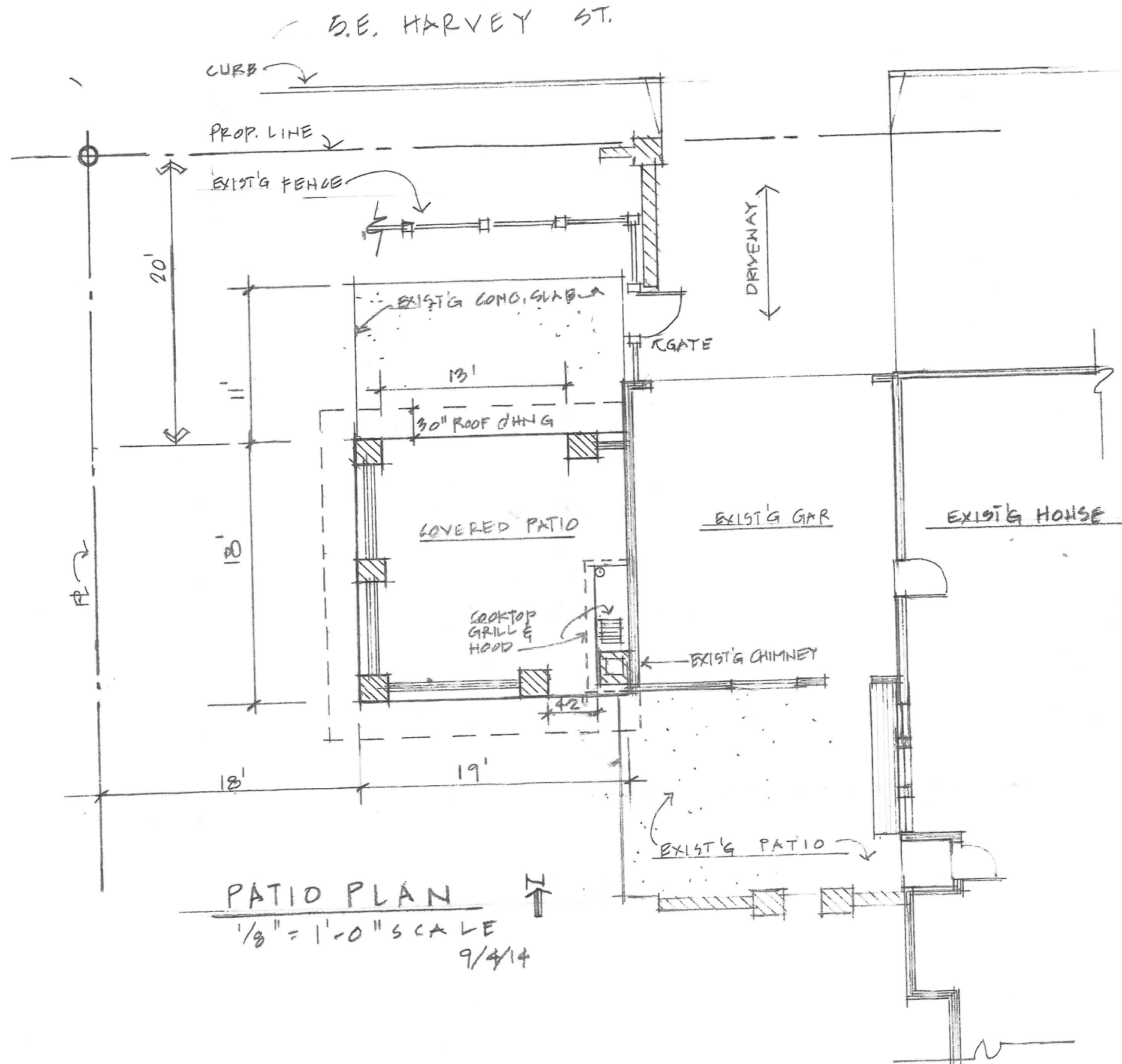
SITE PLAN # REQUEST #2
(3 SIDED PATIO COVER)

