

February 15, 2024

RE: Proposed Development at 4975 SW 139<sup>th</sup> Avenue

Dear NAC Representative / Resident:

I am writing this letter on behalf of the owner, who is considering a 2-parcel partition with a variance or major adjustment to the side yard setback from the existing house (to remain) to the proposed new shared driveway at the above location. The site is currently zoned Residential Mixed C – RMC. Within the RMC zone the proposed residential partition for a new lot for a duplex is an allowed use. The existing house is proposed to remain and therefore, the proposed new shared driveway for the 2 parcels does not meet the required side setback from the existing house and a variance or major adjustment (both Type 3 applications) application is needed.

Prior to preparing specific site plans and making application to the City of Beaverton for the necessary review and approvals, we would like to discuss the proposal in more detail with the members of the Neighborhood Associations and surrounding property owners and residents. Therefore, you are cordially invited to attend a meeting on:

**March 11, 2024 (part of the Central Beaverton NAC meeting)**

**Zoom meeting (virtual) – Meeting ID: 161 430 5944 Passcode: 740273**

Zoom link can be found on the NAC website (<https://beavertonoregon.gov/488/Central-Beaverton-NAC>)

**7pm**

Please note that this will be an information meeting with the representative only and is not intended to take the place of a public hearing before the Planning Commission. You will have an opportunity to present testimony to the Planning Commission when an application is submitted to the City for review.

I look forward to seeing you at the meeting and hearing your thoughts on the proposed project. If you have any questions, please feel free to contact me at 503-880-4979 or [danelle@isenhartconsulting.com](mailto:danelle@isenhartconsulting.com).

Respectfully,

*Danelle Isenhart*

Danelle Isenhart  
Isenhart Consulting, LLC

Enclosure:  
Location Map

04/11/2024



Data Resource Center  
600 NE Grand Ave, Portland, OR 97232  
503.797.1742 – [drc@oregonmetro.gov](mailto:drc@oregonmetro.gov)

This Web site is offered as a public service, integrating various government records into a region-wide mapping system. The property assessment records are a multi-county integration of Clackamas, Multnomah and Washington County records. MetroMap blends each county's records into a common database on a quarterly basis. Therefore, to view each county's official records, go to their respective web sites or offices. The other MetroMap data are derived from city, county, state, federal and Metro sources. The metadata (data about the data) are included on this site, including the sources to be consulted for verification of the information contained herein. It describes some cases where Metro blends city and county records by generalizing the disparities. Metro assumes no legal responsibility for the compilation of multi-source government information displayed by Metro Map.

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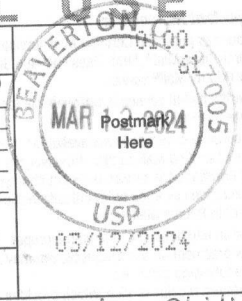
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Beaverton, OR 97005

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5305 S.W. Main Ave.  
City, State, ZIP+4®  
Beaverton, OR 97005

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04/11/2024

6TH AVENUE WEST LLC ALAAMI, SALLY & SHAKIR, MAHA  
5120 W THREE FORKS RD 5066 SW ROCKLYNN PL  
PRESCOTT, AZ 86305 BEAVERTON, OR 97005

