

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 #: VK-2018-016

Review type*: I II III IV V

☐ CHECK ALL APPLICATION TYPES THAT APPLY:

- ☐ Amendment to Maps and/or Ordinances:
 - ☐ Comprehensive Plan Text Amendment
 - ☐ Comprehensive Plan Map Amendment
 - ☐ Zoning Text Amendment
 - ☐ Zoning Map Amendment
- ☐ Code Interpretation
- ☐ Community Service Use
- ☐ Conditional Use
- ☐ Development Review
- ☐ Director Determination
- ☐ Downtown Design Review
- ☐ Extension to Expiring Approval
- ☐ Historic Resource:
 - ☐ Alteration
 - ☐ Demolition
 - ☐ Status Designation
 - ☐ Status Deletion

- ☐ Land Division:
 - ☐ Final Plat
 - ☐ Lot Consolidation
 - ☐ Partition
 - ☐ Property Line Adjustment
 - ☐ Replat
 - ☐ Subdivision
- ☐ Miscellaneous:
 - ☐ Barbed Wire Fencing
 - ☐ Modification to Existing Approval
 - ☐ Natural Resource Review
 - ☐ Nonconforming Use Alteration
- ☐ Parking:
 - ☐ Quantity Determination
 - ☐ Quantity Modification
 - ☐ Shared Parking
 - ☐ Structured Parking
- ☐ Planned Development
- ☐ Preliminary Circulation Plan

- ☐ Residential Dwelling:
 - ☐ Accessory Dwelling Unit
 - ☐ Duplex
 - ☐ Manufactured Dwelling Park
 - ☐ Temporary Dwelling Unit
 - ☐ Sign Review
 - ☐ Transportation Facilities Review
 - Variance:
 - ☐ Building Height
 - ☐ Fence Height
 - ☐ Use Exception
 - Variance
 - ☐ Willamette Greenway Review
- 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): Fish Construction NW

Mailing address: 6401 NE 33rd Ave Zip: 97211

Phone(s): 503 997 7966 E-mail: Justin@fishconstructionnw.com

APPLICANT'S REPRESENTATIVE (if different than above):

Mailing address: _____ Zip: _____

Phone(s): _____ E-mail: _____

SITE INFORMATION:

Address: LOT 19 SE FRONT ST. Map & Tax Lot(s): LOT 19, Stanley

Comprehensive Plan Designation: _____ Zoning: R7 Size of property: 3,930 sq Ft.

PROPOSAL (describe briefly):

Adjust rear setback to 16' from required 20'. Property also has a large 15' side yard so there will be a lot of backyard.

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: 9/14/18

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.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukee Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	FEE AMOUNT*	PERCENT DISCOUNT	DISCOUNT TYPE	DEPOSIT AMOUNT	DATE STAMP
Master file	VR-2018-010	\$ 1000.00			\$	RECEIVED SEP 14 2018 CITY OF MILWAUKEE COMMUNITY DEVELOPMENT
Concurrent application files		\$			\$	
		\$			\$	
		\$			\$	
		\$			\$	
SUBTOTALS		\$ 1000.00			\$	
TOTAL AMOUNT RECEIVED: \$		708 1000.00	RECEIPT #:		RCD BY:	
Associated application file #s (appeals, modifications, previous approvals, etc.):						
Neighborhood District Association(s):						
Notes:						

*After discount (if any)



Transaction Receipt

Milwaukie Planning Department

6101 SE Johnson Creek Blvd
Milwaukie, OR 97206
503-786-7630
Fax: 503-774-8236
planning@milwaukieoregon.gov

601-18-000094-PLNG
Receipt Number: 15401
Receipt Date: 9/14/18

www.milwaukieoregon.gov

Worksite address: 5730 SE FRONT ST, MILWAUKIE, OR 97222
Parcel: 12E30AD03400

Fees Paid

Transaction date	Units	Description	Account code	Fee amount	Paid amount
9/14/18	1,000.00	Amount Type II Administrative Review Fee Notes: VR-2018-010.	110-000-4480	\$1,000.00	\$1,000.00

