

JAN 18 2019

CITY OF MILWAUKIE  
PLANNING DEPARTMENT

## Summary

Location: 5485 SE Harlene St, Milwaukie, OR, 97222.

Zone: R7.

Land use review requested: Type III variance. Expansion of maximum accessway size from 20 feet to 32 feet as described in 12.16.040.F.2 and 19.607 (currently 60 square feet violation).

## Situation

My house is located at the bottom of a hill and the end of a street. My parents built the house in 1955 and lived there until the mid 90's when they sold it. I purchased the house in 2005 and brought it back into the family. Since 2005 I've been doing typical repairs and maintenance that's required on a 60-year-old house. One of those repairs was to replace the driveway. The driveway was in significant disrepair due to age, stormwater runoff and continuous vehicle traffic. I have been spreading a yard or two of gravel yearly for the past few years in an attempt to deter the stormwater runoff onto my property and provide a more suitable and wider surface for vehicle traffic. Though this is a dead-end street it was not designed with a true turnaround. I have had my front yard split rail fence hit twice by vehicles backing up. When I replaced the driveway, I had it graded to help with the stormwater runoff issue and widened to help with the vehicle traffic issue.

## Proposed variance

The allowance of the widened accessway (60 square feet) due to the circumstances described above.

## Supporting documentation (attached exhibits)

- **Exhibit 1** (Site Plan): Describes my property and identifies variance area.
- **Exhibit 2** (Stormwater Runoff): Shows the impact of the stormwater runoff on my property.
- **Exhibit 3** (Turnaround): Shows the actual size of the turnaround (30' Rad) compared to current code dimensions for a turnaround (45' Rad). Because of this smaller turnaround, vehicle traffic uses my property as a turnaround. I do not have an issue with this vehicle traffic. In fact, the concrete on the lower portion of my driveway is of higher strength than typical for this specific reason.
- **Exhibit 4** (Vehicle Traffic): These are examples where vehicle traffic is using my driveway as a turnaround (examples from roughly the last month).
- **Exhibit 5** (Non-Standard Accessways): These may not be a code violation or may have been grandfathered in. These examples show that my accessway is not an outlier on my street.

## Approval criteria for Type III variance

19.911.4.B.1.b(1) - The proposed variance avoids or minimizes impacts to surrounding properties.

- Now that the driveway is widened the vehicle traffic no longer drives over the side of my driveway (which was cracking it) and then driving onto dirt or gravel. This variance would avoid impacts to my property.
- I know of no impacts to surrounding properties. I've spoken with all my immediate neighbors and they are all happy with the improvement.

19.911.4.B.1.b(2) - The proposed variance has desirable public benefits.

- There is now a proper and wider surface for vehicle traffic.

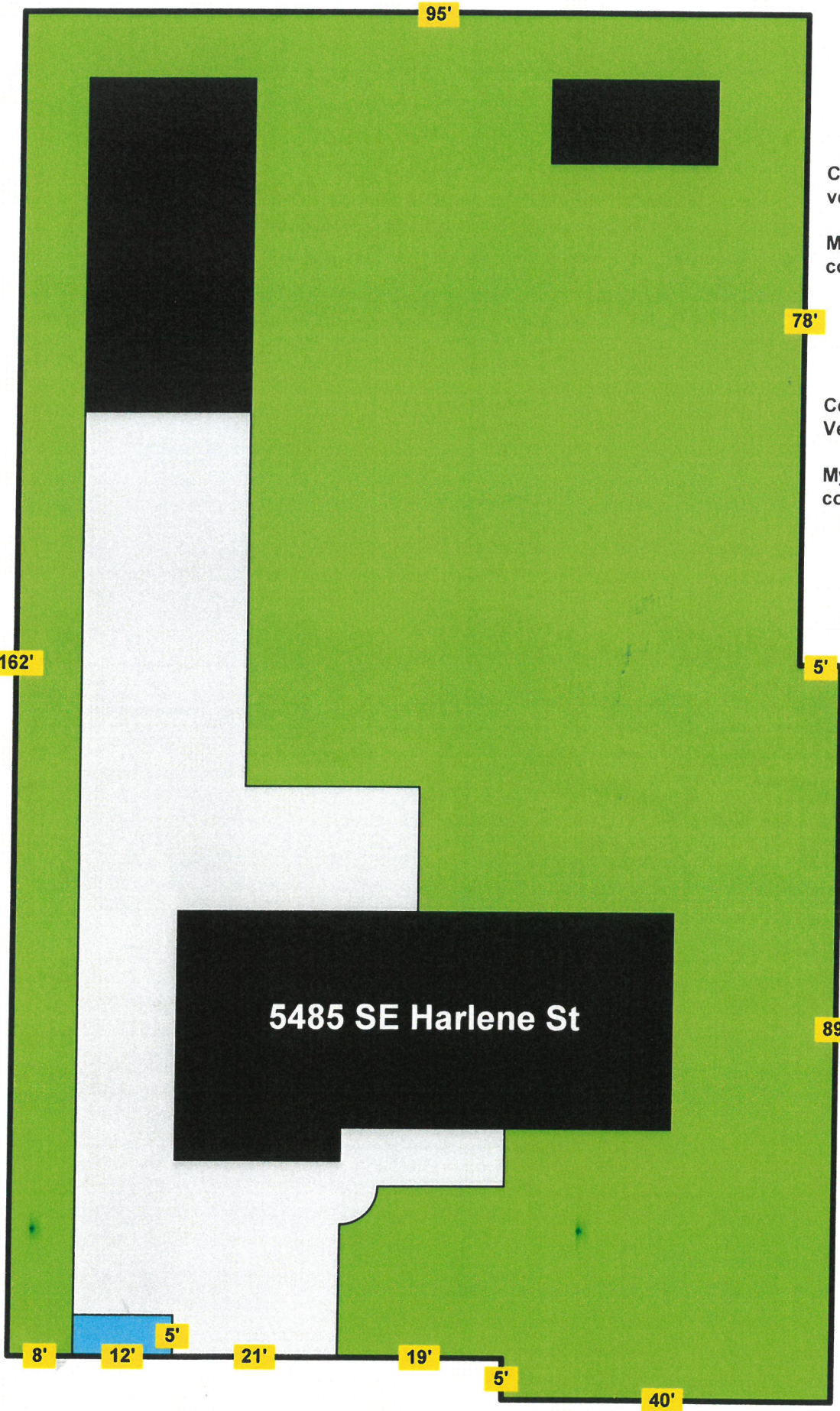
19.911.4.B.1.b(3) - The proposed variance responds to the existing built or natural environment in a creative and sensitive manner.

