

**BEFORE THE PLANNING COMMISSION  
FOR  
THE CITY OF BEAVERTON, OREGON**

**After recording return to:**  
City of Beaverton, City Recorder:  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF ) ORDER NO. 2534  
FLEXIBLE SETBACK FOR INDIVIDUAL LOT WITHOUT ) FS2017-0002 WINTERS FLEXIBLE SETBACK  
ENDORSEMENT, PROPOSING TO REDUCE THE )  
REQUIRED REAR YARD SETBACK FROM 25-FEET )  
THAT IS STANDARD IN THE R7 ZONE, TO A 5-FOOT )  
REAR SETBACK. )

The matter came before the Planning Commission on April 26, 2017, on a request for approval of a proposed Flexible Setback for Individual Lot without Endorsement, to reduce the standard 25-foot rear yard setback of the R7 zone down to 5-feet, in order to build a two-story addition to the rear of the applicant's house. The subject site is located at 7215 SW Hall Boulevard. The site can also be identified as tax lot 05302 of Washington County Assessor's Tax Map 1S1-22CB.

Pursuant to Ordinance 2050 (Development Code), Section 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

Public testimony was provided in regard to concerns over compatibility of the proposed structure with the existing neighborhood. Commissioner Overhage expressed concern that the proposed structure was not consistent with the Design Principles found in Section 60.05.10.1 and stated that she felt the application did

not meet criterion of approval number eight (8) which requires compliance with any applicable sections of Chapter 60 of the Beaverton Development Code. Commissioner Winter stated that he felt that the proposal met all the applicable approval criteria.

The Commission, after holding the public hearing and considering all oral and written testimony, adopted the Staff Report with no modifications, dated April 19, 2017 and the findings contained therein, as applicable to the approval criteria contained in Section 40.30.15.2 of the Beaverton Development Code.

Therefore, **IT IS HEREBY ORDERED THAT FS2017-0002 is APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated April 19, 2017 and this Land Use Order , and subject to the conditions of approval as follows:

1. All construction shall be carried out in accordance with the site plan, as approved by the Director, on file at City Hall. (Planning/JST)
2. This approval will allow a rear home addition to encroach no more than 20-feet into the standard 25-foot rear setback as shown on the associated site plan. **Any future proposed reduction to the setbacks or additions to the main structure will require an additional Flexible Setback Approval.** (Planning/JST)
3. If necessary, building permits must be obtained for all construction, alteration, and/or demolition of a structure prior to beginning work. For further information regarding building permits and/or related building code issues, please call 503-526-2403. (Planning/JST)
4. Prior to any on site excavation or concrete installation, a 48-hour minimum notice to the One Call Utility Locating Center (Phone: 503-246-6699) shall be given. The applicant shall resolve any utility conflicts prior to work commencing as proposed. (Planning/JST)

Motion **CARRIED**, by the following vote:

**AYES:** Winter, Lawler and North.  
**NAYS:** Overhage and Matar.  
**ABSTAIN:** None.  
**ABSENT:** Nye.

Dated this 4th day of May, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2534 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:30 p.m. on May 15 2017.


PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
TRAVIS GODDARD  
Current Planning Manager

APPROVED:

  
\_\_\_\_\_  
KIMBERLY OVERHAGE  
Chair

  
\_\_\_\_\_  
JASON T.  
Assistant Planner