NORTH

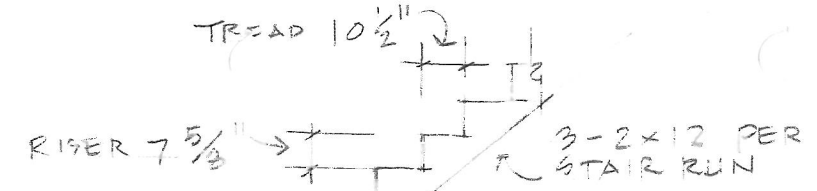
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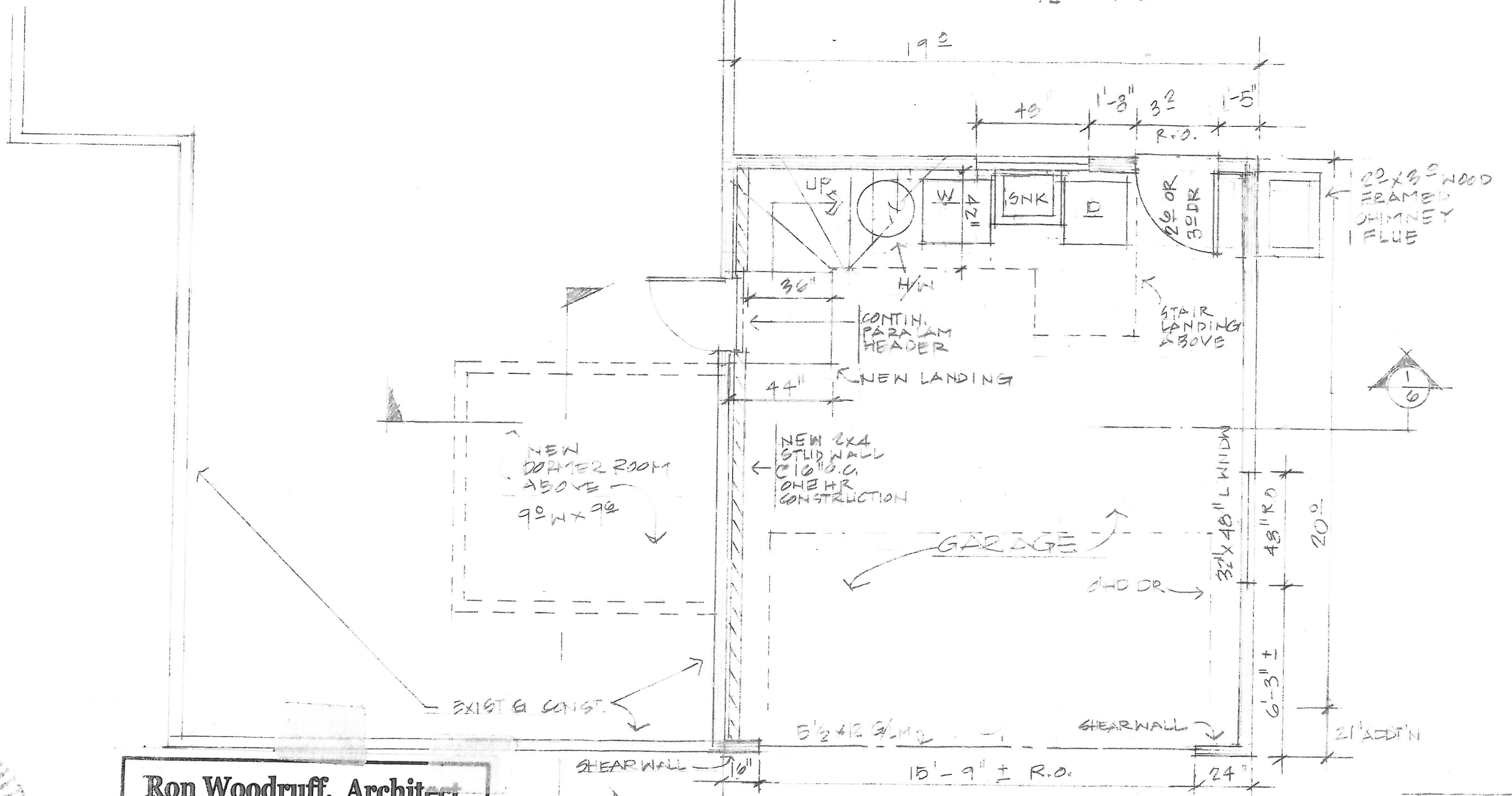
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TYPICAL STAIR DETAIL
 1/4" = 1'-0" SCALE