Payment Method: Credit card authorization: Payer: JUSTIN G WOOD

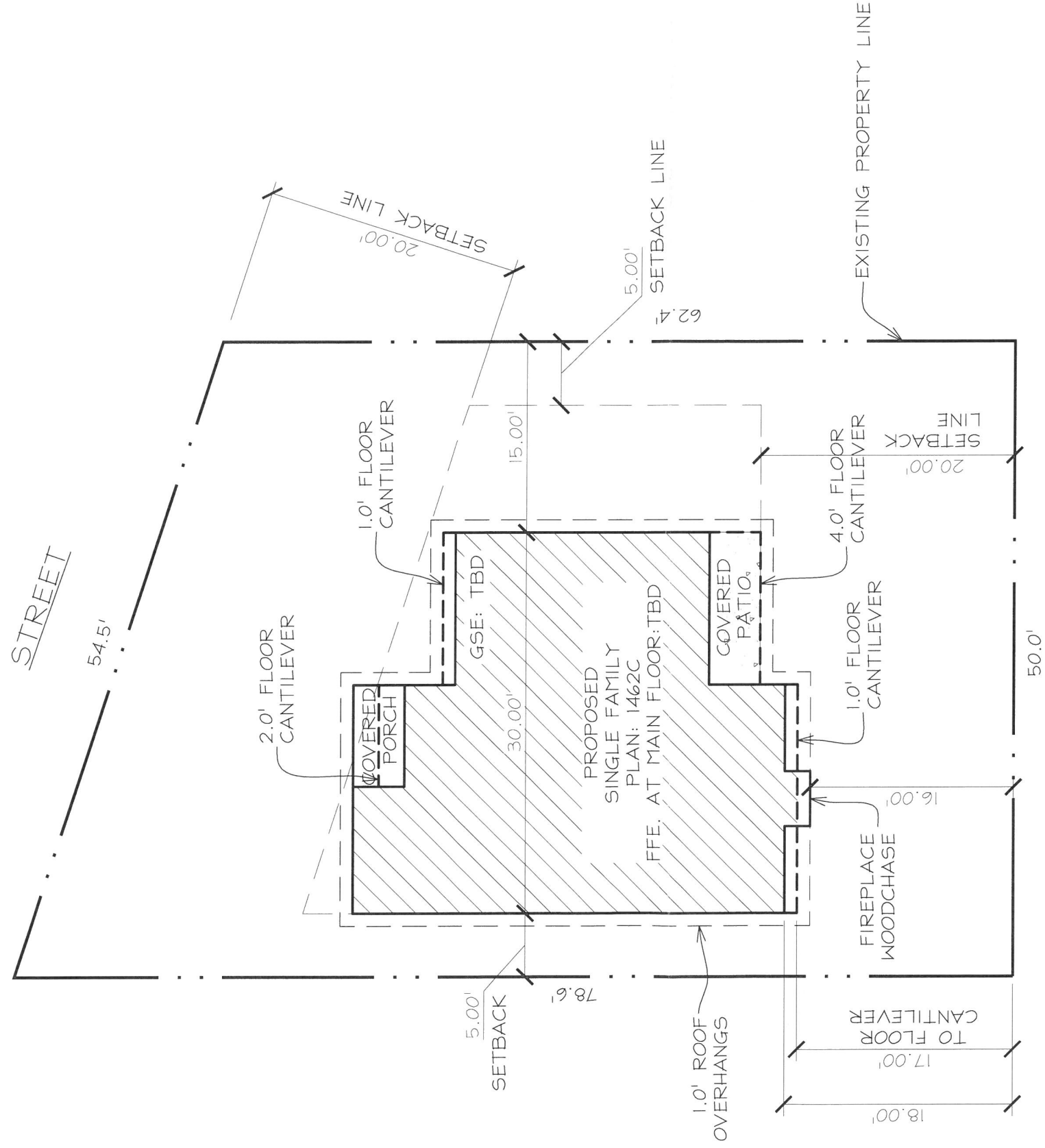
085741

Transaction Comment: JUSTIN G WOOD
6401 NE 33RD AVE
PORTLAND OR 97211

Payment Amount: \$1,000.00

Cashier: Riley Gill

Receipt Total: \$1,000.00



PROJECT LEGAL DESCRIPTION:
 PROP. ID#: R STATE ID:

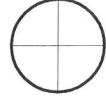
CLACKAMAS COUNTY, OREGON

PROJECT ADDRESS:

MILWAUKIE, OR

PROPOSED PROJECT FOR:
 FISH CONSTRUCTION, NW, INC.

