

Early Assistance Intakes

From: 11/13/2017

Thru: 11/19/2017

Run Date: 11/21/2017 10:38:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-269490-000-00-EA	1727 NW HOYT ST, 97209		DA - Design Advice Request	11/13/17		Pending
	<i>Two new buildings and restoration of a Historic building (Contributing Structure) in Alphabet district.</i>	1N1E33AC 04200 COUCHS ADD BLOCK 162 LOT 2&3 S 1' OF LOT 6	Applicant: STEPHEN MC MURTREY NORTHWEST HOUSING ALTERNATIVES 2316 SE WILLARD ST MILWAUKIE, OR 97222 Applicant: BRENDAN SANCHEZ CARLETON HART ARCHITECTURE 830 SW 10TH AVE SUITE 200 PORTLAND OR		Owner: MARK P O'DONNELL 8680 SW BOHMANN PKWY PORTLAND, OR 97223 Owner: JANE ENTERPRISES LLC 8680 SW BOHMANN PKWY PORTLAND, OR 97223	
17-272299-000-00-EA	4029 SW HAMILTON ST, 97221		EA-Zoning & Inf. Bur.- no mtg	11/17/17		Application
	<i>Current code: Request for early assistance written notes to a Type IIX land division to divide property into five tracts. One for a new private road with a hammerhead turn around, one for the R10 p zone, one for our existing dwelling, and two for two new future properties.</i>	1S1E08CC 07100 SECTION 08 1S 1E TL 7100 1.54 ACRES	Applicant: ADAM MONKABA 3410 N MISSOURI PORTLAND OR 97227		Owner: JAMES A MORAN 4029 SW HAMILTON ST PORTLAND, OR 97221-3607 Owner: JULIET T MORAN 4029 SW HAMILTON ST PORTLAND, OR 97221-3607	
17-269411-000-00-EA	5901 SE FLAVEL DR, 97206		EA-Zoning & Inf. Bur.- no mtg	11/13/17		Cancelled
	<i>Current Code - 2 lot land division. Existing home to remain.</i>	1S2E19DD 06600 DARLINGTON BLOCK 23 LOT 1 TL 6600	Applicant: MIKE COYLE FASTER PERMITS 2000 SW 1ST AVE, STE 420 PORTLAND, OR 97201		Owner: MARY W BULLARD 8146 SW 39TH AVE PORTLAND, OR 97219-3613	
17-272321-000-00-EA	1501 N SCHMEER RD, 97217		EA-Zoning & Inf. Bur.- w/mtg	11/17/17		Application
	<i>Current code: 260,000 sq ft concrete tilt-up multi-tenant industrial building and associated site improvements including on-site stormwater ponds. Two driveways are proposed to N. Schmeer Rd.</i>	1N1E09AA 02000 SECTION 09 1N 1E TL 2000 5.04 ACRES	Applicant: SUZANNAH STANLEY MACKENZIE 1515 SE WATER AVE, SUITE 100 PORTLAND, OR 97214		Owner: HAYDEN MEADOWS 760 SW 9TH AVE #2250 PORTLAND, OR 97205-2584	
17-271468-000-00-EA	, 97217		EA-Zoning & Inf. Bur.- w/mtg	11/16/17		Pending
	<i>Current Code - Construction of a new 54,000 sq ft concrete tilt up building with associated site work - no work to be done in the "c" overlay.</i>	2N1E33C 01400 PARTITION PLAT 1994-164 LOT 1 TL 1400	Applicant: JENNIFER KIMURA VLMK ENGINEERING + DESIGN 3933 SW KELLY AVE PORTLAND OR 97239		Owner: HARSCH INVESTMENT PROPERTIES- 1121 SW SALMON ST SUITE 500 PORTLAND, OR 97205	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-269404-000-00-EA	11013 SE POWELL BLVD, 97266 <i>Current Code - Partition lot into 6 lots with one tract, existing home to remain.</i>	1S2E10B 02500 MULTNOMAH BERRY RANCH LOT 7 TL 2500	EA-Zoning & Inf. Bur.- w/mtg	11/13/17		Pending
			Applicant: MATT NEWMAN NW ENGINEERS 3409 NW JOHN OLSEN AVENUE HILLSBORO, OR 97124		Owner: ANTONINA L SENINA 11013 SE POWELL BLVD PORTLAND, OR 97266 Owner: VALERIY ZMITROVICH 11013 SE POWELL BLVD PORTLAND, OR 97266	
17-269385-000-00-EA	4212 N INTERSTATE AVE, 97217 <i>Current Code - New 4 story mixed use building. 1st floor retail 15 apartments proposed, no parking proposed.</i>	1N1E22CB 05900 OVERLOOK BLOCK 1 LOT 2-5&14&15 TL 5900	EA-Zoning & Inf. Bur.- w/mtg	11/13/17		Pending
			Applicant: BEN HUFFORD DESIGN DEPARTMENT 511 SW 10TH AVE SUITE 1004 PORTLAND OR 97205		Owner: RUPERT ENTERPRISES FOUR LLC 2817 NE HAMBLET RD PORTLAND, OR 97212 Owner: CRAIG ERICSON RUPERT ENTERPRISES FOUR LLC 2817 NE HAMBLET RD PORTLAND OR 97212	