AMERLING, WILLIAM A & AMERLING,  
THERESA L  
552 S NEBERGALL LOOP  
ALBANY, OR 97321

ARMENDARIZ, DAVID & ARMENDARIZ,  
CINDY LAI  
5155 SW 141ST AVE  
BEAVERTON, OR 97005

ARNEY, SUZANNE M  
5054 SW ROCKLYNN PL  
BEAVERTON, OR 97005

BIDOU, RACHEL & BIDOU, ALEXIS  
5055 SW 139TH AVE  
BEAVERTON, OR 97005

BRACKETT, ALMORN A & BRACKETT,  
HELEN L  
1201 W 19TH ST  
MERCED, CA 95340

BUCHMANN, JESSI L  
4950 SW 141ST AVE  
BEAVERTON, OR 97005

CALHOUN, SHERI L REV TRUST  
9114 NW 29TH AVE  
VANCOUVER, WA 98665

CHENOWETH, PAUL & CHENOWETH,  
LORI  
5020 SW 141ST AVE  
BEAVERTON, OR 97005

COFFIN, WILLIAM & COFFIN, REBECCA  
4970 SW 139TH AVE  
BEAVERTON, OR 97005

CORTESE, VITO NICOLA  
12390 SW BROADWAY ST  
BEAVERTON, OR 97005

CRAWFORD, PRESTON KELLY &  
CRAWFORD, BONNIE MAYE  
4895 SW 141ST AVE  
BEAVERTON, OR 97005

CRITCHFIELD, SELENA R & ASHLING,  
KRYSTAL K  
14155 SW 6TH ST  
BEAVERTON, OR 97005

CROUSE, KENNETH A JR & CROUSE,  
TRACEY M  
5050 SW 141ST AVE  
BEAVERTON, OR 97005

CYPRESS INVESTMENTS OR-2 LLC  
6107 SW MURRAY BLVD #116  
BEAVERTON, OR 97005

DEWEY, MARK A & DONNELLY, LISA-  
KAREN  
13980 SW 6TH ST  
BEAVERTON, OR 97005

DREYER, RAYMOND L  
4850 SW 141ST AVE  
BEAVERTON, OR 97005

ELKINS, ALVIN S & ELKINS, ERNEST TRS  
30490 SW ROGUE LN #3112  
WILSONVILLE, OR 97070

ELMS, ALEXIS & ELMS, BRIAN  
13930 SW 6TH ST  
BEAVERTON, OR 97005

ESTRADA, IAN DOUGLAS  
5180 SW BARCLAY CT  
BEAVERTON, OR 97005

FOLEY, BRENDON & FOLEY, ROBERT JR  
& FOLEY, JULIE  
14195 SW ROCKLYNN PL  
BEAVERTON, OR 97005

FONG, BENJAMIN F & RODRIGUEZ,  
PATRICIA G  
14175 SW ROCKLYNN PL  
BEAVERTON, OR 97005

FUNRUE, MICHEAL  
4950 SW 139TH AVE  
BEAVERTON, OR 97005

GALANTE KOZAK TRUST  
4925 SW 141ST AVE  
BEAVERTON, OR 97005

GALES, JAMES O  
5075 SW 139TH  
BEAVERTON, OR 97005

GOODNO, BONNIE RAE & GOODNO,  
DALE  
13860 SW LARCH PL  
BEAVERTON, OR 97005

HA, MINH-THY & NGUYEN, HIEN KIM &  
HA, LONG  
4975 SW 139TH AVE  
BEAVERTON, OR 97005

HANSON, ALEXANDER & HANSON, TIA  
& BAUER, TUULIKKI A  
5025 SW 139TH AVE  
BEAVERTON, OR 97005

HARDIN, TRENTON & HARDIN, KATLYNN  
4855 SW 139TH AVE  
BEAVERTON, OR 97005

HATCHELL, CANDY  
4905 SW 141ST AVE  
BEAVERTON, OR 97005

HATLEN, JAMES RICHARD  
4870 SW 141ST AVE  
BEAVERTON, OR 97005

HEATHER LLC  
1847 N 150 E  
CENTERVILLE, UT 84014

HENRY, JERRY R & HENRY, KELLIE A  
4850 SW 139TH AVE  
BEAVERTON, OR 97005

HODGE, ED  
13845 SW 6TH ST  
BEAVERTON, OR 97005

HORVATH, ZOLTAN FERENC  
14125 SW 6TH ST  
BEAVERTON, OR 97005

IWANCHUK, MICHAEL  
5090 SW 141ST AVE  
BEAVERTON, OR 97005

JASPER, THOMAS  
5202 SW BARCLAY CT  
BEAVERTON, OR 97005

JOHNSON, BILL D & JOHNSON,  
BARBARA R  
13861 SW LARCH PL  
BEAVERTON, OR 97005

JOHNSON, RUSSELL L  
4895 SW 139TH AVE  
BEAVERTON, OR 97005

JONES, DAVID PARKE & JONES,  
MARGARET CODDING  
PO BOX 1084  
MANZANITA, OR 97130

KASSACK, MICHAEL G & COLBERT, R  
LESLIE  
4981 SW 141ST AVE  
BEAVERTON, OR 97005