SITE PLAN



NORTH

SCALE: 1" = 10.0'
 DATE: 9-12-18
 JOB#: 18-000

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CITY OF MILWAUKIE
 PLANNING DEPARTMENT

MMHD
 MASSIE HOME DESIGN

500 NW 20TH ST STE 203
 GRESHAM, OREGON 97030

PHONE: 503-663-1100
 EMAIL: brian@massiehd.com

Approval Criteria for Proposed Rear Yard Variance for Front/Morris Lot

19.911.4

A. Type II Variances

An application for a Type II variance shall be approved when all of the following criteria have been met:

- 1. The proposed variance, or cumulative effect of multiple variances, will not be detrimental to surrounding properties, natural resource areas, or public health, safety, or welfare.

The rear setback adjustment will have a minimal effect on backyard living/recreation spaces. Also the back of the house is staggered and will be more than 20' in places. There will also be a large side yard.

- 2. The proposed variance will not interfere with planned future improvements to any public transportation facility or utility identified in an officially adopted plan such as the Transportation System Plan or Water Master Plan.

No, the setback is only for rear space only.

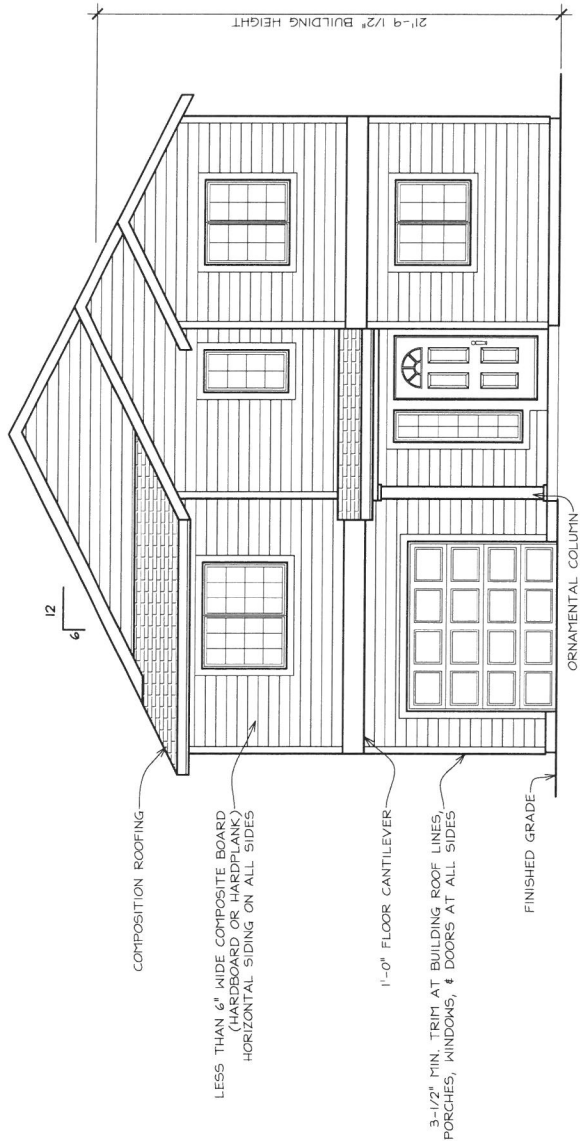
- 3. Where site improvements already exist, the proposed variance will sustain the integrity of, or enhance, an existing building or site design.

The roadway is improved, the lot is vacant. Due to the small nature of the lot, this adjustment will allow for a modest size home that will fit well on the lot.

