

Michael E. Lahti

Real-estate Investment
5705 SE Powell Blvd
Portland Or. 97206

January 8, 2015

RE: Non-Conforming Residential Use
Address: 6319-6327 SE Powell Blvd, Portland, Or. 97206
Legal: Chula Vista, Block 5 Lots 10 & 11

Portland Planning Commission
1900 SW 4th Ave
Suite #7100
Portland, Or 97201

Mary Stockton and Portland Planning Commission:

It has been brought to my attention that the planning commission is undergoing a comp plan amendment and that now is the appropriate time to request that our property be **ZONED BACK TO ITS ORIGINAL CG ZONING**.

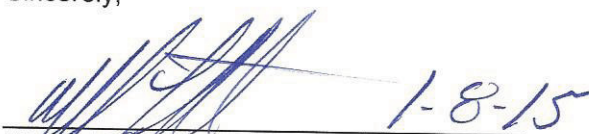
Please find the reasons for our request below:

- The address listed above was developed by my company in 1997. It is a commercial building that has been leased by a dental clinic since 1997.
- Prior to the comp plan amendment in the late 90' or early 2000's the property was zoned Commercial (CG).
- When the new Comp plan was passed we were re-zoned to R-1, even though we have a fully leased commercial building there.
- We now are considered as a **non-conforming** use, and will continue to be so for many years to come.
- The property to the west of us within the same block is a state farm agency and zoned CG
- The property to the South across Powell Blvd is city parking in the R-5 zone
- The property to the North of us is zoned R-2A
- East of our property across 63rd Ave. is a commercial warehouse facility and zoned CG.
- We have no intentions of moving our office building/commercial center and would request that our zoning be changed back to Commercial (CG). This would create **unity** within our current location and bring the entire street frontage along Powell to a Commercial Zone (CG) rather than a Residential Zone.

We would ask that the planning commission take a hard look at the current zoning of this property. Please consider the history of the site and the fact that after the site was developed into a commercial site the City came through and re-zoned the property to residential. The offices currently employ approximately 20 staff and dentists and will continue to provide employment opportunities for years to come. The current non-conforming status greatly limits our ability to improve and upgrade the current business location. Please change the zoning **BACK** to a **COMMERCIAL ZONE (CG)** and thus removing the R-1 and our **NON-CONFORMING STATUS**.

Please feel free to call our offices if you have any question

Sincerely,



Michael E. Lahti Owner
PH: (503) 774-8848 or MB: (503) 819-114