

August 20<sup>th</sup>, 2014

Portland Bureau of Planning and Sustainability

RE: 4069 NE Martin Luther King Boulevard Portland, Oregon 97212

Dear Sir/Madam:

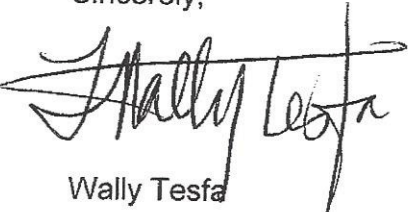
I am writing to express my appreciation for the bureau of planning & sustainability for recognizing my zoning issues to re-zone the property.

The property is well constructed historic building which is very hard to replace today. Although, the property has been a commercial building & used for that purpose for almost a century, the zoning was recently changed to high density residential. The current zoning has imposed limitations on the market flow & this has created me a serious financial burden in the past few years.

The highest & best use of the property is commercial. By having a proper zoning I would be able to use or lease the property to the benefit of everyone, since it has high demand for use. I am also, happy to let you know that, I have a full support & cooperation from the property owners in the immediate vicinity of the property as well as the King Neighborhood Association.

Again, I like to thank you for your consideration & request this matter be resolved in a timely manner.

Sincerely,

 8/20/2014

Wally Tesfa

1125 NE Holland st

Portland, OR 97211

503-267-7586

[Wtesfa1@comcast.net](mailto:Wtesfa1@comcast.net)

## Wally Tesfa

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**From:** leigh rappaport [leighrene@gmail.com]  
**Sent:** Sunday, August 03, 2014 6:31 PM  
**To:** Wally Tesfa  
**Cc:** Margo Dobbertin  
**Subject:** King letter of support  
**Attachments:** Wally Tesfa.doc

Here is a copy of the letter sent to the city. A copy of the signed letter is at NECN. Feel free to contact me if you need anything more.

Leigh

*King Neighborhood Association*

July 5<sup>th</sup>. 2014

Portland Planning Commission  
1900 SW 4th Avenue  
Suite 7100  
Portland OR 97201

To Whom It May Concern:

This letter comes to you on behalf the Board of the King Neighborhood Association. We are writing to express our support of Mr. Wally Tesfa's request to rezone his property at 4069 NE MLK, from high density back to commercial.

We understand that the building on that property is not only a historical 1920 commercial building, but is also serviceable and ready to be occupied by tenants. Mr. Tesfa tells us that the current zoning restricts use of the property and is a financial burden on the current owner and future owners of the property. The current zoning virtually requires him to destroy this historic 1920 commercial building and replace it with new construction.

We realize that developers of residential construction have great interest in building quickly and profitably in our neighborhood, and we are alarmed at how often small businesses and local ownership are eradicated by new construction on the MLK corridor that runs through our neighborhood. Furthermore, commercial zoning at this property is more in line with the zoning of nearby properties, which are currently zoned for light industrial and employment.

The King Neighborhood Association supports Mr. Tesfa's application to rezone 4069 NE MLK to "commercial." We welcome your comments and thoughts on the matter. You may contact our Chair, Margo Dobbertin, at [margo.dobbertin@kingneighborhood.org](mailto:margo.dobbertin@kingneighborhood.org).

Thank you for your time and consideration.

Margo Dobbertin, KNA Chair

Irek Wielgosz, Co-Chair

Jeff Scott, Treasurer

Leigh Rappaport, Representative-at-Large

Andrew Neerman, Representative-at-Large

Diego Gioseffi, Representative-at-Large

Eilleen Kennedy, Representative-at-Large

Nick LaRue, Representative-at-Large

08/15/2013

Regarding: 4069 NE MLK BLVD Portland, OR 97212

I own the property to the immediate North of Mr. Tesfa's property at 4069 NE MLK. As neighbors we have been cooperating with each other and create job opportunity for many individuals & families. Mr. Tesfa building has been a big commercial property with lots of business operating there over the years. Most recently I am very happy for the opening of a new market at the corner to serve the neighborhood.

The RHD zoning imposed in this small section of MLK BLVD despite MLK BLVD being one of the major current & historic highways in Portland is unfair, restrictive, creates unbalanced neighborhoods and kills job creation.

I support MR. Tesfa 100% in his effort to achieve zoning change and retain the use of the historic commercial building.