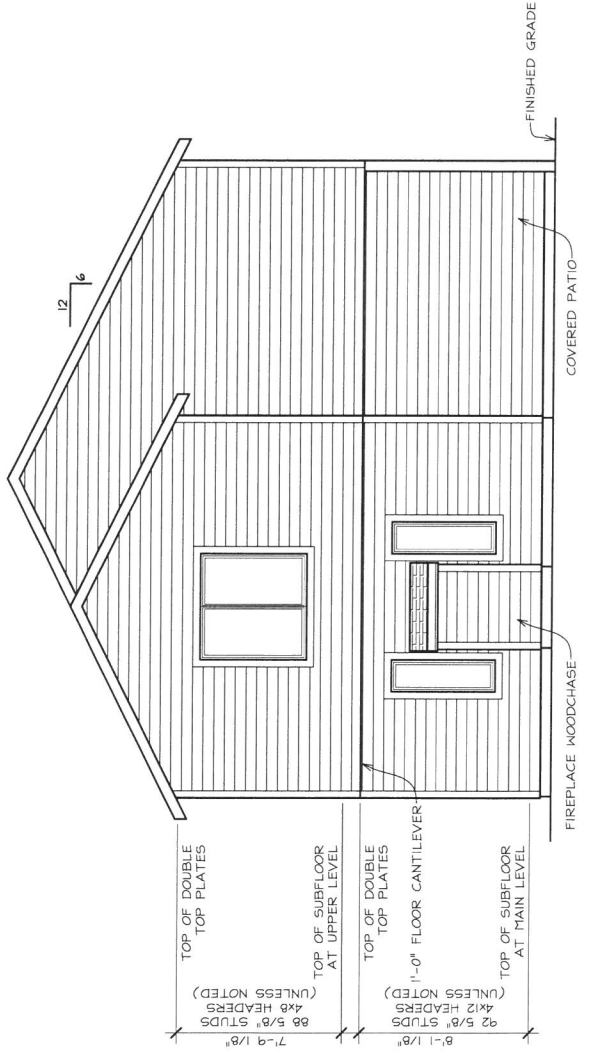
- 4. Impacts from the proposed variance will be mitigated to the extent practicable.

The rear setback is met in several places. The actual space off the back door is more than 20'. I believe this adjustment will be very negligible while also allowing to retain the full 20' front setback.

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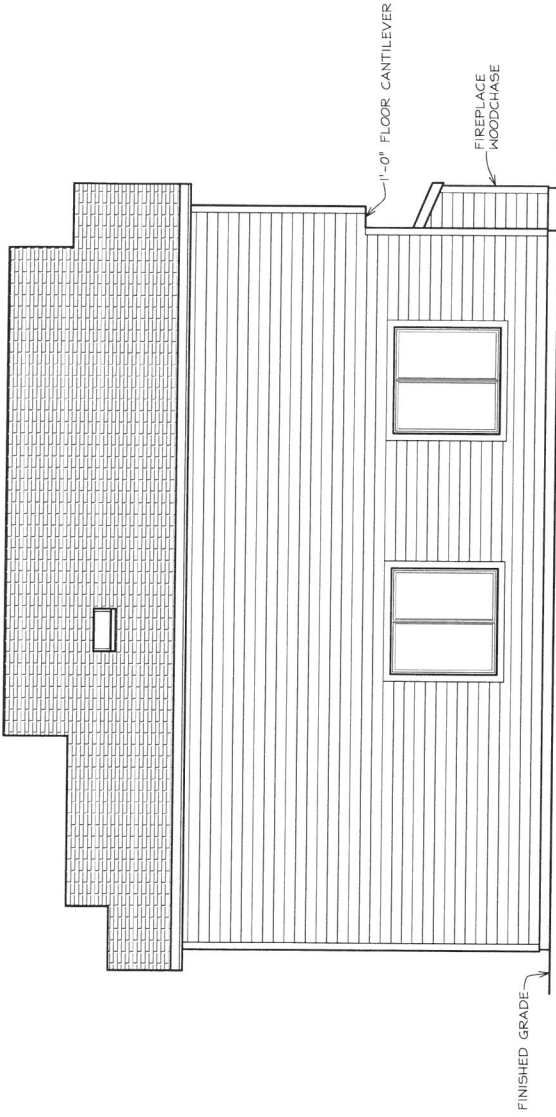


