

2345/2349 S.E. ANKENY

Portland Planning and Sustainability Commission

09/25/14

Hello Portland Planning Commission

I am writing about my property at 2345 SE Ankeny and basement storefront 2349 SE Ankeny. I am requesting that new zoning plan change the this property to commercial or mixed use.

The pre 1981 plan zoned this property commercial. In 1924 the basement floor was lowered and got a new address 2349 S.E. Ankeny. The basement became a grocery store. The building remained a corner grocery store into the 40's and has had a variety of retail and service businesses into the 1980's.

2345 SE Ankeny and the property across Ankeny 2348 SE Ankeny had been retail stores or restaurants for many years before the 1981 zone change. 2348 SE Ankeny is a restaurant today in residential zone.

I lost my ability to have a store because I did not have a store for 2 years after purchasing the wreck of a building 1989.

The plan was to have a store in the basement when I bought the building. I was unaware of the 2 year stipulation in the zoning code. I spent my time energy getting the two apts. upstairs ready to rent. The clock was ticking on my ability to have coffee shop in the basement. I lost it.

I applied for a Nonconforming situation in 1994. {Enclosed} I received a response from Kevin Brady city planner asking for more proof. I was not willing to go through a Type 2 land use review. I had already spent days proving the basement was indeed a store. I did not pursue the issue.

The 3032 Zone Map is Hopscotch running east and west on Ankeny. The zone changes from residential to commercial in the middle of SE 24th Street across the street for my property. Please change the hopscotch and include my property in the commercial zone.

Over the years many people have contacted me about having a shop in my building. I understand why. The building is on a corner lot abutting the sidewalk with large street side picture windows. Perfect for a small shop. I have to turn them down because of this zoning issue. I have a store that can't be a store.

A small city of apartments is being built a block away on Ankeny east, density is increasing in the neighborhood.

1924, or even more 2014 a small shop or store at this address would be an asset to the neighborhood.