- Harlene St does not have curbs or sidewalks. There are multiple properties on the street (as referenced in the "supporting documentation") with non-standard accessways.
- My lot minimum vegetation requirements are still being met.
- My front yard minimum vegetation requirements are still being met.

## Impact of the proposed variance

19.911.4.B.1.c - Impacts from the proposed variance will be mitigated to the extent practicable.

- A condition that may appear as an impact is the stormwater runoff from my property onto the street because of the widened accessway. 12.16.040.D.3.b allows for an additional accessway if the property meets the requirements. My property meets those requirements. Therefore, my widened accessway has basically the same accessway width (and therefore the same amount of stormwater runoff) as a standard accessway with the additional accessway allowed under 12.16.040.D.3.b.



Code minimum lot  
vegetation coverage: 30%

My lot vegetation  
coverage: 66%

Code minimum front yard  
Vegetation coverage: 40%

My front yard vegetation  
coverage: 66%

- Structure
- Vegetation
- Hard surface
- Variance area
- Lot dimension (approx)

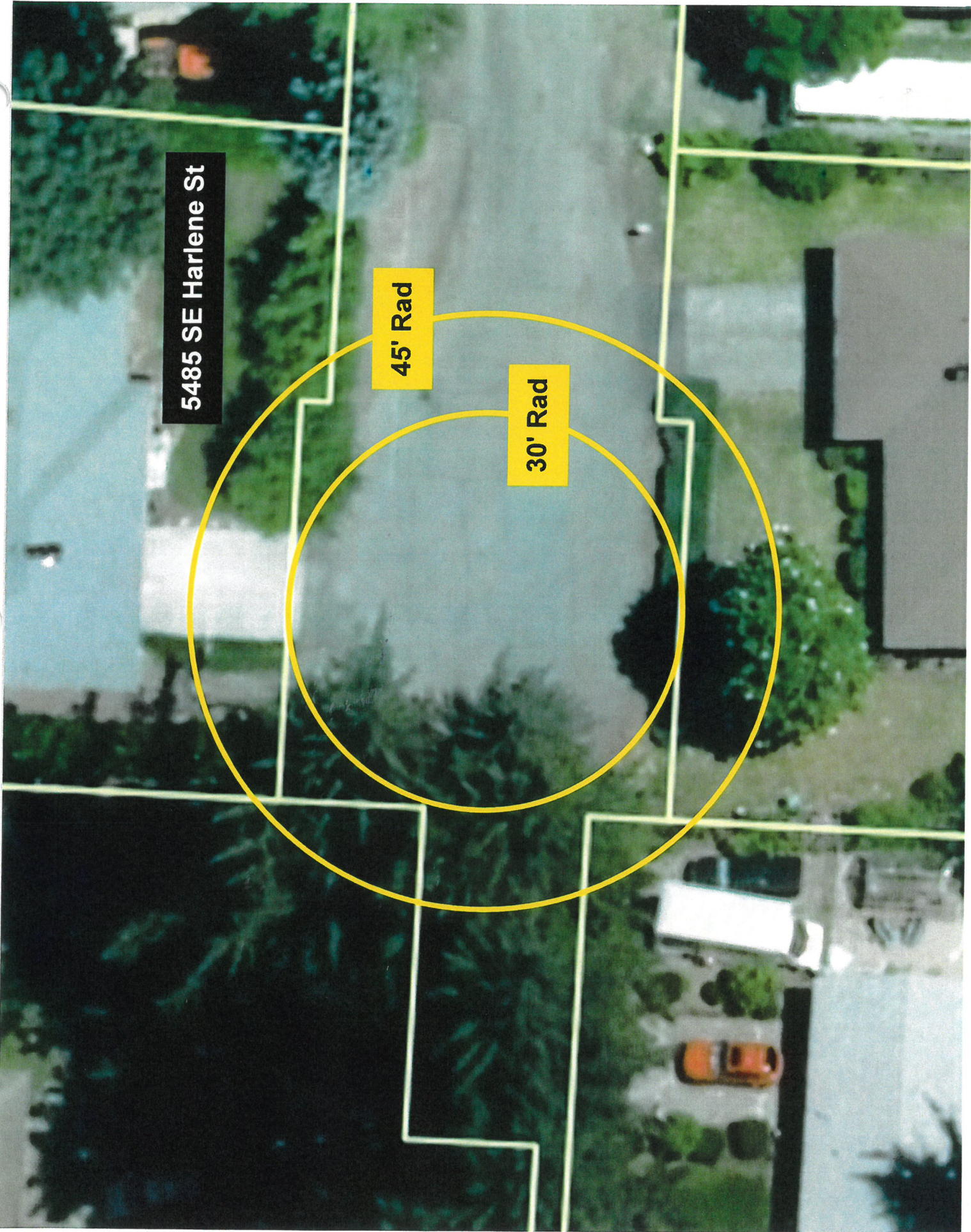


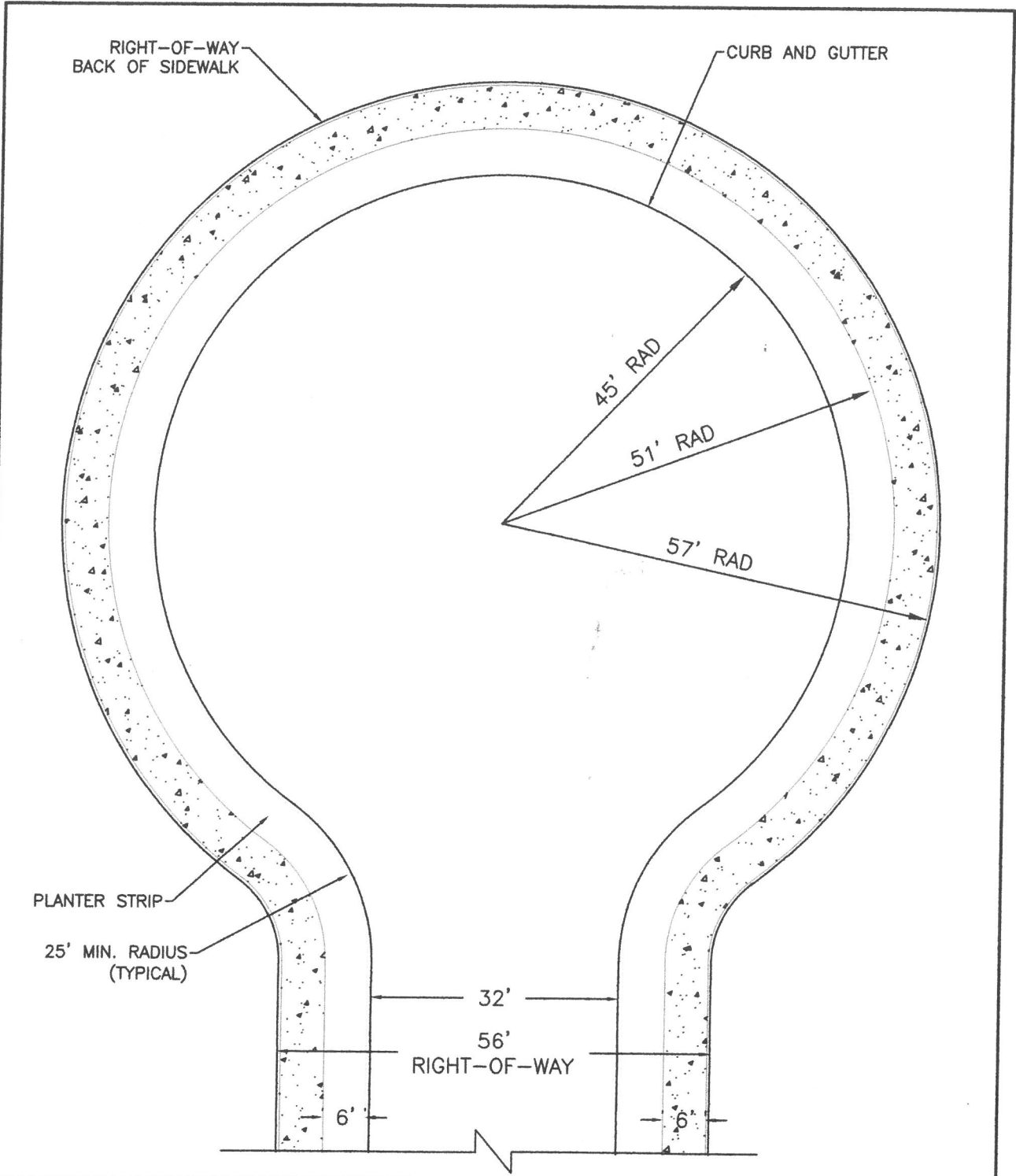


5485 SE Harlene St

45' Rad

30' Rad






CITY OF MILWAUKIE, OREGON - PUBLIC WORKS DEPT.

Cul De Sac

DRAWING NO.

511

APPROVED  
  
 CITY ENGINEER

12/14  
 DATE

NO.	REVISIONS	DATE	BY
1	DRAWING NUMBER CHANGED	12/10	MCP



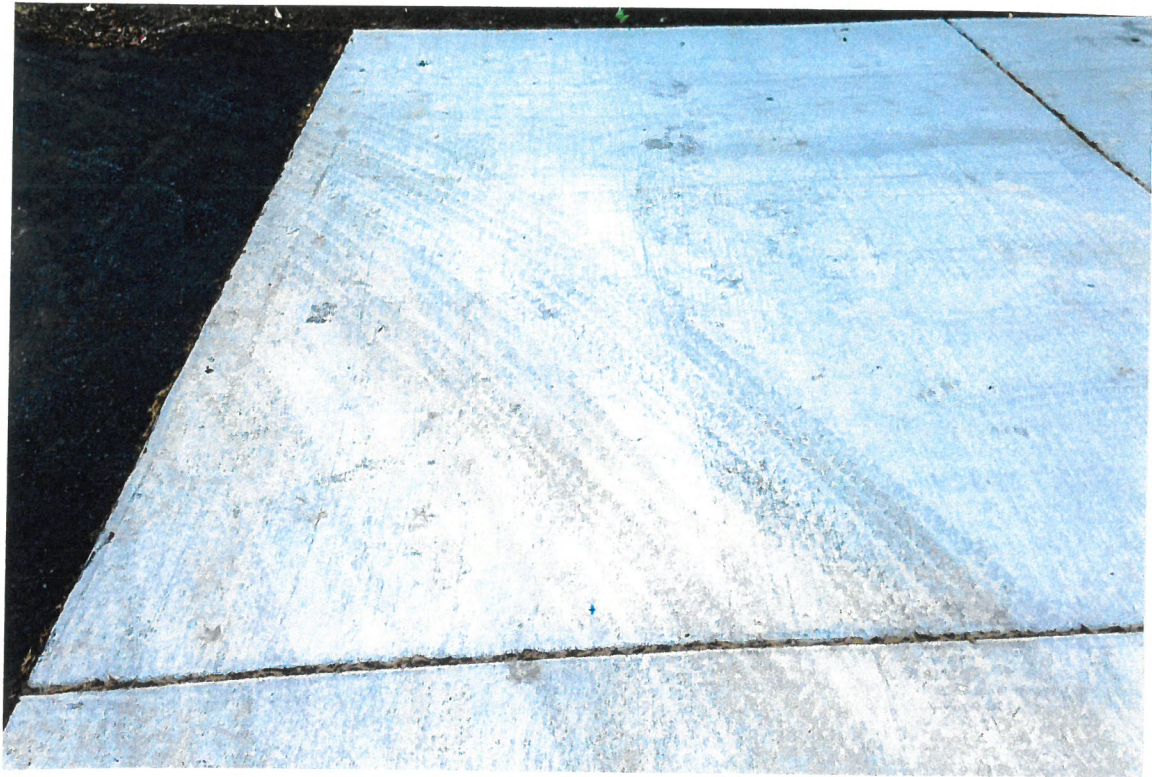












SE Stanley Ave



SE Harlene St



5485

