

City of Portland
Bureau of Development Services
Land Use Services Division
Attn: Suzanne Savin
1900 SW 4th, Suite 5000
Portland, Oregon 97201

Subject: Type II Land Use Case LU_07_105025 AD

Dear: Ms. Savin

The Beaumont-Wilshire Neighborhood Association (BWNA) supports the appeal statement that has been submitted by the Roseway Neighborhood Association related to Case LU_07_105025 AD. BWNA respectfully requests that the adjustment proposed by the developer of the 2,500 square foot tax lot located at the corner of NE 79th and Klickitat not be approved.

We do support the development of small lots, such as this one that is located in the R5 zone, if the development is designed appropriately to fit in with the neighborhood. We assume that that the regulation in Title 33 related to a 12 foot square fitting entirely into the minimum dimension of the outdoor area was added because of the density of the R5 zoning and the need to provide adequate space between neighbors. The development of a 2,500 square foot lot in the R5 zone effectively reduces the zoning in that portion of the neighborhood to an R2.5 zone. That is twice as dense as the stated R5 zoning. If the City is allowing development at twice the density of that stated in the zoning code, the City needs to make every effort possible to mitigate that increased density. The approval of the proposed adjustment does not mitigate the increased density. Instead, it pushes the new development even closer to the existing neighbors.

Once again, we fully support the appeal statement submitted by the Roseway Neighborhood Association and respectfully request that the adjustment proposed in this land use case not be approved.

Sincerely,

David Whitaker
Beaumont-Wilshire Neighborhood Association Land Use Chair