

7/12/2016

PROPERTY: 2833 NE WEIOLER ST
PORTLAND OREGON

PROPERTY OWNER: MATTHEW & RHONDA NAVA

RE: PSC ZONING MAP CHANGE

REQUEST: ZONE CHANGE TO COMMERCIAL GENERAL

REASONS FOR REQUEST:

- 1) PURCHASED PROPERTY IN 2005 WITH UNDERSTANDING THAT PROPERTY WAS TO BE RE-ZONED IN NEAR FUTURE. BOUGHT PROPERTY TO USE AS OFFICE W/ POSSIBLE RENTAL UNITS, PROPERTY PRESENTLY BE USED AS RENTAL.
- 2) PROPERTY IS LOCATED BETWEEN FRED MEYERS AND BROADWAY. PROPERTY IS NO LONGER A RESIDENTIAL ENVIRONMENT, WEIOLER IS BEING USED PRIMARILY FOR PARKING FOR FRED MEYERS AND BUSINESSES ON N.E. BROADWAY
- 3) MY DIRECT NEIGHBORS TO THE WEST OF NE AND TO THE EAST AS WELL AS THE HOME OWNER LOCATED AT THE N.E. CORNER OF 30TH & BROADWAY MET W/ COFP BUREAU OF DEVELOPMENTAL SERVICES IN 2009 FOR PRE-APPLICATION MEETING FOR ZONE CHANGE. DURING MEETING IT BECAME CLEAR THAT THE PROCESS WAS MORE INVOLVED AND COSTLY THAN ANTICIPATED. WE WERE ADVISED BY BPS TO WAIT FOR THE ANTICIPATED ZONE CHANGE TO OCCUR AROUND 2011 - 2012.
- 4) LONG TERM INTENT OF PROPERTY WAS FOR RETIREMENT INVESTMENT PURPOSES. VALUE OF PROPERTY WOULD BE INCREASED WITH ZONE CHANGE TO COMMERCIAL PRESENT VALUE DIMINISHED DUE TO ITS LOST IDENTITY AS A RESIDENTIAL NEIGHBORHOOD IN A COMMERCIAL ENVIRONMENT