

**October 23, 2017**

**City of Portland**

**Dear Planning and Sustainability Commission:**

This letter is respectfully submitted to ask for considering the rezoning of a parcel located at SW Pomona St. (close to and east of SW 53<sup>rd</sup> Ave.) [Exhibit 1] from R5 to R2 zoning in the upcoming Map Refinement Project plan. Despite to the reasonable size of the property, the lot has been remained undeveloped since it has been created (before 1967 [Exhibit 2]). Due to the property location and zoning of adjacent properties we believe there are good reasons for rezoning this parcel. Please find the exhibits in the bottom of this letter.

*Overview of the lot:*

The parcel is located at Far Southwest neighborhood (Lot 9, Block 39), with the size of 25000 sf. (25' X 100'). This lot, currently with R5 zoning, is located at the border of R2, R5, and CO2 city zones. Both properties in the left side (11106 SW 53rd Ave) and the one in the opposite side of the street (5203-5227 SW Pomona St.) has R2 zonings, and the property in the right has R5 zoning.

According to Minimum Lot Dimension Standards (Table 110-6 Chapter 33-110 of Title 33, Planning and Zoning), the parcel's dimension meets the minimums to be buildable, however, specific regulations in West Portland Park, overwrites the standard minimum lot size requirements and the parcel has been remained unbuildable since day of creation.

*When the lot has been created?*

We traced back the parcel sale recodes and learned that it has been created before 1967 [Exhibit 2].

*Our most compelling reasons for rezoning include:*

1. Current population growth and the chance of increasing the density in a place where the infrastructure exists

The city of Portland is experiencing rapid population growth as evidenced by the significant number of high-rise buildings. West Portland park neighborhood is no exclusion and the proposed new light rail, will aid this growth around the future

stations and along the transportation corridors. The aforementioned parcel is located within the walking distance of one of the forthcoming light rail stations on the way to PCC Sylvania college. The parcel is located in the middle of residential neighborhood (all surrounding properties are built) and thus, the proposed rezoning will benefit from the existing infrastructure and satisfies the comprehensive plan's vision to increase the density.

2. Developing an empty property in a residential neighborhood close to Barbur Blvd

As pointed out, the property has always been empty and with the current regulations there is no room for future development. The lot is exactly located at the intersection of R2, R5, and CO2 zoning with less than a minute walking distance to the Barbur Blvd. The proposed rezoning will not interfere with the existing character of neighborhood and the new zoning will help to blend the parcel in the neighborhood.

With these foregoing facts and reasons, it is respectfully requested that, you consider this proposed rezoning.

Sincerely

Meysam Asgari  
e-mail: meysam\_asgari@yahoo.com  
Address: 5216 SW Pomona st. Portland OR 97219  
Contact number: 503-985-8782

Exhibit 1: The lot is shown by the blue line



Exhibit 2: The sale deed pre 1967

BOOK OF RECORDS

KNOW ALL MEN BY THESE PRESENTS, That Rudy Geske and Adeline Geske, his wife, hereinafter called grantor, in consideration of Ten (\$10.00) Dollars to grantor paid, the receipt whereof hereby is acknowledged, does hereby grant, bargain, sell and convey unto Glen E. Zunke and Rita M. Zunke, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Multnomah, State of Oregon, described as follows, to-wit: All of Lot Nine (9), Block Thirty-Nine (39), West Portland Park, in the County of Multnomah and State of Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

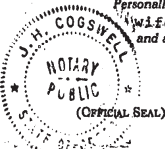
In construing this deed the singular includes the plural as the circumstances may require. Witness grantor's hand this 8th day of December, 1957.

*Rudy Geske*  
*Adeline Geske*

(ORS 92-490)

STATE OF OREGON, County of Multnomah, ss. December 8, 1957

Personally appeared the above named Rudy Geske and Adeline Geske, his wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

*J.H. Cogswell*  
Notary Public for Oregon.

My commission expires Nov. 11, 1960

**Bargain and Sale Deed**

Rudy Geske and Adeline Geske, his wife,

TO  
Glen E. Zunke and Rita M. Zunke, husband and wife

AFTER RECORDING RETURN TO

*Glen E. Zunke*  
*11106 NW 53rd*  
*97219*

723 INDEXED 49773  
VERIFIED 20

STATE OF OREGON,  
County of Multnomah, ss.  
I, JOHN D. WELDON, Director of Records and Elections and Recorder of Conveyances in this State, do hereby certify that the within instrument of writing was received for recording and is now on file in the record of DEEDS of said County at

1957 DEC 23 AM 11 30

JOHN D. WELDON  
DIR. REC. & ELE.  
MULTNOMAH CO., OREGON

In Book 598 On Page 101

Witness my hand and seal of office attested.

*John D. Weldon*  
John D. Weldon,  
Director of Records and Elections.

*J. D. Weldon*  
Notary Public

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