



Our Community in Action

February 17, 2016

VIA EMAIL AND US MAIL

Megan Sita Walker
MeganSita.Walker@portlandoregon.gov
Bureau of Development Services
City of Portland
1900 SW Fourth Avenue, Suite #5000
Portland, OR 97201-5380

Dear Ms. Walker:

I write on behalf of the Land Use & Transportation Committee of the Sabin Community Association, regarding Case File Number LU 15-269881 HRM for 3424 NE 15th Avenue.

Regarding the historic review portion of this proposal, we recommend that the City approve the proposal to replace the existing garage door with a wooden carriage door, replace the windows with new windows, and replace the vinyl siding with HardiePlank lap siding. We support maintenance of housing stock in Sabin and reasonable alterations that make our neighbors' dwellings more liveable.

Regarding the request to modify City Code § 33.110.250.C.1 to allow the heat pump in the rear setback, we encourage the owners to select quiet equipment and to consider other placement options to reduce the noise impact on the owners' neighbors to the east.

Regarding the request to modify the setback requirements¹ to allow an existing structure within the setback to be converted to an ADU, the Sabin Community Association takes no position on whether the City should approve the request. Instead, we recommend that the Bureau of Development Services specifically consult the Fire Department. The Sabin Community Association is generally supportive of ADUs. Here, however, it appears from commercial satellite photography available online that there is another structure immediately to the south of

¹ The notice received by the Sabin Community Association states that the proposal is to modify City Code § 33.110.250.C.4.c.3. However, as of January 1, 2016, there appears to have been no such provision in City Code. The Sabin Community Association infers that the actual regulations at issue are City Code § 33.110.250.C.2.b.2; City Code § 33.110.220.B; and Table 110-3 (side and rear setbacks in R5 zone).

Megan Sita Walker
February 17, 2016
Page 2

the garage, even though the structure to the south does not appear on the City's records on Portland Maps. See <http://tinyurl.com/jgdahcu>; <http://tinyurl.com/zluja8b>. Among the purposes of the setback requirements are to maintain separation for fire protection and access for fire fighting. City Code § 33.110.220.A. These safety concerns become all the more significant if a structure is used as living space. Therefore, given the apparent proximity of another structure to the south of the proposed ADU, the Sabin Community Association recommends that the Bureau of Development Services inform the Fire Department of the situation and solicit its opinion on whether the proposed ADU would place residents or firefighters at risk.

Please feel free to contact me at (503) 964-8417 or at rach.c.lee@gmail.com should you have any questions about these recommendations 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".

Rachel Lee
Chair, Sabin Land Use & Transportation Committee

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