KAUFFMAN, PATRICIA A REV LIV TRUST  
5044 SW ROCKLYNN PL  
BEAVERTON, OR 97005

KAWASHIMA, JANE Y  
4836 SW WEMBLEY PL  
BEAVERTON, OR 97005

KLOSTERBUER REV TRUST  
4915 SW 141ST AVE  
BEAVERTON, OR 97005

KOUBA, STANLEY F LIV TRUST  
28751 NW QUAIL RUN DR  
GASTON, OR 97119

KSS HOLDINGS LLC  
6305 ROSEWOOD ST STE B  
LAKE OSWEGO, OR 97035

LACAMBRA, MARIA SHIRLEY REV LIV  
TRUST  
4925 SW 139TH AVE  
BEAVERTON, OR 97005

LAIS, SHERYL J  
4961 SW 141ST AVE #A-5  
BEAVERTON, OR 97005

LOVELAND, JEFFREY S & LOVELAND,  
LATESSA L  
14035 SW 6TH ST  
BEAVERTON, OR 97005

MADRONA APARTMENTS LLC & ADR  
INVESTMENTS I LLC  
PO BOX 1567  
LAKE OSWEGO, OR 97035

MARIN, TOMAS ESQUIVEL  
5020 SW 139TH AVE  
BEAVERTON, OR 97005

MARQUIS, JULIA D  
14155 SW ROCKLYNN PL  
BEAVERTON, OR 97005

MCCOY, PATRICIA LYNN  
14140 SW 6TH ST  
BEAVERTON, OR 97005

MCEACHERN, JOHN A & WEEKS, JAN R  
4965 SW 139TH AVE  
BEAVERTON, OR 97005

MCNAUGHTON, S L TRUST &  
MCNAUGHTON FAMILY TRUST  
6107 SW MURRAY BLVD #145  
BEAVERTON, OR 97008

MENLO MANOR APARTMENTS LLC  
PO BOX 2968  
PORTLAND, OR 97208

MERCADO, SANTOS A GOMEZ  
4130 SW 117TH AVE #134  
BEAVERTON, OR 97005

MURPHY, JOHN C & CHAN, CHRISTINA  
4970 SW 141ST AVE  
BEAVERTON, OR 97005

OLSON, JUDY L  
5088 SW ROCKLYNN PL  
BEAVERTON, OR 97005

ORTIZ, LUIS G LOPEZ  
13970 SW 6TH ST  
BEAVERTON, OR 97005

PARHAM, BARBARA J LIV TRUST  
4957 SW 141ST AVE  
BEAVERTON, OR 97005

PARK FAMILY TRUST  
4130 SW 117TH AVE STE A PMB #148  
BEAVERTON, OR 97005

POLAND, CAROL A & POLAND, DAVID W  
5070 SW 141ST AVE  
BEAVERTON, OR 97005

QUERIN, DOUGLAS S & QUERIN, KATHY  
B  
4228 SW SELLING CT  
PORTLAND, OR 97221

RIZZI, MARINA & CHING, KENNETH  
4969 SW 141ST AVE  
BEAVERTON, OR 97005

ROMINE, JESSICA & ROMINE, ADAM  
13890 SW 6TH ST  
BEAVERTON, OR 97005

RUSSELL, PATTI A  
4820 SW 139TH AVE  
BEAVERTON, OR 97005

RYBACK, GREGG WOODROW &  
RYBACK, STACY SUSANN  
4820 SW 141ST AVE  
BEAVERTON, OR 97005

SCANLON, DWAIN & SCANLON,  
CYNTHIA  
4848 SW WEMBLEY PL  
BEAVERTON, OR 97005

SCHINMAN, JUDITH A & SCHINMAN,  
JAMES R  
5040 SW 139TH AVE  
BEAVERTON, OR 97005

SHATTUCK FAMILY REV TRUST  
13975 SW 6TH ST  
BEAVERTON, OR 97005

SINGER, RANDY M & SINGER, DEBORAH  
L  
13855 SW LARCH PL  
BEAVERTON, OR 97005

SINGH, JASWINDER  
4920 SW 141ST AVE  
BEAVERTON, OR 97005

SIPE FAMILY TRUST  
5022 SW ROCKLYNN PL  
BEAVERTON, OR 97005

SKIBA, PHILLIP & SKIBA, KRISTINE  
4949 SW 141ST AVE  
BEAVERTON, OR 97005

SMITH REVOCABLE TRUST  
12154 SE 114TH CT #119  
HAPPY VALLEY, OR 97086

SORENSEN, KENZY  
14120 SW 6TH ST  
BEAVERTON, OR 97005

SPAR INVESTMENT CO  
PO BOX 2968  
PORTLAND, OR 97208

TAKAHASHI, LINDA A & TAKAHASHI,  
HOLLI MM  
5076 SW ROCKLYNN PL  
BEAVERTON, OR 97005

TAYLOR, KATHLEEN & TAYLOR, JOSH  
14030 SW 6TH ST  
BEAVERTON, OR 97005

TRUJILLO, PATRICK G & TRUJILLO, AMY L  
4890 SW 141ST AVE  
BEAVERTON, OR 97005

VASQUEZ, WILLIAM C & OPAL I JOINT  
REV LIV TRUST  
