



DIERINGER'S PROPERTIES, INC.

10505 SE 44th Ave, Milwaukie OR 97222
503-659-1402 Fax 503-659-1625

December 30, 2014

Planning Commission
Portland Bureau of Planning and Sustainability
1900 SW 5th Ave #800
Portland OR 97204

RE: 7940 SE Division St, 7940 WI/ SE Division St, Portland
Tax Act Nos: R152138 & R152139

Dear Planning Commissioners,

The existing building on the above referenced property was constructed in approximately 1981. Dieringer's Properties, Inc. purchased the property in 1989. Since 1981 the property has always been constructed with the current 4,000sf commercial office building.

According to the records on PortlandMaps.com, the commercial building north of our building and adjacent to Division St. has been constructed since approximately 1966. Until recently this building had a small convenient store, a couple smaller retail type businesses along with what appears to be a residence on the second story. So, since at least 1981 our property and the neighboring property have been operating consistent with commercial business uses.

It has been brought to our attention that the current construction and use of our property is non-conforming to the existing R1 zoning. Because of the history of our property, our property being adjacent to another property with existing business uses, and our property being across the street from a PCC campus, we respectfully request our property be considered to be rezoned to the conceptual CM2 zone being considered by the Planning Commission so that our property is in compliance accordingly.

Thank you

Truly,

Eugene Dieringer
President