Ron Woodruff, Architect

- Residential design and remodeling
- Commercial design
- Project management
- Planning and zoning research

Cell: 503.708.8151 Home Office: 503.236.8774
 Email: rbwgroup1@yahoo.com

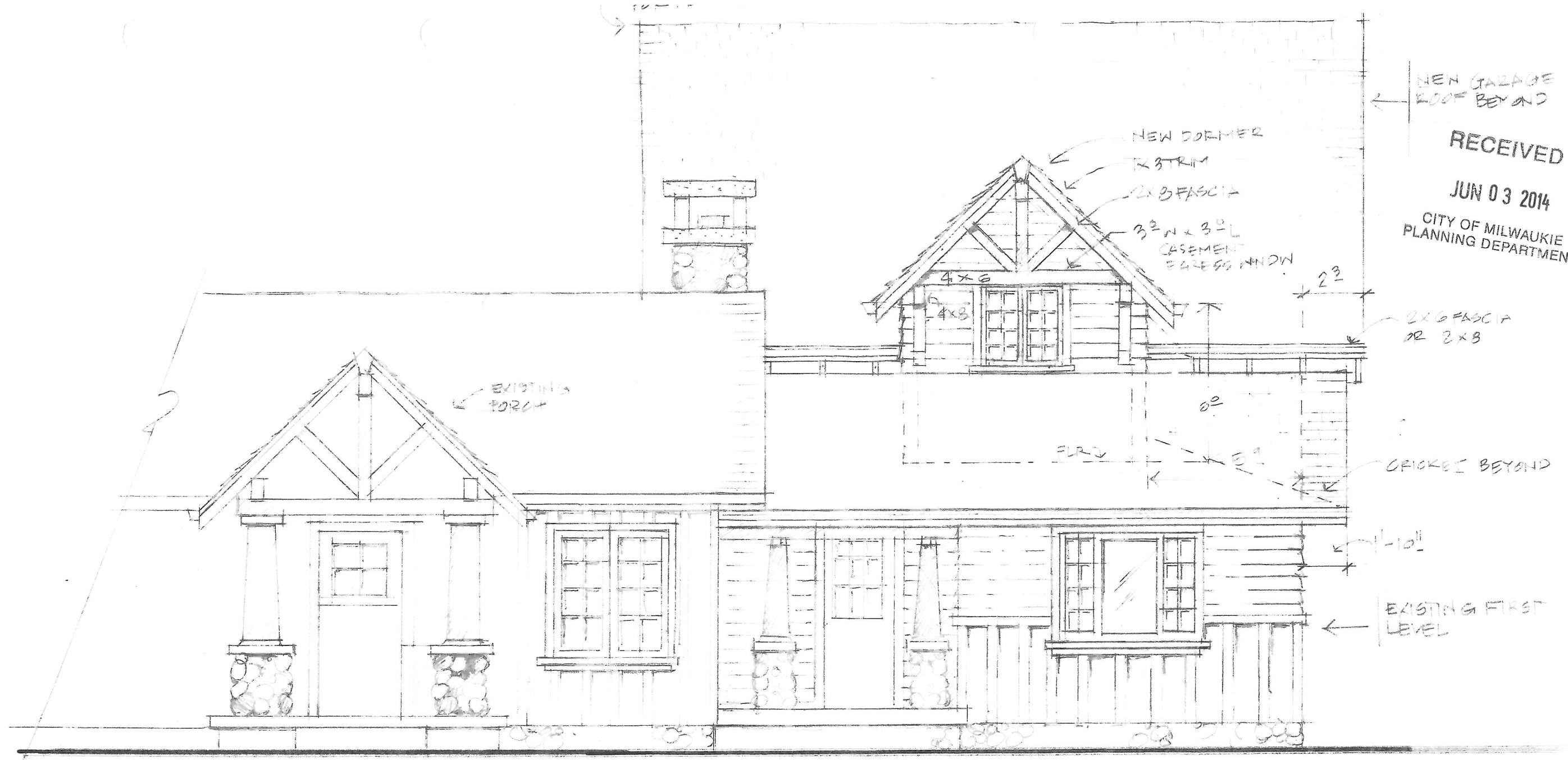
ADDENDUM TO PERMIT # 401-12-000391

GARAGE FLOOR PLAN 1/4" SCALE

PERRY NORDBY HOUSE
