



September 26, 2016

VIA EMAIL AND US MAIL

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

Dear Ms. Bhutani:

I write on behalf of the Land Use & Transportation Committee of the Sabin Community Association, regarding Case File No. LU 16-222104 HR for 3121 NE 12th Avenue.

We recommend that the City approve the proposal for new wooden railings, concrete steps, and steel railing. We support maintenance of housing stock in Sabin and reasonable alterations that make our neighbors' dwellings more liveable.

However, we are concerned about the proposed intrusion of the new garage into the rear setback. Although the notice states that the new garage will be in the same location as the existing garage, that does not appear to be accurate. The existing garage is not within the rear setback, while the proposed new garage extends to within 18 inches of the rear property line. Unless some exemption applies, we believe that the applicant should be seeking a variance for the rear setback, and it is not clear to us that a variance would be appropriate.

Please feel free to contact me at (503) 964-8417 or at [rach.c.lee@gmail.com](mailto: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  
Dean Gisvold