



PLANNING DEPARTMENT  
6101 SE Johnson Creek Blvd  
Milwaukie OR 97206

PHONE: 503-786-7630  
FAX: 503-774-8236  
E-MAIL: [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov)

# Application for Land Use Action

Master File #: VR-2017-009

Review type\*:  I  II  III  IV  V

**CHOOSE APPLICATION TYPE(S):**

...

Variance: Variance

...

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...

RECEIVED  
**JUL 6 2017**  
CITY OF MILWAUKIE  
PLANNING DEPARTMENT

- 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): Denise Jones

Mailing address: 9041 SE 29th Ave., Milwaukie, OR Zip: 97222

Phone(s): 503-659-4583 or 503-652-6161 E-mail: [djones@vicr.com](mailto:djones@vicr.com)

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

Mailing address: Zip:

Phone(s): E-mail:

**SITE INFORMATION:**

Address: 9041 SE 29th Ave., Milwaukie, OR Map & Tax Lot(s): Bonnie View Acres

Comprehensive Plan Designation: LD Zoning: R-70 Size of property: 10,000.00 Sq Ft

**PROPOSAL (describe briefly):**

Keep 52 ft. of fence along front of property from driveway to edge of property. Replaced old fence at 5 to 6 ft. tall for privacy due to multi-family dwelling across the street and security due to theft and for pool safety.

**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: *Denise E. Jones* Date: July 6, 2017

**IMPORTANT INFORMATION ON REVERSE SIDE**

**RESET**

\*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

**APPLICATION PREPARATION REQUIREMENTS:**

- Five hard copies of all application materials are required at the time of submittal (unless submitted electronically). Staff will determine how many additional hard copies are required, if any, once the application has been reviewed for completeness.
- All hard copy application materials larger than 8½ x 11 in. must be folded and be able to fit into a 10- x 13-in. or 12- x 16-in. mailing envelope.
- All hard copy application materials must be collated, including large format plans or graphics.

**ADDITIONAL INFORMATION:**

- Neighborhood District Associations (NDAs) and their associated Land Use Committees (LUCs) are important parts of Milwaukie's land use process. The City will provide a review copy of your application to the LUC for the subject property. They may contact you or you may wish to contact them. Applicants are strongly encouraged to present their proposal to all applicable NDAs prior to the submittal of a land use application and, where presented, to submit minutes from all such meetings. NDA information: [www.milwaukieoregon.gov/citymanager/what-neighborhood-district-association](http://www.milwaukieoregon.gov/citymanager/what-neighborhood-district-association).
- Submittal of a full or partial electronic copy of all application materials is strongly encouraged.

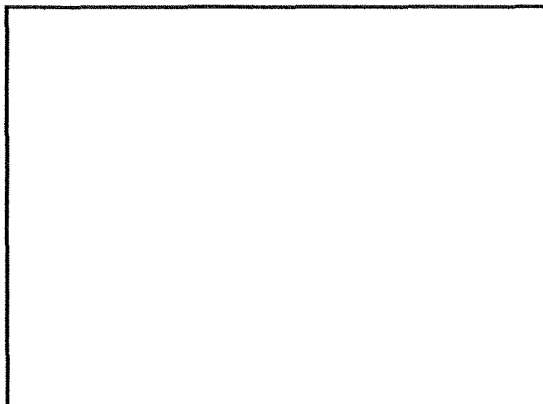
As the authorized applicant I, (print name) Denise Jones, attest that all required application materials have been submitted in accordance with City of Milwaukie requirements. I understand that any omission of required items or lack of sufficient detail may constitute grounds for a determination that the application is incomplete per MMC Subsection 19.1003.3 and Oregon Revised Statutes 227.178. I understand that review of the application may be delayed if it is deemed incomplete.

Furthermore, I understand that, if the application triggers the City's sign-posting requirements, I will be required to post signs on the site for a specified period of time. I also understand that I will be required to provide the City with an affidavit of posting prior to issuance of any decision on this application.

Applicant Signature: Denise E. Jones  
Date: July 6, 2017

**Official Use Only**

Date Received (date stamp below):