5032 SW ROCKLYNN PL  
BEAVERTON, OR 97005

WANG, KIALENG  
PO BOX 950  
BEAVERTON, OR 97075

WARFIELD, LAWRENCE L & WARFIELD,  
ANGELA L  
4945 SW 141ST AVE  
BEAVERTON, OR 97005

WESTBROOK HOA  
14255 SW 6TH ST  
BEAVERTON, OR 97005

WHITE, KATHERINE A  
4973 SW 141ST AVE  
BEAVERTON, OR 97005

WIEDEBACK, DANIEL J & WIEDEBACK,  
MIRIAM S  
4870 SW 139TH AVE  
BEAVERTON, OR 97005

WISHMAN, ALLEN RAY & WISHMAN,  
RACHEL  
2115 THATCHER RD  
FOREST GROVE, OR 97116

WOODWARD, BRIAN L  
4825 SW 139TH AVE  
BEAVERTON, OR 97005

WRIGHT, PATI L  
5090 SW 139TH AVE  
BEAVERTON, OR 97005

XU, LIZA & CHING, ERIC  
4977 SW 141ST AVE  
BEAVERTON, OR 97005

CENTRAL BEAVERTON NAC  
RACHEL PHILIP  
5305 SW MAIN AVE  
BEAVERTON, OR 97005

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NOTICE SIGN MOCK-UP

**PUBLIC MEETING**  
On A  
Preliminary Development Proposal  
Affecting

4975 SW 139th AVE.

PROPOSED

SW 139th AVE PARTITION

A meeting to discuss the preliminary  
development proposal is scheduled for

7PM ON 03/11/2024  
ZOOM VIRTUAL - NAC MEETING

ALL INTERESTED PERSONS MAY ATTEND

FOR MORE INFORMATION  
CONTACT:

DANELLE ISEHART 503-880-4979  
ISENHART CONSULTING

[Use this form and fill in the blank spaces with the information you provided on the notice sign posted at the site if you used the signs available from the City]

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DEVELOPER OR AGENT: Danelle Isenhart, Isenhart Consulting

PROJECT LOCATION: 4975 SW 139th Ave

**AFFIDAVIT OF MAILING NOTICE**

\*\*\*\*\*

I, Danelle Isenhart, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed 2-parcel partition w/ variance or major adjustment affecting land located at 4975 SW 139th Avenue, and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 15th day of February, 2024, personally mail notice to affected property owners and NAC's within 500 feet of the proposed development site.

**Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics and are available for witnessing.**

Signature: Danelle Isenhart

Dated this 15th day of February, 2024.

Subscribed and sworn to before me this 15th day of February, 2024  
Susan M. Lund  
Notary Public for the State of Oregon

My Commission expires: January 4th 2025



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PROJECT NAME: SW 139th Ave Partition

POST ON SITE NOT LESS THAN 20 DAYS PRIOR TO THE NAC MEETING

AFFIDAVIT OF POSTING NOTICE

\*\*\*\*\*

I, Danelle Isenhardt, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed 2-parcel partition with variance or major adjustment affecting land located at 4975 SW 139th Avenue, and that pursuant to Ordinance 2050, Section 50.3., did on the 15th day of February, 2024, personally post public notice(s). The notice(s) was (were) posted on or before the deadline date determined by City staff for this application.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Public's and are available for witnessing.

