



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: November 20, 2024

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

You are receiving this notice because development has been proposed in your neighborhood. The proposal requires a public hearing by the Milwaukie Planning Commission and notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. The proposal and information on how to respond to this notice are described below.

The Milwaukie Planning Commission will hold a public hearing on the proposal at a meeting beginning at 6:30 p.m. on Tuesday, December 10, 2024, at Milwaukie City Hall, 10501 SE Main St.

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| File Number(s): | HR-2024-002 |
| Location: | 1620 SE Waverly Dr 11E26DB00300 <i>A map of the site is located on the last page of this notice.</i> |
| Proposal: | <p>The proposed work includes the addition of a primary wing on the east side of the residence, the addition of a 306 sq ft prefabricated conservatory at the southwest side of the residence, extending the west garage wall 6 feet, and extending the south kitchen and nook walks 8.5 ft and 6 ft respectively. A lanai and porch are proposed for the northwest corner of the house and the primary entrance column on the north elevation is proposed to extend outward just over 6 feet.</p> <p>On the second floor, wall extensions are proposed on the east wall at the existing bath, the south wall, and west wall. Decks are proposed to the northwest and south. The roof of the main body of the house will remain at the same height as today. Other proposed roofs maintain the existing roof slopes and do not exceed the existing maximum height.</p> <p>The street-facing façade is proposed to retain some of the original building design. Changes include: the design of some replacement windows; the design of the pediments above the second-floor windows on the west wing and the addition of a belt course; the extension of the primary entrance column.</p> <p>The home is listed as a Significant historic resource and the alteration requires historic resource review.</p> |

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| Primary Contact Person: | Troy Fowler, Fowler Home + Design 635 SE Manchester Place, Portland, OR 97202 503-719-0366/troy@fowlerhomedesign.com |
| Applicant/Owner(s): | Mark Eklund 1322 SE Lexington St. Portland, OR 97202 |
| Staff contact: | Ryan Dyar, AICP, Associate Planner City of Milwaukie Planning Department 10501 SE Main St Milwaukie, OR 97222 503-786-7661, dyarr@milwaukieoregon.gov |
| Neighborhood District Association(s): | Historic Milwaukie NDA, contact Val Hubbard at 503-475-6030 or Debbie Liptan at 503-784-3063 |
| Applicable Criteria: | <ul style="list-style-type: none"> • MMC 19.301 Moderate Density Residential Zone • MMC 19.403 Historic Preservation Overlay Zone • MMC 19.1006 Type III Review Copies of these criteria are available upon request and can also be found at https://ecode360.com/44342404 . |

To learn more about a proposal: Call the staff contact assigned to the proposal or visit the project webpage at <http://www.milwaukieoregon.gov/planning/HR-2024-002>. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Tuesday, December 3, 2024**, at the following locations:

- Planning Department, City Hall, 10501 SE Main St. (open weekdays 8:00 a.m. to 5:00 p.m.)
- Ledding Library, 10660 SE 21st Ave (call 503-786-7580 for current hours)
- City website, <http://www.milwaukieoregon.gov/meetings> or **QR code here:**



Copies of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review at the locations listed above.

To comment on a proposal: You are invited to attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above, or you may submit your comments in person at the hearing. If you want to present verbal testimony, either pro, con, or to raise questions, you will be invited to speak following the applicant’s testimony. Testimony and comments at this hearing must be directed towards the criteria identified. If you submit a written comment or comment in person at the hearing, you will be sent a copy of the decision or recommendation. All written and verbal comments become part of the permanent record.

