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Sent via Facsimile 503-823-5630

City of Portland, Bur. Dev. Serv.
c/o Grace Jeffreys
1900 SW 4th Ave.
Portland, OR 97201

Re: 1825 NW 23th Ave. (LU 16-279595 DZM / PC# 16-242935)

Dear Ms. Jeffreys:

I represent Sydney Airey and Robert B. Airey. My clients own, via their trust, 1910, 1920, & 1930 NW 23rd Place. 1910 and 1920 are immediately west of the proposed development at 1825 NW 23rd Ave. My clients object to the proposed development based on the following:

1. STORMWATER: We echo the concerns of BES (Exhibit E.6 of the Staff Report) with regard to the lack of information about stormwater management facilities. My clients are specifically concerned about water runoff affecting their properties. There is no information provided to review this issue. In addition, the ramifications from the proposed possible modification from pitched roof to flat roof (page 11 of Staff Report) are unknown and should be explored more prior to any approval.
2. ACCESS: The development, as proposed, appears to result in portions of the eastside of 1920 NW 23rd Place (and possibly 1910) being exposed to the elements but partially inaccessible for maintenance and/or repair due to the shape of the lots and buildings. This is an undue burden on my clients.
3. SECURITY: The proposed ground level outdoor area is a very small triangular shaped space wedged between two structures with little natural light and limited visibility making this impractical as a truly functional private space. Access should be limited to points only from the building and not the street to avoid concerns with security. My clients should also be granted easement access for maintenance and repair to their properties.

Please let me know if you have comments or questions.

Very truly yours,


Michael Licurse