

March 11, 2015

City of Portland
Planning and Sustainability Commission
1900 SW 4th Avenue
Portland, OR 97201

Property: 606 – 612 NE 72nd Avenue
Portland, OR 97213

To whom it may concern:

I am requesting a plea of reconsideration to the City of Portland for a formal review on the rezoning of my property to qualify it as fourplex. It is the fourth property north of NE Glisan on 72nd Avenue and is in a mixed usage area between 71th and 75th Avenues. I am requesting for my property to be rezoned as a multi dwelling or as second option perhaps commercial whichever is a better fit for the community. The zone line jags back and forth parallel to my property line. My immediate neighbor south of me has a 4 unit apartment with a smaller lot, yet they can have four apartments and the next property south is a 10 unit apartment and the number of apartments per sq. ' of property is substantially less than mine without any yard area and the next property south is a large commercial building on the corner of NE Glisan and 72nd.

The original permit 369429 was issued to Mr. James Sunderland on 4/11/58 as a triplex and 6/6/63 the property was sold to Clark Nokleby and Thomas Wortendyke with the plex unfinished and with only one unit completed. The file on permit 369429 was voided 2/2/64. On 4/11/64 a new permit 426738 was issued and the plex was completed 10/28/68. It took more than 10 years after the first issued permit to complete the project with a minimum of 9 inspectors, not one of them seeing this project from start to finish, so I can see where confusion and misinterpretation with notes and etc. could have an effect on this project. I see throughout the paperwork confusion where sometimes the project is referred as a duplex and the address changing all the time from 606-608-610 to 610-612-614.

My problem is this complex was built as a fourplex and I have no idea how this was an oversight with the City in the building process. I purchased this as a fourplex from a Mrs. Garnet Lewis 21 years ago and she purchased it as a fourplex prior to me and owned it for 13 years, if I remember correctly. The issue is the plex was never permitted as a fourplex and the City, this past year, required me to close the unpermitted unit which happens to be the first one completed with permit 369429, the basement unit. On 8/7/58 a plumbing permit shows two toilets installed. 610 has only one bathroom with a toilet and the other toilet went to 612 the basement unit. There was a revision on 8/25/61 permit 369429 to the basement plans. It doesn't say what the changes were. The basement plex (612) is not a full size apartment, it is a 400 sq. ' studio apartment. The foot print of the entire plex is 2204 sq. ' on a 6250 sq. '

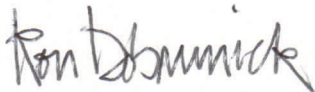
lot, using only 35% of the lot and the rest of the area for outdoor usage. The front yard is 45' x 28' over half the size of the fourplex.

September 2014, I submitted an application for a nonconforming situation and found evidence this plex has been taxed by the county as a fourplex since 1959. I also have a letter from Pacific Power showing power to 612 back as far as 1985, the City permitted an electrical meter 7/8/85 (84300-2) for 612 and I went back as far as the beginning when the Polk directory started maintaining records of peoples phone number associated with their address and I have copies of the people's names who lived in 612 as far back as 1975, 40 years.

What I trying to express here is this triplex has been a fourplex since 1959 and if the zoning is changed it would make my property legal in the eyes of the City. It wouldn't have any affects in the dynamic of the neighborhood due to the fact it's been an existing fourplex for 56 years. Since I have had the property I have never had a person living in 612 who has owned a car. People who can only afford a studio apartment are not in position to own and maintaining a car. Since Glisan is constantly being improved with added business perhaps the neighborhood needs some revamping due to the influence of these changes.

I hope you will take my request in consideration and I am looking forward in hearing from you soon.

Yours Truly,

A handwritten signature in black ink that reads "Ron Dobrunick". The signature is written in a cursive, slightly slanted style.

Ron Dobrunick
RPD Investments, LLC
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