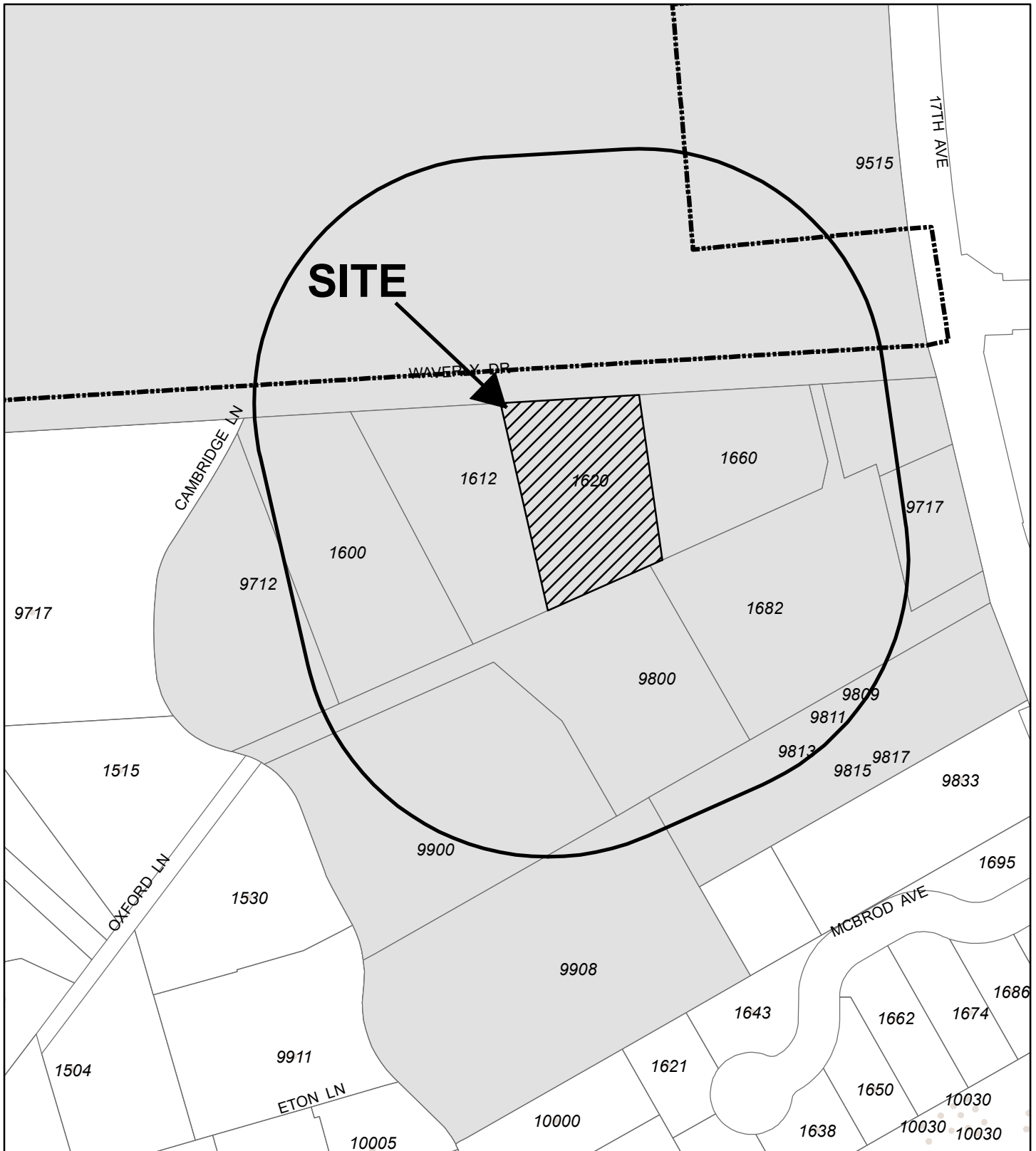
The **Neighborhood** District Association, listed on the first page of this notice, may take a position on the proposal and may have scheduled an open meeting prior to providing comment to the Planning Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

Notice of Public Hearing—File # HR-2024-002
Mark Eklund; 1620 SE Waverly Dr
Planning Commission hearing date: December 10, 2024

*The City of **Milwaukie** is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.*





NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:

THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER.



Site Map
1620 SE Waverly Dr
(11E26DB00300)
File# HR-2024-002

Legend

-  HR-2024-002 subject property
-  300-ft Buffer
-  Properties receiving notice
-  City Limit

