

Dear PSC,

Please consider the following specific request for rezoning as part of your comprehensive plan review:

Please change the zoning on the above property back to R2 (from R2.5). The zoning was R2 when I purchased the property in 1996. The zoning was changed to R2.5 in 1998 as an accommodation to neighborhood residents concerned about increased density elsewhere. It makes a big difference for my lot because the lot is 6,300 square feet – slightly larger than the standard neighborhood lot size of 5,000 square feet – meaning, roughly, that I can have three units at R2 but only two at R2.5. R2 is the appropriate zoning because: (1) it was historically R2; (2) the property is surrounded by numerous multi-family structures, including a three-story apartment building at 11th and Marion; and (3) the change would promote more density and affordable housing units in the neighborhood.

Thank you for considering this request.

Regards,

Brian Posewitz
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503-432-8249