 ADDITION # 9925 SE 37TH MILW, OR
 97222

11/1/13,
 2/25/14

SHT. #
1
OF
8



NEW GARAGE
ROOF BEYOND

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EAST ELEVATION

1/4" = 1'-0" SCALE

10/28/13

REGISTERED ARCHITECT

T. B. ...

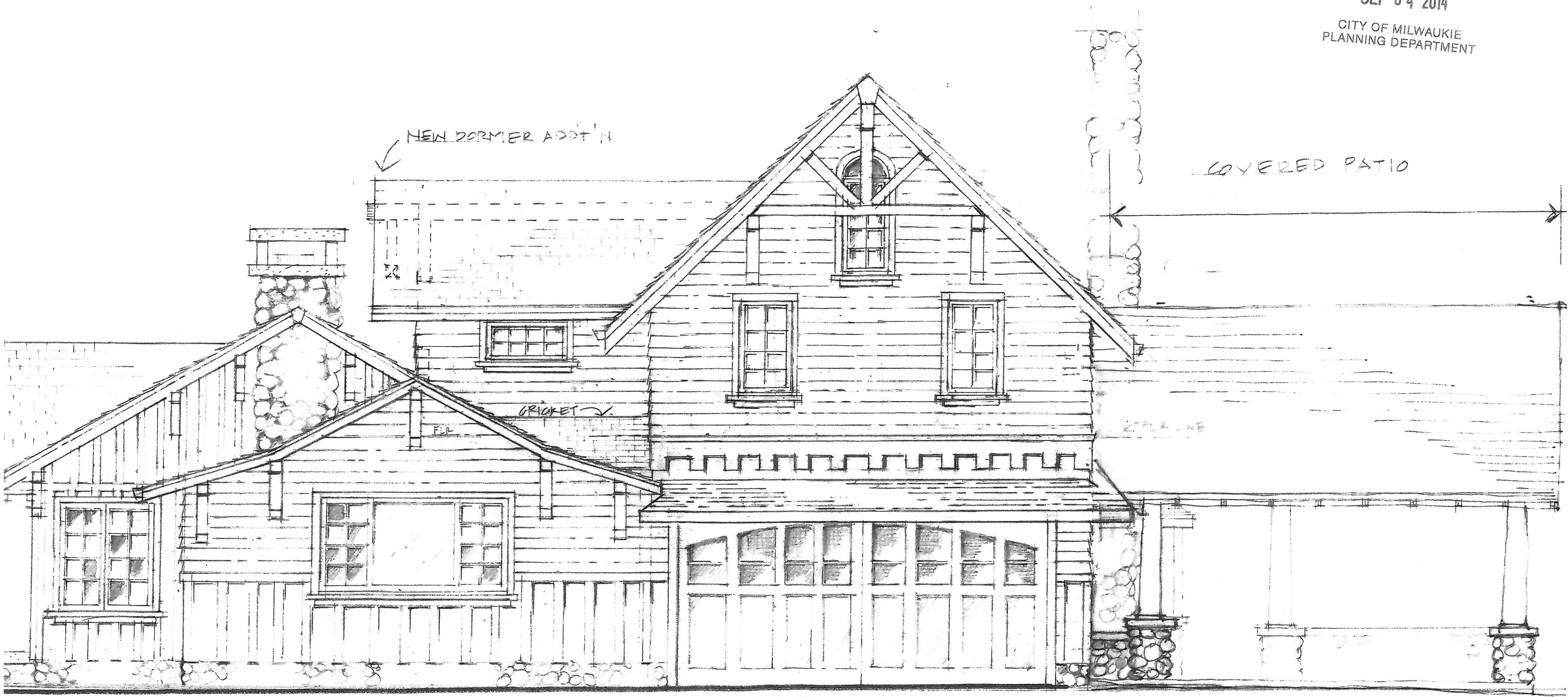
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EXISTING CONSTRUCTION

