

**From:** Gina Whitehill-Baziuk <[gina.gwb2@gmail.com](mailto:gina.gwb2@gmail.com)>  
**Date:** May 13, 2025 at 10:30:20 AM PDT  
**To:** [benjamin.Nielsen@portlandoregon.gov](mailto:benjamin.Nielsen@portlandoregon.gov)  
**Subject:** Fwd: Comments related to LU 25 - 007018 HRM

Sent from my iPhone

Begin forwarded message:

**From:** gina Whitehill-Baziuk <[gina.gwb2@gmail.com](mailto:gina.gwb2@gmail.com)>  
**Date:** May 12, 2025 at 11:12:41 PM PDT  
**To:** [benjamine.Neilsen@portlandoregon.gov](mailto:benjamine.Neilsen@portlandoregon.gov)  
**Subject:** Comments related to LU 25 - 007018 HRM

The following is provided as critical input to the applicants request for modifications to zoning code development standards.

This is a residential multi-dwelling development in the Irvington Historic District. The entire neighborhood has sidewalks with residents and neighbors regularly walking, engaging and appreciating their surrounding landscaping, tree canopy and sidewalk aesthetics.

The developer is seeking two modifications to the zoning code setback standards.

The front building standard setback requires a minimum 10ft setback. While the 7ft-6in reduction the applicant is seeking is not optimal, I will not present an argument against it at this time.

However, the side setback reduction along NE Schuyler St, from the standard 5ft minimum to 6 inches that the developer is seeking, is completely unacceptable. This drastic reduction will create both an aesthetically and functionally inappropriate environment. A building abruptly edging on the sidewalk creates a blank wall tunnel that does not create an inviting or safe environment for the level of pedestrian activity of the neighborhood. There is no room for any landscaping or greenery and is a harsh hard-scape. This may be appropriate for a business with windows seeking eyes into the store but NOT a wall of a residence.

I strongly ask the Landmarks Commission to reject this second modification request.

Respectively,

Gina Whitehill-Baziuk

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