Signature: Danelle Isenhardt

Dated this 15<sup>th</sup> day of February, 2024.

Subscribed and sworn to before me this 15<sup>th</sup> day of February, 2024  
Susan M. Lund  
Notary Public for the State of Oregon  
My Commission expires: January 4<sup>th</sup> 2025



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# 4975 SW 139<sup>th</sup> Ave Partition

Neighborhood Review Meeting

March 11, 2024 – Central Beaverton NAC Meeting





# Introduction/Contact Information

Danelle Isenhardt, Isenhardt Consulting, LLC

[danelle@isenhardtconsulting.com](mailto:danelle@isenhardtconsulting.com)

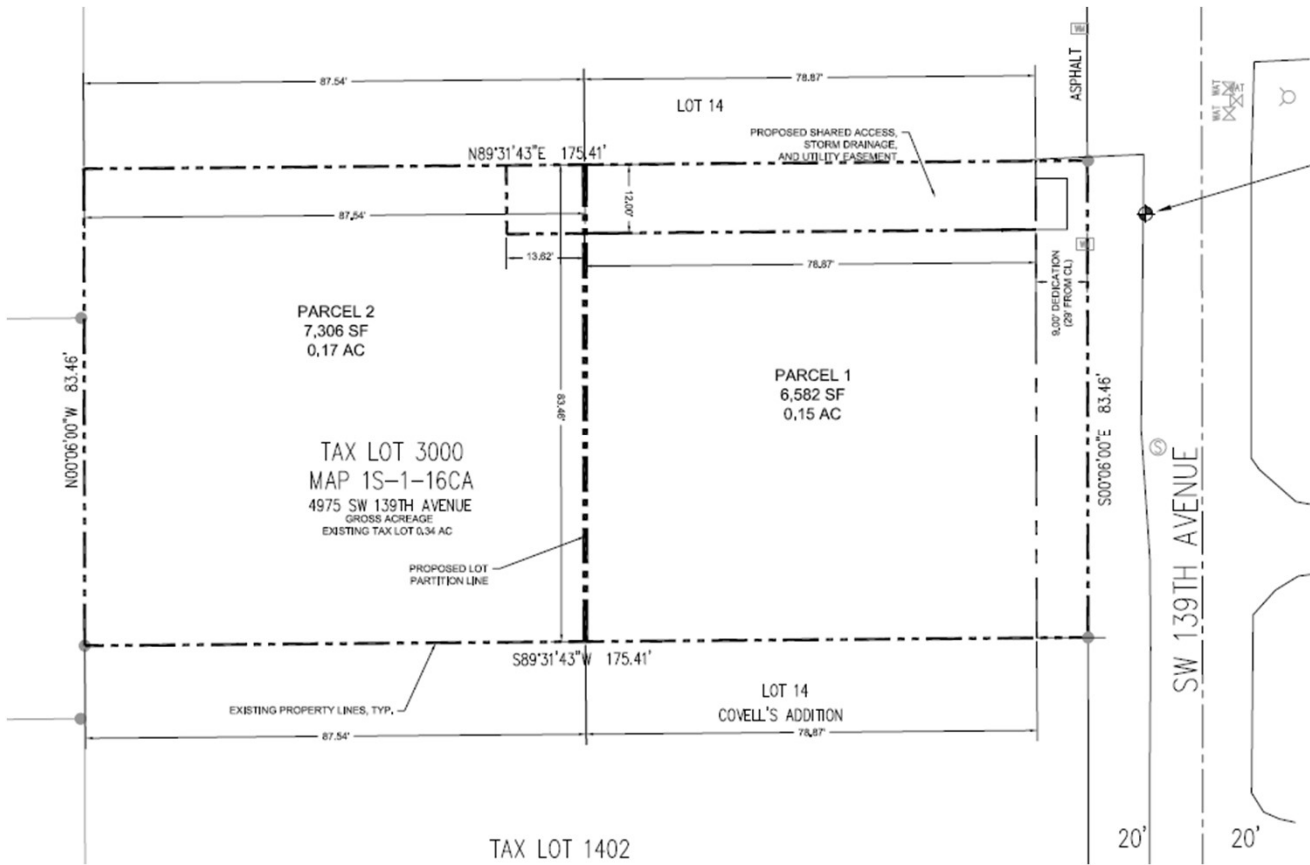
503-880-4979

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# Zoning Overview

- Zoning: RMC
  - Site minimum density: 2 units/lots
  - No maximum density
  - Minimum lot size: 5,000 sq. ft.
  - Setbacks:
    - 10' front
    - 18.5' garage
    - 5' side
    - 15' rear