NEW 2ND LEVEL ABOVE
GARAGE ADDITION

COVERED PORCH

NORTH ELEVATION

1/4" = 1'-0" SCALE

11/1/13

2/26/14

ELH

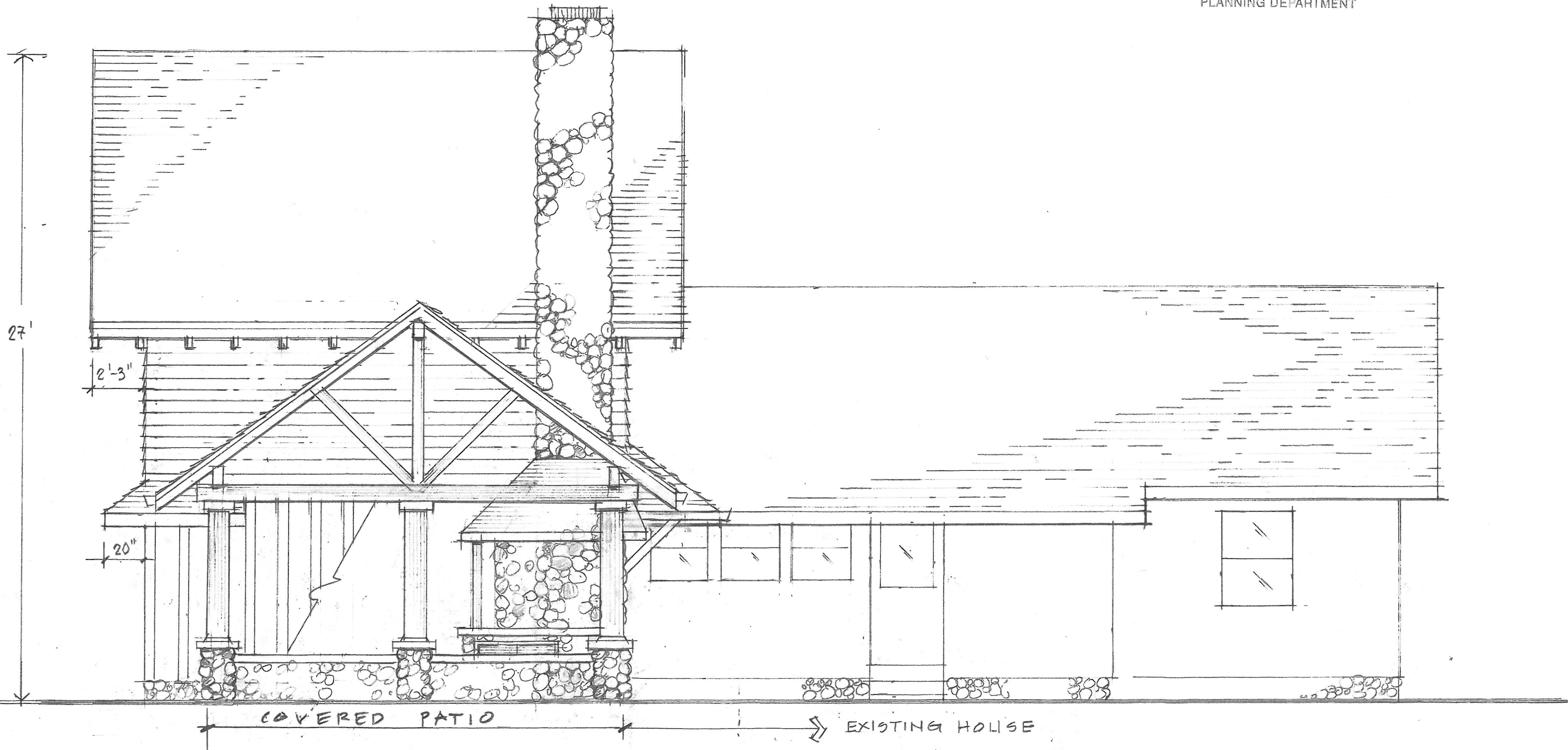
REGISTERED ARCHITECT
 RONALD H. ...
 ...
 ...

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OF
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WEST ELEVATION

1/4" = 1'-0" SCALE

9/4/14