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



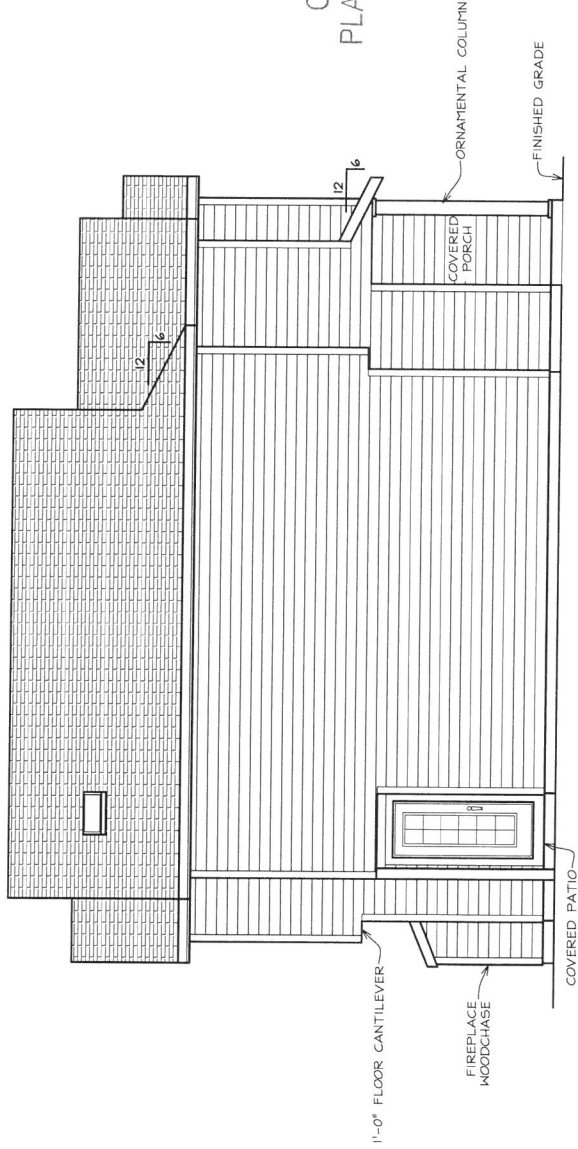
REAR ELEVATION
 SCALE: 1/4" = 1'-0"