Please make it so. Thank You
Steve Adam 503-975-6846



STEVE ADAM
2437 NE MULTNOMAH ST 3
PORTLAND OR 97232-2196



2348 SE Ankeny

2349 SE ANKENY

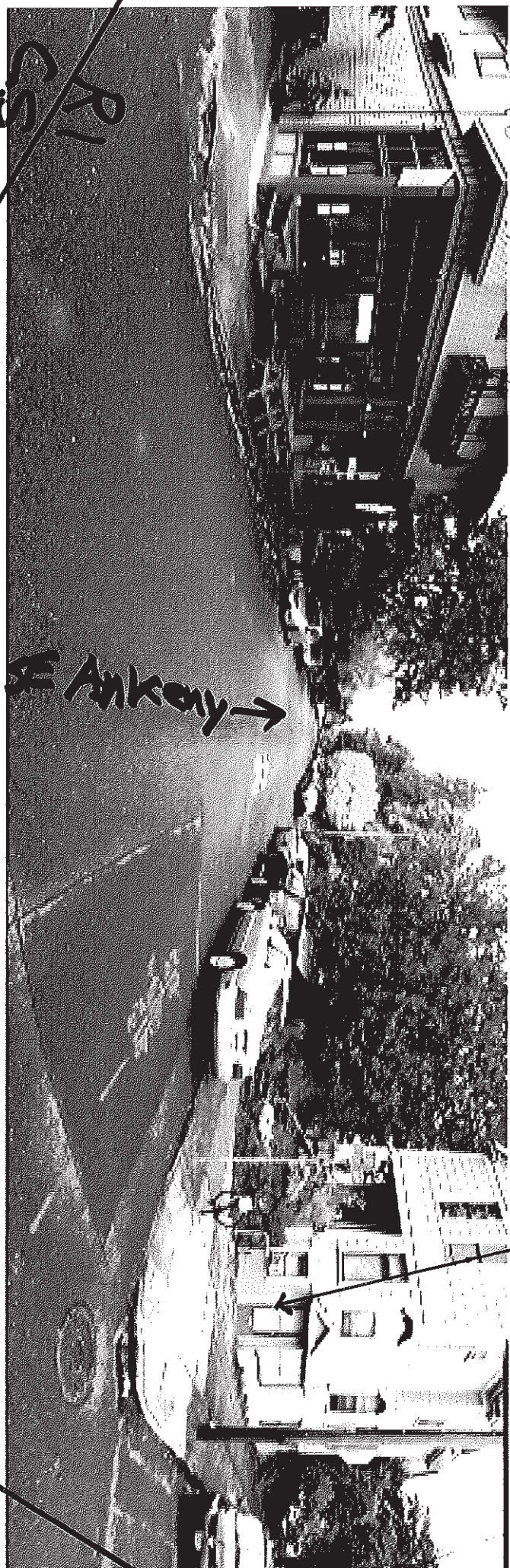
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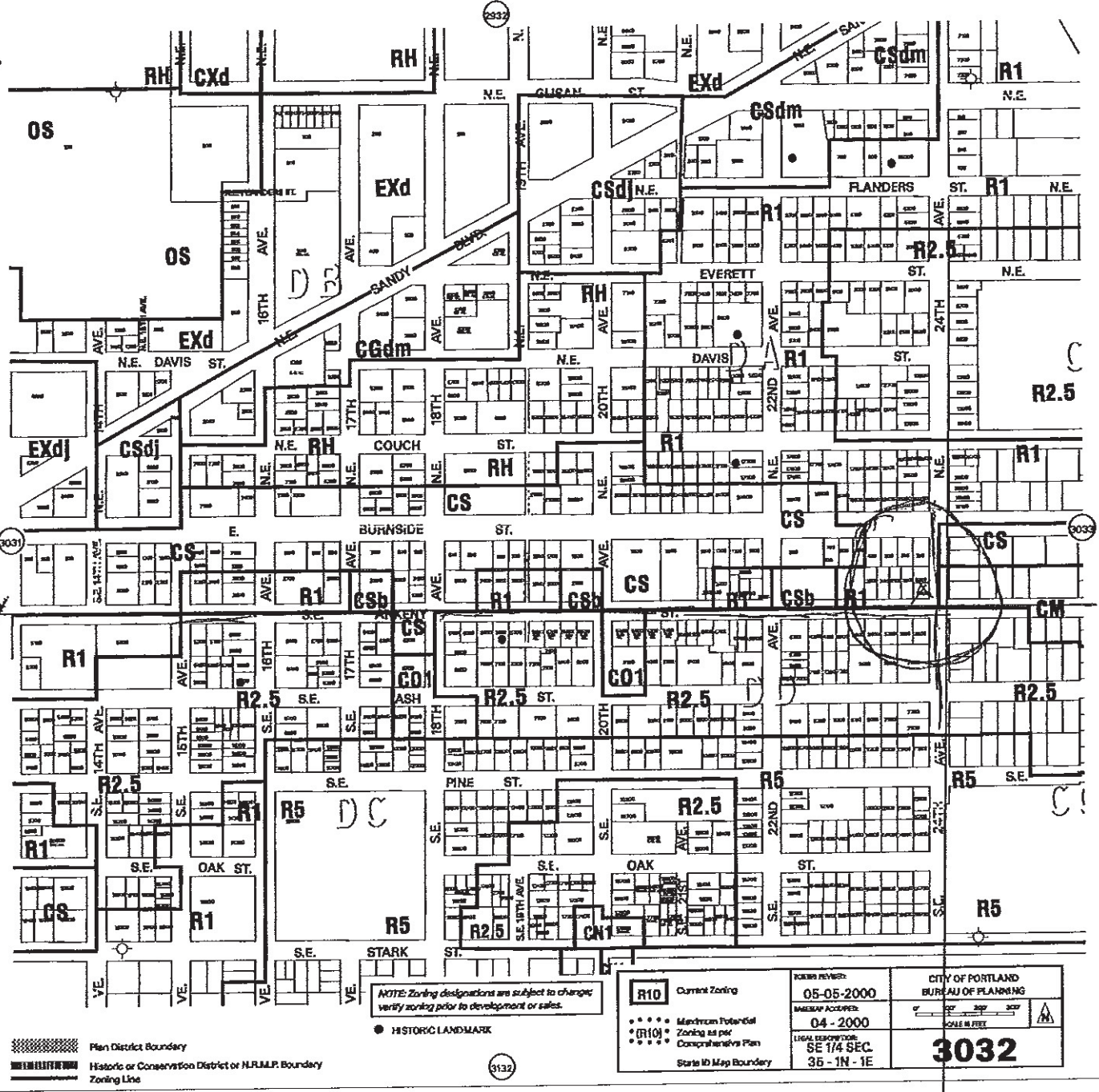
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SE 24th