July 6, 2017

Milwaukie Planning Dept.  
6101 SE Johnson Creek Blvd.  
Milwaukie, OR 97206

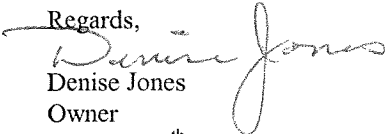
Re: Type II Variance Application

Dear Sir or Madam,

I am requesting a variance for a nonconforming development on my property at 9041 SE 29<sup>th</sup> Ave., Milwaukie, OR. The installation of a fence along my front property line using new material to replace the fence that was there previously and is 5' to 6' tall instead of the 3 1/2' code. My previous fence was made of lattice redwood panels that were 35" tall and 2 stacked on top of each other for a total height of 70". My new fence material is cedar pre-made panels that follow the previous height of my old fence. The fence is in the same area along the front for 52' from the driveway to the edge of the property. I will be putting in a gate in the same place that the previous 16' of the fence was down. I have also added a new panel in the front of my house for privacy and it is below street level and has a decorative see-through panel on top. I have installed this fence because of changes in the neighborhood and increased theft. I now live across the street from a multi-family dwelling with 7 to 8 cars parked in front of their home that are now parking on my side of the street as well. I have had quite a bit of wood stolen from my yard due to the fence being open and had 1 cord of rounds stolen just this last winter. I also have a 21' pool that needs to be closed off for safety. I live 1 block from the new Max line and can see it from my back door and there is increased traffic on 29<sup>th</sup> Avenue because of our new designation as a bike path. The new neighbors across the street are now erecting decks for the sliding glass doors they have added to their home. I think there are now about 5 doors in the front of that house so privacy is a concern for me as well as safety. This change to my fence is not detrimental to surrounding properties or natural areas and does not interfere with any planned improvements by the city or any utilities and does not affect the integrity of the neighborhood.

Thank you for your help.

Regards,

  
Denise Jones

Owner  
9041 SE 29<sup>th</sup> Ave.  
Milwaukie, OR 97222

July 6, 2017

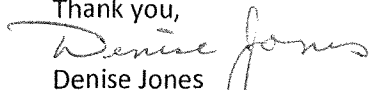
Milwaukie Planning Dept.  
6101 SE Johnson Creek Blvd.  
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Re: Waive Pre-Application Conference

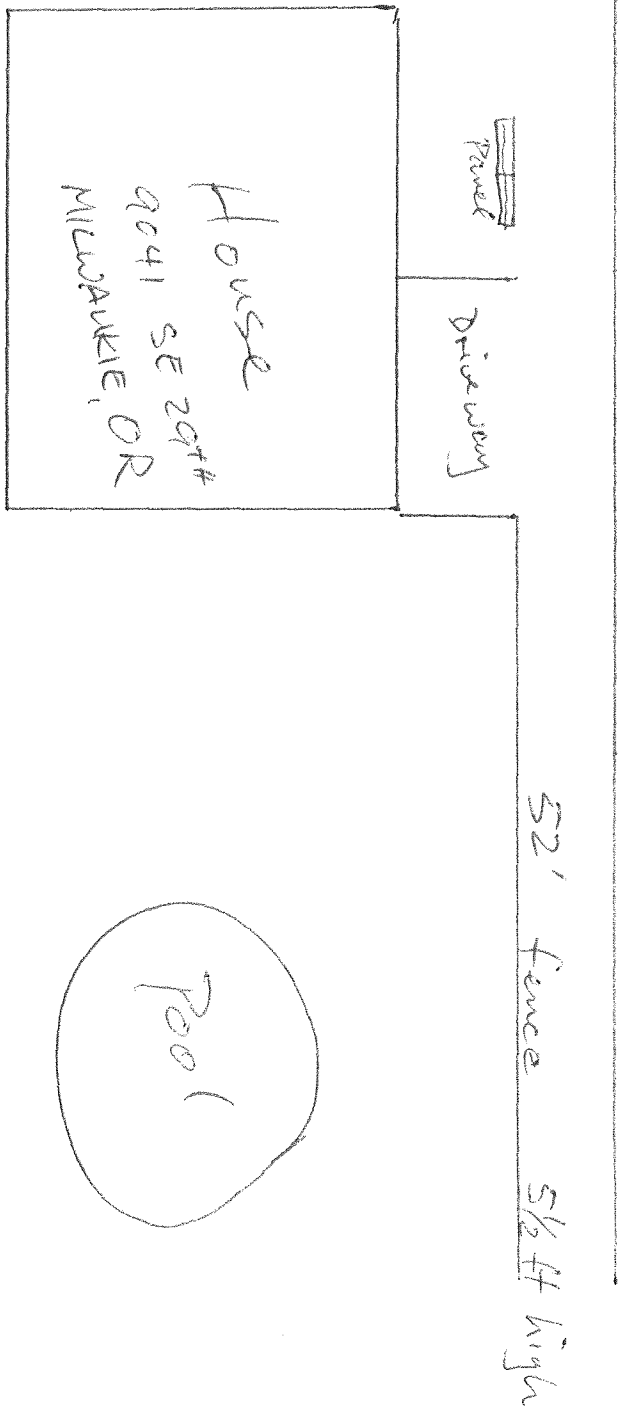
Dear Sir or Madam,

Please allow the pre-application conference to be waived for my Type II Variance as I am aware of and understand the requirements of the application.

Thank you,

  
Denise Jones  
9041 SE 29<sup>th</sup> Avenue  
Milwaukie, OR 97222

Site Maps



























9024

DEINES  
CITY OF DEINES  
310-555-1234