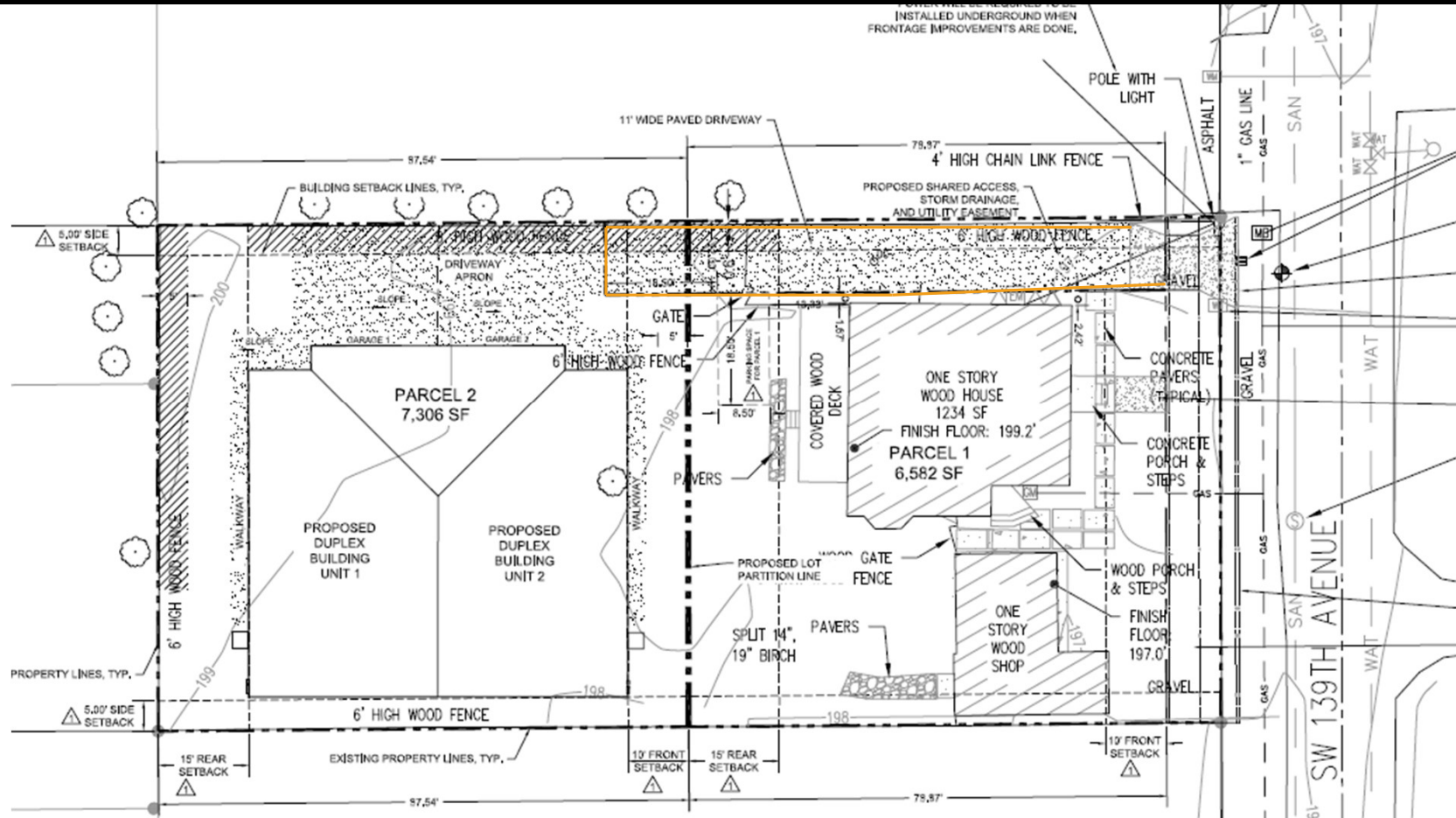


Preliminary Plat

# Project Overview

- Proposed development: 2-parcel partition with variance to side setback.
- Existing dwelling to remain on Parcel 1. Parcel 2 – future duplex.
- Proposed shared driveway along north property line within a 12-foot wide access easement
  - Variance to side setback to existing house on Parcel 1 to the edge of the driveway pavement.
    - 5-feet required setback.
    - 1.67' to 2.42' proposed setback (varies due to location of existing house).

# Preliminary Site Plan





# Closing Statement

- The issues written down during the course of this meeting will be included in the application packet submitted to the City. They will be considered by the City during the application review process.
- Thank you for your participation in tonight's Neighborhood Review Meeting on this proposal!



# Questions and Comments



DATE: March 12, 2024  
TO: Central Beaverton NAC, Attendees of Meeting and City Staff  
FROM: Danelle Isenhart, AICP  
RE: SW 139<sup>th</sup> Ave Partition - Neighborhood Meeting Minutes – March 11, 2024

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Below are the items discussed at the Neighborhood Meeting on March 12, 2024 for the proposed 2-parcel partition and variance to the side setback for Parcel 1 (existing house) at 4975 SW 139<sup>th</sup> Avenue.

The Neighborhood Meeting for this project was part of the Central Beaverton NAC monthly meeting. This project presentation and discussion started at 8:39pm with Danelle Isenhart introducing herself and giving a brief PowerPoint presentation of the project. The meeting was via Zoom.

Questions/comments/topics of discussion from the attendees and responses are summarized as follows. Similar questions/topics have been grouped.

Q: We are the neighbor directly to the south. The fence along that property line is falling. Will it be replaced.

A: Unsure. But based on working on many projects, generally fences get replaced during the construction phase.

Q: There is no sidewalk anywhere along SW 139<sup>th</sup> Avenue, so there will be a small section of sidewalk that won't connect to anything?

