

Danny Ngo and Lan Anh Pham

2733 NE 57th Avenue, Portland, OR 97213 | (503) 512-0570 | dannyphan@yahoo.com

May 13, 2016

Planning and Sustainability Commission (PSC)
1900 SW 4th Avenue, Suite 7100,
Portland, Oregon 97201

Dear Commissioners:

We are Danny Ngo and Lan Anh Pham reside at property address 2733 NE 57th Avenue, Portland, OR 97213. We are writing this letter to ask for your consideration of changing our property current zoning (R5) to General Commercial (CG) zoning. Our property is surrounding with three commercial properties (please see illustration below), therefore, we think that we have a compelling reason to be zoned as General Commercial (CG). The General Commercial (CG) zoning will help us establish a small retail/services to serve our neighborhood.

Please let us know if you need any further information to consider our request as you are working on finalized zoning project.

Illustration of our property and neighbor properties:



https://www.portlandmaps.com/detail/property/2733-NE-57TH-AVE/R259793_did/

Portland Maps Places Reports Account Support About Advanced

2733 NE 57TH AVE
PORTLAND, OR 97213

PROPERTY

| | |
|---------------|---|
| Year Built | 1910 |
| Description | DUPLEX |
| Building Area | 2,811 sq ft |
| Neighborhood | ROSE CITY PARK |
| Jurisdiction | Portland / Multnomah |
| Zoning | R5 - Residential 5,000 |
| Elevation | 271 ft (approximate) |
| Owner | NGO DANNY D & PHAM, LAN ANH |
| Owner Address | 2733 NE 57TH AVE PORTLAND, OR 97213-3415 |

Assessor
 Permits & Zoning
 Parks
 Schools
 Public Safety
 Transportation
 Utilities

Sincerely,

Danny Ngo and Lan Anh Pham