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 PLANNING DEPARTMENT



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

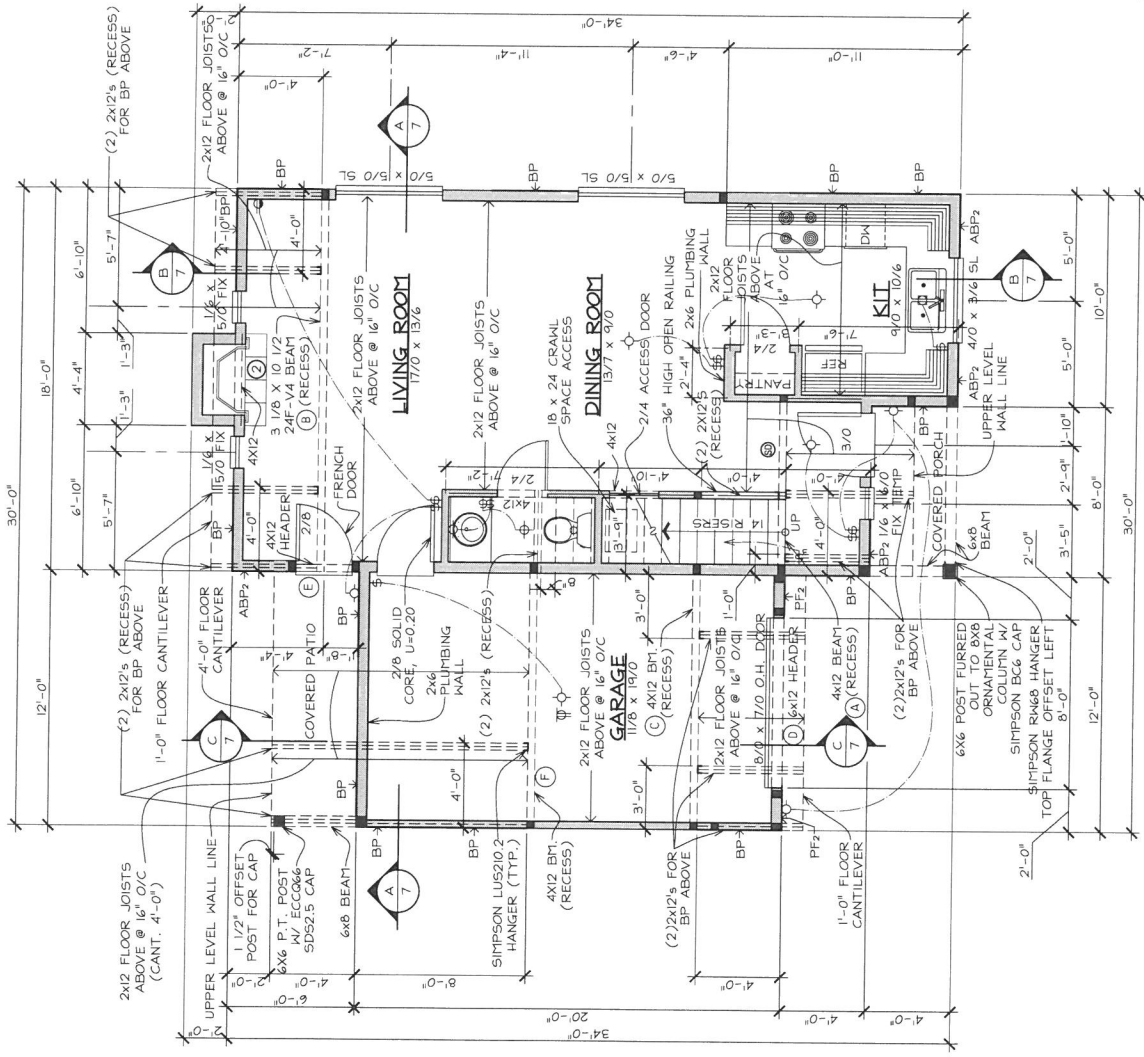
SCALE: 1/4" = 1'-0"

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- LEGEND:**
- SURFACE MOUNTED INCANDESCENT
 - WALL MOUNTED INCANDESCENT
 - RECESSED INCANDESCENT
 - ⊖ EXHAUST FAN VENTED TO EXTERIOR
 - ⊖ CEILING MOUNTED DUPLEX OUTLET
 - ⊖ SPLIT-WIRED OUTLET, WIRE TO SWITCH
 - ⊖ SINGLE-POLE SWITCH
 - ⊖ THREE-WAY SWITCH
 - ⊖ TELEPHONE OUTLET
 - ⊖ TELEVISION OUTLET
 - ⊖ 110V SMOKE ALARM / DETECTOR WITH BATTERY BACKUP-INTERCONNECT
 - ⊖ 110V CARBON MONOXIDE ALARM / DETECTOR WITH BATTERY BACKUP-INTERCONNECT (MIN. 15 FEET OUTSIDE OF EACH BEDROOM DOOR)
 - ⊖ STRUCTURAL BEAM. SEE INCLUDED CALCULATIONS FOR BEAM DATA
 - ⊖ INTERIOR BEARING WALL
 - BEARING POINT LOCATION. PROVIDE SADDLE BEARING MAX. OF MEMBER WIDTH, UNLESS NOTED

