



November 13, 2018

VIA EMAIL AND US MAIL

David Besley
Bureau of Development Services
City of Portland
1900 SW Fourth Avenue, Suite #5000
Portland, OR 97201-5380
david.besley@portlandoregon.gov

Dear Mr. Besley:

I am writing on behalf of the Land Use & Transportation Committee of the Sabin Community Association, regarding Case File Number LU 18-242329 AD for 1217 NE Mason.

We recommend that the City approve the proposal for the replacement of the existing garage with a larger garage. Although we do not wish to suggest that we would always support reducing set-backs or that BDS should generally do so, in this particular case the reduced front and side set-backs will have relatively little visual effect because the bulk of the garage will be near or below grade. Similarly, because it appears that the garage will effectively be below grade, placing it close to the side property line should not interfere with light, air, or access for fire-fighting. And given the topography, there are also few other options to site a functional garage on this particular property. Thus, under the circumstances here, it appears that granting the requested set-back adjustments will satisfy and be consistent with the purposes of the setback requirements, and will not significantly detract from the livability or appearance of the neighborhood. *See* Portland City Code 33.110.220(A); 33.805.040(A)-(C).

However, we strongly urge that the front set-backs be reduced *only as to the portion of the lot directly in front of the garage*. We oppose reducing the front set-backs for remaining portion of the front lot line (i.e., the part of the front yard to the west of the garage). We ask that BDS make clear in approving this proposal that the front set-back adjustments are expressly limited to the area in front of the proposed new garage and do not authorize the owner to build additional structures within the normal setback in the rest of the front yard.

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Please feel free to contact me at (503) 964-8417 or at rach.c.lee@gmail.com should you have any questions about the recommendation of the Sabin Land Use & Transportation Committee. Thank you for considering our comment on this proposal.

Sincerely,

A handwritten signature in cursive script that reads "Rachel Lee". The signature is written in black ink and is positioned above the typed name and title.

Rachel Lee
Chair, Sabin Land Use & Transportation Committee

cc via email: Sabin Community Association Board
Sabin Land Use & Transportation Committee