Sincerely,

*Ardeshir Talebi* 503-249-3200

Ardeshir Talebi

4105 NE MLK BLVD Portland, OR 97212

## Wally Tesfa

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**From:** Roy E. Clay [rcrcly@aol.com]  
**Sent:** Monday, July 29, 2013 6:09 PM  
**To:** wtesfa1@comcast.net  
**Subject:** Commercial building

To whom concerned ,,,,in regards to the commercial building on Garfield and Mason. There is now a newly opened grocery store. Not only that but a bike repair shop that has been there for several months and a home repair and etc ,,shop. Welcome to the community,,,let us work together to enhance and upgrade the community and the environment ,,for the good,,,

PASTOR ROY E. CLAY SR.=





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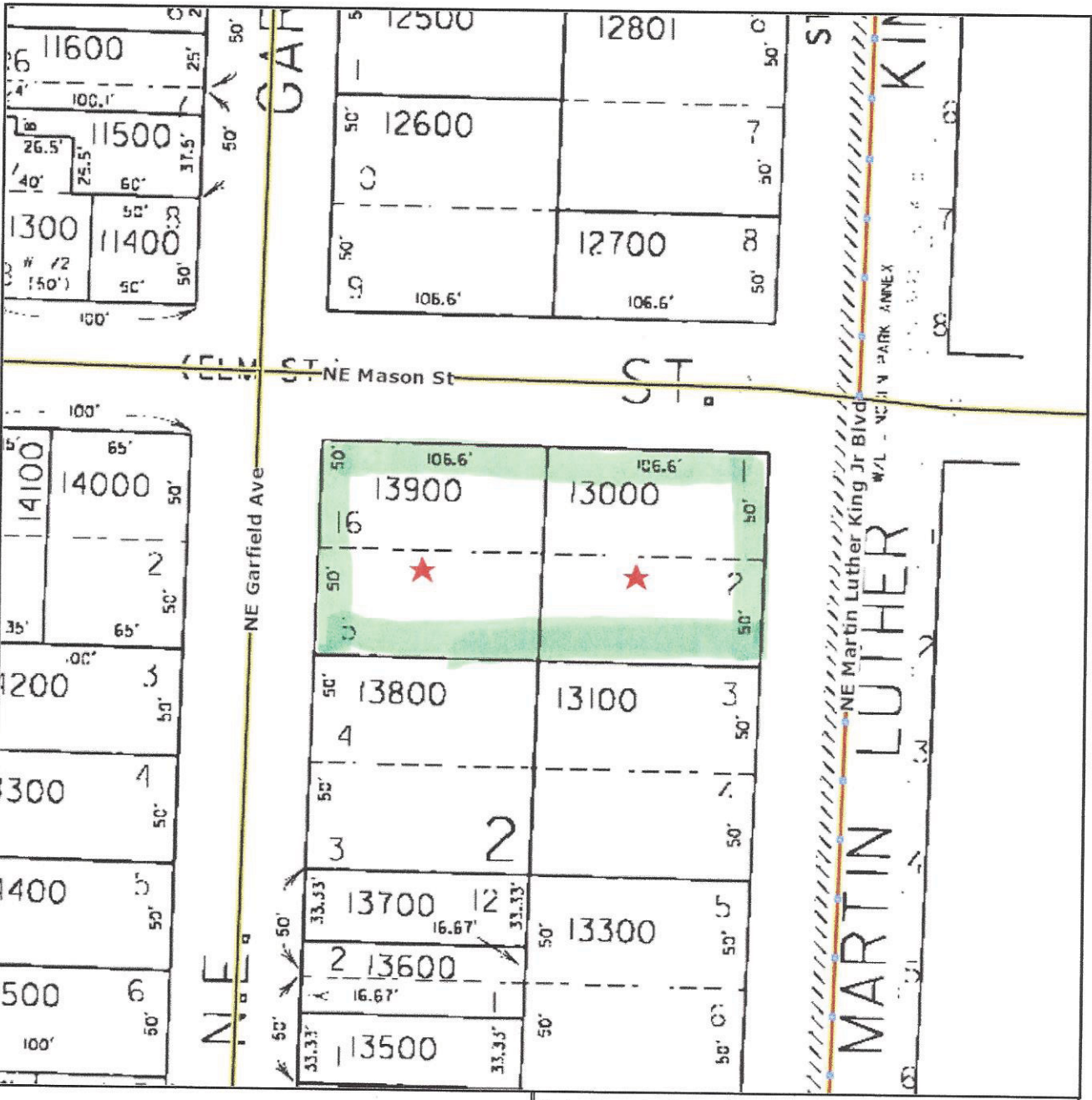


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