



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-2018-011

Review type*: I II III IV V

CHOOSE APPLICATION TYPE(S):

Variance: Variance

...

...

...

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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): Randall K. Decker

Mailing address: 12200 E. Barbary Coast Road, Tucson, AZ Zip: 85749

Phone(s): 520-990-9005 E-mail: rdecker@earthsavers.com

APPLICANT'S REPRESENTATIVE (if different than above):

Mailing address: Zip:

Phone(s): E-mail:

SITE INFORMATION:

Address: 12220 SE 19th Ave. Map & Tax Lot(s): 11E35DD0350

Comprehensive Plan Designation: ... Zoning: R-5 Size of property: 5,000.00 Sq Ft

PROPOSAL (describe briefly):

Increase the lot coverage ratio from 35% to 37%

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:  Date: October 23, 2018

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-2018-001	\$ 1000			\$	RECEIVED OCT 25 2018 CITY OF MILWAUKIE PLANNING DEPARTMENT
Concurrent application files		\$			\$	
		\$			\$	
		\$			\$	
		\$			\$	
SUBTOTALS		\$ 1000			\$	
TOTAL AMOUNT RECEIVED: \$ 1000			RECEIPT #:		RCD BY:	
Associated application file #s (appeals, modifications, previous approvals, etc.):						
Neighborhood District Association(s):						
Notes:						

*After discount (if any)



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Preapplication Conference Waiver

I/We, Randall K. Decker (print), as applicant(s)/property owner(s) of 12220 SE 19th Ave (address of property), request to waive the requirement for a preapplication conference for the submission of a **Type II** III / IV / V (circle one) land use application per MMC Subsection 19.1002.2 Applicability.

Please provide an explanation for the waiver request:
MMC Section 19.1002 Preapplication Conference is provided on the reverse

The request is to allow an increase in the lot coverage ratio of 35% to 37%. An increase of up to 45% is contemplated in the regulation. There does not seem to be a need to have a pre-application conference.

Signed: _____


Applicant/Property Owner

Approved: _____

Planning Director

Narrative in support of Application for Land Use Action – Type II Variance – Increase of Lot Coverage Ratio

Applicant – Randall K. Decker

Property Address – 12220 SE 19th Ave.

Facts:

1. The lot size is 5000 square feet
2. The proposed building footprint is 1851 sq.ft., lot coverage 37%

Arguments:

1. This minimal increase will not be detrimental to surrounding properties as it is of a similar size and nature as the surrounding properties and maintains the proscribed setbacks. It is not located in a natural resource area and will have no additional impact on public health, safety, or welfare.
2. There are no planned future public improvements in the area in an officially adopted plan.
3. There will be no existing site improvements.
4. Impacts from the minimally increased lot coverage will be mitigated via on site storm water management per city code.