



PLANNING DEPARTMENT
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206

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 E-MAIL: planning@milwaukieoregon.gov

Application Referral

DATE SENT: October 15, 2014	PLANNING COMMISSION HEARING
COMMENTS DUE: October 29, 2014	TENTATIVE DATE: November 25, 2014
Site location: 9925 SE 37 th Ave	Review type: Type III
Applicant: Ron Woodruff for Perry Nordby	File #(s): VR-14-02
Applicant phone: 503-708-8151	Application type(s): Variance

TO:

- CD Director (cover sheet only)
- Engineering Dept. Brad Albert, Civil Engineer
- Building Official Police Chief
- Planning Director City Attorney
- City Manager PW Operations
- CCFD#1: Mike Boumann and Shawn Olson
- NDA Chair & LUC: Ardenwald-Johnson Creek
- NDA Liaison (cover sheet only)
Mitch Nieman (Ardenwald-J Creek)
- Clackamas County: Kenneth Kent
- Metro: Miranda Bateschell
- ODOT: Seth Brumley
- TriMet: Heather Boll
- Other:

FROM:

Li Alligood, Senior Planner, 503-786-7627
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 Planning Department
 6101 SE Johnson Creek Blvd
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PROPOSAL:

ZONE: R-7

The subject site is located at the corner of Harvey and 37th. The R-7 zone requires a 20 ft street side yard setback, and this portion of Harvey St requires an additional 5 ft setback per MMC 19.501.2, for a total of a 25 ft street side yard setback. The R-7 also requires a 20 ft rear yard setback. The applicant seeks approval of 3 variances:

- 1) Street side yard setback. Land use file VR-12-05 approved expansion of the garage by 21 in, to 15 ft from the street side yard property line. The applicant seeks approval of a second variance to add a second story to the garage. This is required because the garage is nonconforming in regards to the street side yard setback, and extension of a nonconforming development requires variance review.
- 2) Street side yard setback. The applicant seeks approval of a variance to construct a covered patio 20 ft from the street side yard property line rather than the required 25 ft.
- 3) Rear yard setback requirement. The application seeks approval of a variance to the rear yard setback to allow the construction of a covered patio 18 ft from the rear lot line.

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

- MMC 19.911 Variances
- MMC 19.501.2 Yard Exceptions
- MMC 19.1006 Type III Review