

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

IN THE MATTER OF A REQUEST FOR APPROVAL OF) ORDER NO. 2990
A VARIANCE FOR LU32024-00140 SW 139TH AVE) VAR32024-00139 ORDER APPROVING LU32024-
PARTITION. KIM-HEIN NGUYEN, APPLICANT.) 00140 SW 139TH AVE PARTITION, VARIANCE.

The matter came before the Planning Commission on May 1, 2024, on a request for a Variance to reduce the minimum side setback of the existing single-detached dwelling to the edge of the proposed shared driveway from five feet to 1'-8". The subject site is located at 4975 SW 139th Avenue, specifically identified as Tax Lot 03000 on Washington County Tax Assessor's Map 1S116CA.

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.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated April 24, 2024, and the findings contained therein, as applicable to the approval criteria contained in Section 40.95.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **VAR32024-00139** 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 24, 2024, and this Land Use Order, subject to the condition of approval as follows:

A. General condition:

1. The applicant shall ensure that the Legal Lot Determination (LLD12023-00393) and Preliminary Partition (PP22023-00394) applications have been approved and are consistent with the submitted plans. (Planning / LR)

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

AYES: Winter, Akkal, Ellis, Glenewinkel, McCann, Nye.
NAYS: None.
ABSTAIN: None.
ABSENT: Lawler.

Dated this 29th day of May, 2024.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2990, an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on June 10, 2024.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

LAUREN RUSSELL, AICP
Associate Planner



CHELSEA McCANN
Chair

STEVE REGNER
Interim Current Planning Manager