

Dear Planning & Sustainability Commission,

This is my official request for a zoning change of my property at 1535 SE Alder Street during the Comprehensive Plan update.

The 7000 sq ft building sits in the middle of two 5000 sq ft lots which are taxed together as a 10,000 sq ft lot. It is currently zoned R5. The building was converted to a triplex in the 70s and has been grandfathered in. When I purchased the property in 2010, I converted the 2000 sq ft basement to an apartment using the existing bathroom. In March 2013, the City determined that I could not have four units on this lot because of the zoning. I ended up tearing out the unit costing me \$1200 (City and contractor fees).

This led me to do research on the zoning vs. actual use of the 12 sq block area around the property. Attached you will find hand drawn maps...one showing the official zoning and the other showing current use of the properties. 1535 SE Alder is shown as a star. As you can see, the majority of properties (80%) have existing buildings with more density than R5. At least half are officially zoned as R2.5; the others aren't zoned that but are de facto used as R2.5 or denser.

1535 SE Alder also sits one block away from the recently-built 30-unit development at 16<sup>th</sup> and SE Morrison. My place and the new development are in a 500' transportation corridor.

I am also attaching the citation of the property in the City's historic resource inventory. The house was the second large residence (7000 sq feet including the basement) built in the Buckman area and is considered architecturally significant. I plan to maintain its historic integrity. The fourth attachment to this e-mail shows the house in its current state.

**Because of all of these things, I ask that the zoning of the property be changed to R2.5 to allow four units on the 10,000 sq ft lot.**

Nancy Matela  
540 SE 71st Ave  
Portland, Or 97215  
503-267-1401  
Nancy Matela <nmatela@pacifier.com>



# Existing Zoning



# Actual Use Zoning

