

To: Planning and Sustainability Commission October 1, 2014

1900 SW Fourth Ave, Portland, Oregon 97201-5380

Re: Appeal of partition LU 14-135815 LDP:

When we bought our house on SW 29th Ave I specifically asked our realtor to check the zoning because I enjoyed the affordable small houses sporting trees and wildlife habitat close in with dense housing nearby, which supports the businesses and transportation resources that come with moderate density. I was told that no duplexes or town houses could be built in our neighborhood. That was 5 years ago. Now, the ubiquitous developer, Dreambuilders, has taken one nice large lot 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 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. A fee could have been applied to build sidewalks on the deadly stretch of 30th that goes to the buss stops on Beaverton Hillsdale Highway from Capitol Highway.

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 First 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,

Laura Wozniak

7226 SW 29th Ave, Portland, OR 97219

lawoz@comcast.net 503-312-6176