

Date: October 9, 2014

To: Planning and Sustainability Commission

[psc@portlandoregon.gov](mailto:psc@portlandoregon.gov)

To: Hearings Officer: 1900 SW Fourth Ave, Portland, Oregon 97201-5380

From: Jan Hurst

Re: Appeal of partition LU 14-135815 LDP:

Dreambuilders, has taken one nice large lot on the corner of AW 28th & Nevada with many trees including several old Doug Firs and has placed a huge house on half of it by dividing it into two small 5000 sq ft lots (they called it reverting to the original lot lines even though the small house had been occupying the whole lot for the history of the Village). They just sold the house to a nice young couple who loved the trees next door without telling them they planned to cut them all down and put two houses conjoined by a shared roof on 2500 sq feet each. This is weirdly not named a duplex. The couple was felt betrayed that they just bought that expensive house which will be next to a defacto duplex. Land- hoarding for appreciation is now par for the course for developers who entice older people to sell their land. I know Al Becker, previous owner, would have been appalled to know the lot he protected for years was used this way for developer profits. He always had a sign by his old house saying "rethink rezoning". He supported habitat for wildlife, clean air, shade, and water filtration. I further object to city policy that allowed him to install useless sidewalks instead of leaving the tiny bit of remaining land open. The original permit granted Dreambuilders the right to revert to "historic lot lines" that never existed in history and was used as an excuse to try to subdivide the lot into 3 parcels allowing them to violate building standards by putting two houses on 5000 sq feet. Dreambuilders has lawyers and money. The neighborhood is left with incomprehensible notices to only adjacent houses that do not in any way describe options or warn the neighborhood until the rights to appeal are eroded step by step.

**I strongly oppose zoning code section 3310.24 E which violates any reasonable understanding of the neighborhood character and expectations under the comprehensive SW Community Plan. It would take down 3 large Doug Fir which provide wildlife habitat, clean air, shade and water management as well as beauty and land value added to adjacent property.**

I would also like to request that you hold one hearing on the Comprehensive Plan in southwest Portland. Please add this to the record.

Thank you,

Jan Hurst

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