

From: [PDX Comp Plan](#)
To: [Planning and Sustainability Commission](#)
Subject: FW: Zoning map changes--please forward
Date: Tuesday, July 12, 2016 1:59:50 PM

I asked her to submit this directly to PSC, but I am forwarding it nonetheless in case she misses the deadline.

-----Original Message-----

From: Jennifer Kapnek [<mailto:jennifer@jenniferkapnek.com>] On Behalf Of Jennifer Kapnek
Sent: Tuesday, July 12, 2016 1:37 PM
To: PDX Comp Plan <pdxcompplan@portlandoregon.gov>
Subject: Zoning map changes--please forward

Hello,

The Comprehensive Plan Designation for my property, 7401 N. Albina Ave, 97217, is proposed to change from Residential (R-1) to Mixed Use Dispersed. The zoning, however, is proposed to remain Residential (R-1).

Currently, the property has a grandfathered storefront, and for the past 10 years, it has been operative with a non-conforming use. I am requesting a commercial zoning to go with the commercial designation. I would very much like to eliminate the non-conforming status of the property.

Although I do not have plans to re develop the property at this time, I would most like a CM2 designation, which would allow for a structure of up to 45 feet. However, if the zoning were changed to CM1 I would be happy with that as well.

Sincerely,

Jennifer Kapnek
7401 N. Albina Ave
Portland OR 97217

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