A: Yes, new development is required to provide street improvements, including sidewalk. New development is how a lot of improvements get filled in around the city. There will likely be a transition to the street pavement (that will be temporary until abutting properties develop) to the sidewalk. There may also be signs (red and white striped) at the ends of the sidewalk until there is a connection to the north or south.

Q: The existing house is being rented as an Airbnb. Is the duplex planned to also be an Airbnb? We don't think the Airbnb use is allowed.

A: I don't know if the duplex is planned for that or if the Airbnb use is allowed or not.

Q: Are there tree removals planned for the site?

A: Yes, there is one tree on the site in the area of the proposed duplex that will be removed. There is a small little new tree in the front of the existing house that will remain or be moved if necessary with the street improvements. Also, there will be tree protection on the site during construction for the neighboring trees on the properties to the north and west.

Q: Are the garages on the duplex single car garages? Will cars be able to exit in a forward motion?

A: The duplex design is not done. The duplex footprint is conceptual for the partition application. The garages for each duplex unit are likely single but could be double. Each unit parking space, including the existing house parking pad and the duplex garages will be able to back out and turn to exit the site in a forward motion.

Q: Is the duplex 2 stories in height?

A: Yes, I believe it will be designed as 2 stories.

C: The driveway is the main concern. (note typed in the chat with no further comment)

Q: What will the windows look like, where will the windows be placed on the west side of the duplex?
































A: I don't know as the duplex design is not part of this partition and setback variance application.

Meeting adjourned approximately after 20 minutes (8:59 pm).

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04/11/2024

Participants (14)

Find a participant

- DI Danelle Isenhart (Me)  
-  Franziska Elliott (she/her) (Host)  
- TD Thom Drane  
- HT Holly Thompson (she/her) THPRD  
-  Quinn Simpson  
- RP Rachel Philip  
-  ohjus  
- BC Becky Coffin 16583  
- CM Chris Murphy, PT  
- DN Dick Nichols  
- KP Kevin Pelatt - Code Enforcement Officer  
- KA Kirsten Agard, CMB, AMP  
- KT Kyle Todd - BDA  
- T Tia  

Invite Unmute Me Merge to Meeting Window