



March 18, 2016

VIA EMAIL AND US MAIL

Kate Green
Kate.Green@portlandoregon.gov
Bureau of Development Services
City of Portland
1900 SW Fourth Avenue, Suite #5000
Portland, OR 97201-5380

Dear Ms. Green:

I am writing on behalf of the Land Use & Transportation Committee of the Sabin Community Association, regarding Case File Number LU 15-270045 LDP for the vacant lot west of 1217 NE Mason.

We recommend that the City approve the proposal to partition the lot. First, the proposal is to partition the property into two square lots, which is more compatible with the character of the other lots in the Sabin neighborhood, rather than two skinny lots. Second, the owner's plans for the attached dwelling have enough architectural relief and offset between the two units that they visually read as two different homes, as PCC § 33.110.240(E)(4)(a) is intended to ensure, unlike some other attached homes we have seen built on in our neighborhood. Third, we believe that the scale, roof pitch, eaves and massing of the planned structure will be relatively compatible with the other architecture in the vicinity of this site. Finally, we appreciate the owner's and applicant's willingness to come discuss their project with us to answer our questions and find out if the Sabin community has any concerns about their plans that they can reasonably address.

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,

Rachel Lee
Chair, Sabin Land Use & Transportation Committee

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