- NOTES:**
1. VENT RANGE HOOD & BATHFANS TO OUTSIDE. BATH ROOMS WITH MECHANICAL EXHAUST SHALL HAVE A MECHANICAL VENTILATION SYSTEM DISCHARGE AT A MINIMUM OF 80 CFM INTERMITTENT OR 20 CFM CONTINUOUS CONTROLLED BY A DE-HUMIDISTAT TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL.
 2. MECHANICAL VENTILATION SHALL NOT BE PROVIDED WITH BATHING OR SPA FACILITIES SHALL HAVE MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MINIMUM OF 50 CFM.
 3. METAL GAS PREPARE TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE OUTSIDE COMBUSTIBLE AIR.
 4. WATER HEATER W/ BASE PAN & FURNACE TO BE LOCATED IN ATTIC SPACE.
 5. SEISMIC STRAPPING OF WATER HEATER IS REQUIRED PER SECTION M1307.2

- STATEWIDE ALTERNATE METHOD**
 NO ORSC 13-01 (REF. ORS 455.080)
 WHEREAS THE PROVISIONS AS
 AN ALTERNATE METHOD TO THE
 2014 (ORSC).
- LATERAL DESIGN:**
 (SEGMENTAL WALL BRACING)
- BP= BRACE PANEL
 48" WIDTH W/BD @ 5" O/C
 EDGES & 12" O/C FIELD, 3/8" MIN. SHEATHING
- ABP2= ALTERNATE BRACE PANEL, 32" MIN. WIDTH. (SEE DETAIL PG.7)
 PF2= PORTAL FRAME, METHOD #3, 22" MIN. WIDTH (SEE DETAIL PG.8)



500 SQ. FT. MAIN FLOOR
 240 SQ. FT. 1 CAR GARAGE
 1462 SQ. FT. TOTAL LIVING AREA

MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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CITY OF MILWAUKIE
 PLANNING DEPARTMENT

- LEGEND:**
- SURFACE MOUNTED INCANDESCENT
 - WALL MOUNTED INCANDESCENT
 - RECESSED INCANDESCENT
 - ⊖ EXHAUST FAN VENTED TO EXTERIOR
 - ⊖ CEILING MOUNTED DUPLEX OUTLET
 - ⊖ SPLIT-WIRED OUTLET, WIRE TO SWITCH
 - ⊖ SINGLE-POLE SWITCH
 - ⊖ THREE-WAY SWITCH
 - ⊖ TELEPHONE OUTLET
 - ⊖ 110V SMOKE ALARM DETECTOR WITH BATTERY BACKUP, INNERCONNECT
 - ⊖ 110V CARBON MONOXIDE ALARM DETECTOR WITH BATTERY BACKUP, IN EACH BEDROOM OR WITHIN 15 FEET OUTSIDE OF EACH BEDROOM DOOR
 - ⊖ STRUCTURAL BEAM, SEE INCLUDED CALCULATIONS FOR BEAM DATA
 - ⊖ INTERIOR BEARING WALL
 - BEARING POINT LOCATION, PROVIDE SOLID BEARING, MAX. MEMBER WIDTH, UNLESS NOTED

