

LAHTI & SONS Inc.

Property Management/Real-estate Investment/Construciton
5705 SE Powell Blvd
Portland Or. 97206

January 7, 2015

RE: Non-Conforming Residential Use
Address: 5705 SE Powell Blvd, Portland, Or. 97206
Legal: Frasier Addition Block 9, S 95' of Lots 10 & 11

Portland Planning Commission
1900 SW 4th Ave
Suite #7100
Portland, Or 97201

Mary Stockton and Portland Planning Commission:

It has been brought to our attention that the planning commission is undergoing a comp plan amendment and that now is the appropriate time to request that our property be **ZONED BACK TO ITS ORIGINAL CG ZONING**.


Please find the reasons for our request below:

- Lahti and Sons Inc. has had our office at 5705 SE Powell Blvd since 1968. We are a property management company and construction office.
- Prior to the comp plan amendment in the late 90' or early 2000's our property was zoned Commercial (CG).
- When the new Comp plan was passed we were re-zoned to R-1
- We now are considered as a **non-conforming** use, and will continue to be so for many years to come.
- The property to the east of us within the same block is Chevron Gas Station and zoned CG
- The property to the South of us is zoned CG and there is a city parking in the R-5 zone
- The property to the North of us is zoned R-2A
- West of our property across 57th Ave. is zoned R-1, and the block is divided between R-1 and CG.
- We have no intentions of moving our offices and would request that our zoning be changed back to Commercial (CG). This would create **unity** within our current location and bring the entire street frontage along Powell to a Commercial Zone (CG) rather than a Residential Zone.

We would ask that the planning commission to take a hard look at the current zoning of this property. Please consider the history of the site and the fact that we are a small family business that has been in business at this address for over 40 YEARS and plan to be here for 30 more. It is our goal to be able to expand our business offices thus creating new employment opportunities. The current non-conforming status greatly limits our ability to improve and upgrade our current business location. Please change the zoning **BACK** to a **COMMERCIAL ZONE (CG)** and thus removing the R-1 and our **NON-CONFORMING STATUS**.

Please feel free to call our offices if you have any question

Sincerely,


Eldon D. Lahti and Michael E. Lahti
PH: (503) 774-8848 or MB: (503) 819-114