



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-2017-008

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"/> 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"/> 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"/> Miscellaneous: <input type="checkbox"/> Barbed Wire Fencing <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"/> Planned Development <input type="checkbox"/> Preliminary Circulation Plan	<input 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"/> Sign Review <input type="checkbox"/> Transportation Facilities Review <input checked="" type="checkbox"/> Variance: <input type="checkbox"/> Building Height 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: <ul style="list-style-type: none"> • 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): Lonnie Gilbertson

Mailing address: 10179 SE 43rd Ave. Milwaukie OR Zip: 97222

Phone(s): 503-653-2322 E-mail: _____

APPLICANT'S REPRESENTATIVE (if different than above): _____

Mailing address: _____ Zip: _____

Phone(s): _____ E-mail: _____

SITE INFORMATION:

Address: 10179 SE 43rd Ave Map & Tax Lot(s): 12E300063302

Comprehensive Plan Designation: _____ Zoning: _____ Size of property: _____

PROPOSAL (describe briefly):

Level II variance for rear setback

SIGNATURE: Lonnie Gilbertson

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: _____ Date: _____

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

Property 10179 SE 43rd Ave. Milwaukie OR 97222

RE: Request for type II Variance –specifically rear setback

Demonstration of required approval criteria.

Statements.

- 1. In no way will the proposed setback variance affect or be detrimental in any way to surrounding properties, natural resource areas, public health, safety, or welfare.**
- 2. The proposed setback could not affect or interfere with any planned future improvements of any public transportation facility or utility as it is located behind the subject property.**
- 3. The proposed variance will sustain the integrity of, and enhance the existing building and site design. The current owner has lived at the property for over 30 years and is requesting the setback variance to accommodate the wife's anticipated medical needs.**
- 4. Impacts from the proposed setback will be negligible and mitigated to the extent possible if any were to arise.**

GILBERTSON RESIDENCE
 10119 SE 43RD AVE.
 MILWAUKIE OR, 97222-8202

ZONE: R-7
 LOT SIZE: 8541.64 SF
 BUILDING SF: 1348 SF
 MAX. HGT. LIMIT: 35 FT

SIDE YARD HEIGHT LIMIT:
 HEIGHT ABOVE GROUND AT
 MIN. REQUIRED SIDE YARD
 DEPTH: 20 FT

MAX. LOT COVERAGE: 30%
 SECTION 19.3015
 DEVELOPMENT STANDARDS:
 INCREASE LOT COVERAGE:

FOR A NEW SFR OR AN
 ADDITION TO A SINGLE
 FAMILY DETACHED
 DWELLING, ONLY PORTIONS
 OF THE STRUCTURE THAT
 ARE LESS THAN 20FT AND
 NO TALLER THAN 1-STORY,
 ALLOWS 40% BUILDING
 COVERAGE

LOT COVERAGE: (8541.64
 SF X 0.40) = 3,419 SF
 (E) LOT COVERAGE: 2,428
 SF 28.4% BUILDING
 COVERAGE

NEW AVAILABLE LOT
 COVERAGE = 991 SF

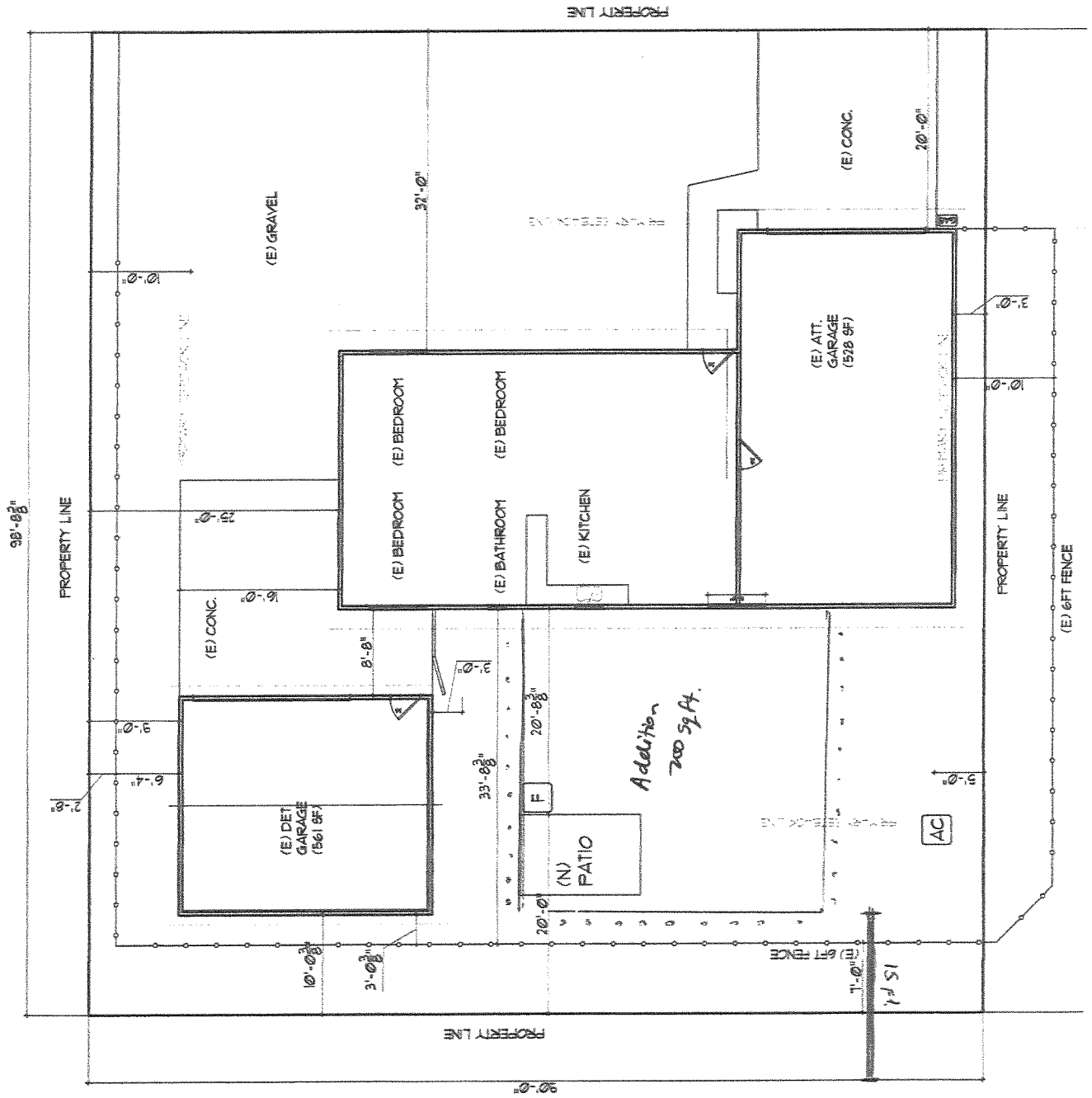
MIN. VEGETATION (PERCENT
 OF LOT): 30%



RECEIVED

JUN 13 2017

CITY OF MILWAUKIE
 PLANNING DEPARTMENT



(ea)

Proposed construction