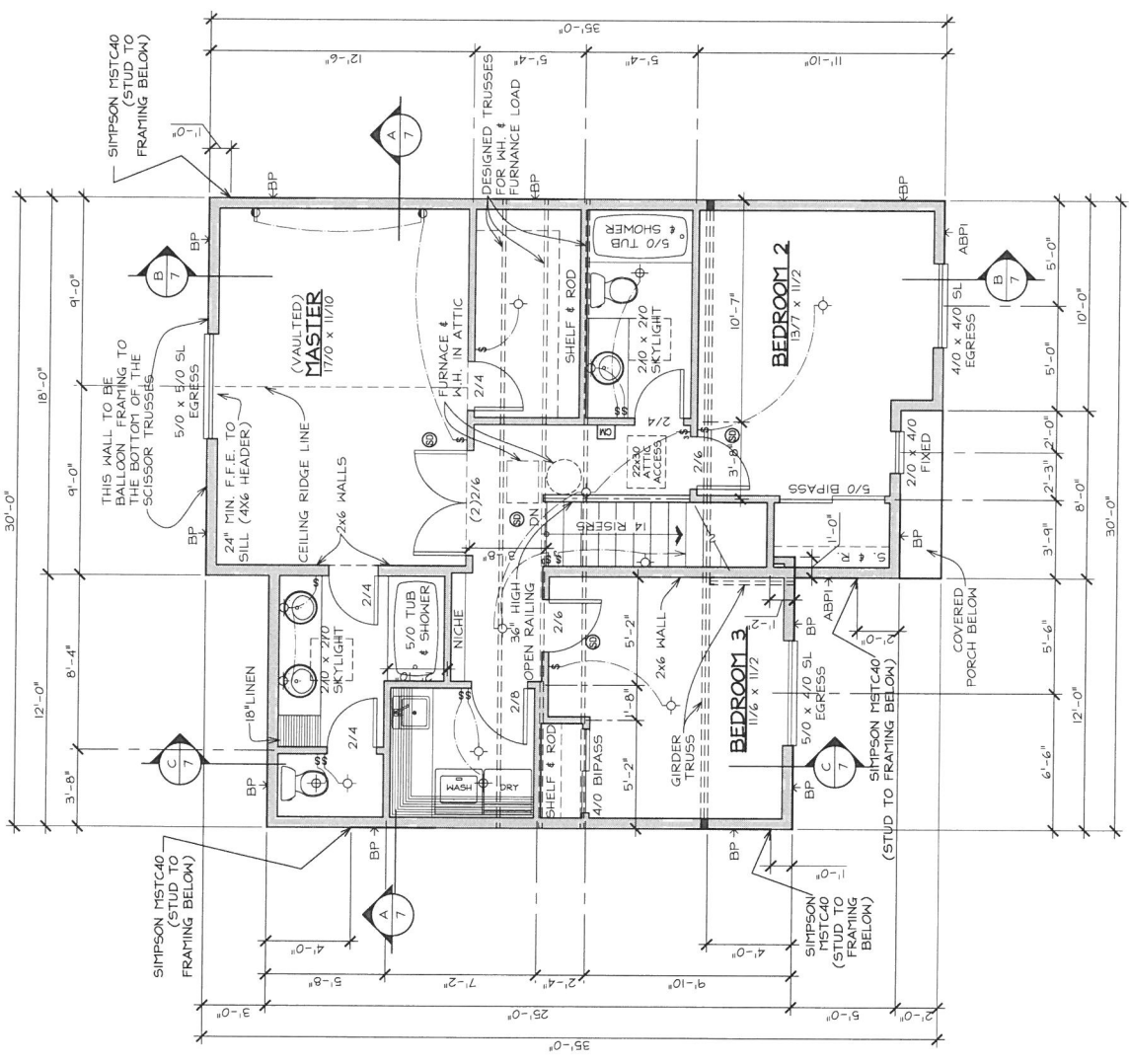
NOTES:

1. VENT DRYER LAUNDRY & BATH FANS TO OUTSIDE. BATH ROOMS WITH MECHANICAL EXHAUST SHALL HAVE MECHANICAL EXHAUST SYSTEM DESIGNED TO EXHAUST A MINIMUM OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS CONTROLLED BY A DE-HUMIDISTAT TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL. WHEN NOT PROVIDED WITH NATURAL VENTILATION, TOILET ROOMS WITHOUT BATHING OR SPA FACILITIES SHALL HAVE A MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MINIMUM OF 50 CFM.
2. WATER HEATER BASE PAN & FURNACE TO BE LOCATED IN ATTIC SPACE.
3. SEISMIC STRAPPING OF WATER HEATER IS REQUIRED PER SECTION M1307.2

STATEWIDE ALTERNATE METHOD
 NO-ORSC 13-01 (REF.ORS 455.080)
 ALL BRACING PROVISIONS AS PER ALTERNATE METHOD TO THE 2014 (ORSC).

LATERAL DESIGN:
 (SEGMENTAL WALL BRACING)
 BP= BRACE PANEL METHOD # 3,
 4R WIDTH W8@ 8' O.C.
 EDGES & 12" O.G FIELD, 3/8" MIN. SHEATHING

ABP= ALTERNATE BRACE PANEL, MINIMUM 2" x 4" WIDTH, SEE DETAIL ON PAGE 6



UPPER FLOOR PLAN

882 SQ. FT. UPPER FLOOR

SCALE: 1/4" = 1'-0"

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