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2345 SE. Ankeny

SE 24th



CITY OF
PORTLAND, OREGON
BUREAU OF PLANNING

NC-00082
Charlie Hales, Commissioner
David C. Knowles, Interim Director
1120 S.W. 5th, Room 1002
Portland, Oregon 97204-1966
Telephone: (503) 823-7700
FAX (503) 823-7800

March 17, 1994

Steven Adam
2437 NE Multnomah Blvd.
Portland, OR 97232

RE: Nonconforming use establishment for 2345 SE Ankeny (South half of lot 10, Block 4, Keystone Addition, map 3032, R-44920-0480).

Dear Mr. Adam:

This letter is in response to your request for nonconforming use establishment of the property noted above. The property is currently zoned R1 (Multi-dwelling Residential). The proposed use of a store and coffee shop is classified as Retail Sales and Service and is prohibited in the R1 zone.

In 1924, a building permit was issued establishing a store at this address. The zoning of this property up to 1959 was Zone 3 (Commercial) and between 1959 and 1981 was zoned M3. In 1981 the zone changed again to R1, the present zoning. Uses classified as Retail Sales and Service were allowed in both the Zone 3 and M3 zones. According to the standard evidence you have submitted, there have been a variety of uses categorized as Retail Sales and Service at this address since 1981 (when the changed to R1). This standard evidence includes both Polk directory and telephone directory listings for the years since the zone change in 1981 and through 1989.

In order to establish legal nonconforming status, standard evidence would need to be submitted for years following 1989. Standard evidence includes only that evidence that is listed in Chapter 33.258.038.B (Documenting A Nonconforming Situation) of the City of Portland Zoning Code. Since nonconforming uses lose their nonconforming status if discontinued for more than 2 years, uses in the Retail Sales and Services category at this address cannot be reestablished. Without standard evidence between the years 1989 and 1994, a nonconforming use cannot be established.

If you have nonstandard evidence for the years 1989 and 1994, you could apply for a Determination of Legal Nonconforming Status Review. This Type II land use review would either certify or deny legal status of the nonconforming use and a fee is charged.

This letter is advisory. This response is based upon the legal description listed in the request for establishment of a nonconforming use and it is the current zoning as of the date of this letter. Zoning regulations do change over time. If you should require further information or assistance, please call me at 823-7700.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Brady". The signature is fluid and cursive, with the first name "Kevin" and last name "Brady" clearly distinguishable.

Kevin Brady, City Planner
Current Planning, Permit Center

DOCUMENTING A NONCONFORMING SITUATION

(staff will assign number)

FILE No.:

CITY OF PORTLAND
BUREAU OF PLANNING
LAND USE PERMITS
1st FLOOR, PERMIT CENTER
220 S.W. FIFTH AVENUE
PORTLAND, OR 97204-1966
(503) 823-PLAN (823-7526)



Applicant's name: Steven Adam
 Billing address: 2437 NE Multnomah
 (person to contact)
 City: Portland OR 97232
 Day phone: 249-8181
 Zip code: 97232
 Company name: Company name
 gal description(s) (Lot, block, addition
 tax lot, section, township and range):
South one-half Lot 10
Block 4, KeyStone Addition City of Portland, Mult.
 x assessor's account number(s): R44920-0480
 e address or fronting street(s): 2345/2349 SE Ankeny
 oss street: SE 24th + SE Ankeny
 1/4 section map no.(s): 3032
 Type of Nonconforming Situation(s): (check box or boxes) ☒ Use ☐ Residential Density ☐ Development
 Describe: ReOpen Basement As: Store - coffee shop

ase list your standard evidence. Include this material and a site plan with your application. An explanation of
 that constitutes standard evidence is on the reverse side of this form. Organize both your list and your attached
 cumentation by date. If you do not have standard evidence, a Determination of Legal Nonconforming Status
 view is required. Forms for this review are available from Zoning in the Permit Center, at 1120 S.W. Fifth
 nue, between 8:30 AM and 4:30 PM.
 tuation allowed when established:

Date Dec 18 1924
 Use/development Escaped basement floor
 Type of Documentation Building Permit # 149340
 to have bedroom for store

tuation maintained over time:
 Date 1929/41
 Use/development grocery store/first time 2349 appears as secondary address - 1929
 Type of Documentation Polk Directory
 Book Store
 Historic Resource Inventory
 Women's Place Bookstore Polk Director/Phone Book
 Clothing + Sheepskin store Portland Phone Book
 1988-89
 1974-1993 Store of Office Tax Assessors - Characteristic Card
 attach additional pages, if necessary) See reverse side.

Previous Land Use Reviews:
 EE FOR DOCUMENTING NONCONFORMING SITUATION AND CURRENT USE CATEGORY IS \$109.00
 Intake Staff Initials: _____ Date Received: _____ Receipt No.: _____
 Evidence Acceptable: ☐ YES ☐ NO

Lowered
Basement
floor for
Grocery
Store

FORM W-208	
CITY OF PORTLAND, OREGON	
DEPARTMENT OF PUBLIC WORKS	
BUREAU OF BUILDINGS	
REPORT OF INSPECTION	
2345 SE Jackson St. 2345	
Building on 23rd E. between E. 22nd and E. 24th	
Lot Block in Addition	
Owner H.L. Krueger	
Address 15 E. 30th St.	
Contractor same	
2 Story, Class VII, Grade 4A	
Rep. res. Cost \$400	
Description of Alterations and Repairs	
street 11404, fuel bin under stairway	
to basement, partition 22' long for	
laundry room, cupboard in kitchen,	
replaster 1 bedroom on 1st floor, cement basement floor	
install furnace with concrete cold air shaft, lower base	
ment floor 8"	
1813 1/2th, dk. brown work in 1st story	
Finish work in 1st story	
1925 1925	
FEB 6 1925	
204 App. partially finished, Not acpd.	
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V.L. Wills	

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204 Schmeider Mrs F
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206 Blumance Chester L
207 Kaplan A
208 Wulfin Paul E
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210 Wright T
211 Chave Thos T
212 Rorick Jay T
213 Pittenbucker Chas F
214 Pittenbucker Chas F
215 Economy Decorating Co
216 Huxley Norman L
217 Beyer Repair Shop
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219 Glenn Alice M
220 Mattinson Melvin
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222 Boock Wm A
223 Galloway Thos F
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226 Mullins Sam J
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(ORCAIDON IRON & STEEL CO.)
Successors to Alliance Iron & Steel Co.
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Head Office - 1301 PUBLIC SERVICE BUILDING - ATWATER 2157

Land Developers - Home Builders - Residential Property Brokers
Head Office - 1301 PUBLIC SERVICE BUILDING - ATTENTION 8474

Young's Journal Shop

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Encyclopedia

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**Also Other
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North-
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1988 Phone Book

Commercial Service 1700 NE Alberta St
 Crosby & Overton 5420 N Lakewood Av
 D & R Janitorial Service 4833 N Montana Av
 Imperial Trading Co 1001 SE Water Av Rm 211

Pacific Paper Box Co Inc 1325 NW Kearney St

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November 1, 1993

Memorandum

To: Steve Adams

From: Jeff Smith / City of Portland Bicycle Program

Re: Bike rack installation

The bicycle rack currently in place in front of the building at 2349 SE Ankeny Street was installed by the Bicycle Program as part of our bicycle rack request program. While our records do not indicate the date or circumstances of this rack installation (it was prior to 1986), the program is operated on a request basis to serve cyclists and the business locations that tend to attract them. It seems most likely that a business of some sort was functioning at this location at the time that the rack was installed.