17-271382-000-00-EA	3011 NW LURAY CIRCUS, 97210 <i>Current code: 2-lot land division</i>	1N1E32AB 14500 SECTION 32 1N 1E TL 14500 0.73 ACRES	EA-Zoning & Inf. Bur.- w/mtg	11/16/17		Application
			Applicant: LEON TRICE LMT ARCHITECTURE 5215 NE 19TH AVE PORTLAND OREGON 97211		Owner: PATRICIA S WELCH 3011 NW LURAY CIRCUS PORTLAND, OR 97210-2728	
17-271338-000-00-EA	3150 N MISSISSIPPI AVE, 97227 <i>Redevelopment and modernization of PBOT's maintenance operations campus, including the possibility of vacating ROW.</i>	1N1E27BA 04300 COOKS ADD BLOCK 13 LOT 1-15 LOT 18-20	EA-Zoning & Inf. Bur.- w/mtg	11/16/17		Application
			Applicant: CECILIA ROUSSEL MAKERS ARCHITECTURE AND URBAN DESIGN, LLP 1904 THIRD AVE SEATTLE WA 98118		Owner: PORTLAND CITY OF 1120 SW 5TH AVE 8TH FLOOR PORTLAND, OR 97204-1912	
17-271443-000-00-EA	, 97230 <i>Current Code: Proposed construction of a approx 13,000 sq ft concrete tilt up building and associated site work.</i>	1N2E24CA 02400 SANDY BLVD INDUST'L PARK LOT 9 TL 2400	EA-Zoning & Inf. Bur.- w/mtg	11/16/17		Pending
			Applicant: JENNIFER KIMURA VLMK ENGINEERING + DESIGN 3933 SW KELLY AVE PORTLAND OR 97239		Owner: TRI-STATE CONSTRUCTION INC PO BOX 3686 BELLEVUE, WA 98009-3686	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-270919-000-00-EA			EA-Zoning & Inf. Bur.- w/mtg	11/15/17		Pending
<p><i>Future code: Three adjacent lots between NE Buffalo and NE Lombard. Storm drain grate in the street at the east end of lots. Water is located on the South side of Buffalo St and sewers along Lombard to the north of the property. Would like to place a duplex on the two west end lots and a small house with a ADU on the far east end. I will request one driveway for the far west end off Lombard and would like to request a vacation of the ROW (not a street) between the curb on Buffalo and my property line for driveways for the two east lots.</i></p>						
		1N1E14AA 02401 LAMONTE BLOCK 4 LOT 15 EXC PT IN HWY	Applicant: KAREN REDDEN 1419 NE ROSA PARKS WAY PORTLAND OR 97211		Owner: KAREN REDDEN 1419 NE ROSA PARKS WAY PORTLAND, OR 97211	
17-269650-000-00-EA	3121 SW MOODY AVE		EA-Zoning & Inf. Bur.- w/mtg	11/13/17		Pending
<p><i>Current code - Infrastructure early assistance meeting to prepare the public works permit for street improvements in Zidell Yards. Stormwater plan was submitted separately for BES review and Applicant has received and responded to BES comments.</i></p>						
		1S1E10AC 00200 MFD STRUCT SERIAL # UNKNOWN X # 106568 ON REAL ACCT 1S1E10AC -00200-A1 PERSONAL MS MANUFACTURED HOME ON REAL PROPERTY	Applicant: SARAH ZAHN ZRZ REALTY COMPANY 3121 SW MOODY AVE PORTLAND OR 97239		Owner: ZIDELL EXPLORATIONS INC 3121 SW MOODY AVE PORTLAND, OR 97239	
17-272374-000-00-EA	10810 SW 55TH AVE, 97219		EA-Zoning & Inf. Bur.- w/mtg	11/17/17		Application
<p><i>Current code: Stormwater questions for development with single family residence.</i></p>						
		1S1E31AB 06400 WEST PORTLAND PK BLOCK 1 LOT 14 EXC S 11.5' LOT 15	Applicant: DEAN VANDERBUSH 4120 FIELD STONE CT EUGENE OR 97404 Applicant: GINA VANDERBUSH 4929 N ALBINA AVE PORTLAND OR 97217		Owner: VIENO OJALA 1290 JEROME AVE ASTORIA, OR 97103	
17-272289-000-00-EA	4029 SW HAMILTON ST, 97221		EA-Zoning & Inf. Bur.- w/mtg	11/17/17		Cancelled
<p><i>Request for early assistance meeting to a Type IIX land division to divide property into five tracts. One for a new private road with a hammerhead turn around, one for the R10 p zone, one for our existing dwelling, and two for two new future properties.</i></p>						
		1S1E08CC 07100 SECTION 08 1S 1E TL 7100 1.54 ACRES	Applicant: ADAM MONKABA 3410 N MISSOURI PORTLAND OR 97227		Owner: JAMES A MORAN 4029 SW HAMILTON ST PORTLAND, OR 97221-3607 Owner: JULIET T MORAN 4029 SW HAMILTON ST PORTLAND, OR 97221-3607	
17-272359-000-00-EA	5829 SE SALMON ST, 97215		EA-Zoning Only - w/mtg	11/17/17		Pending
<p><i>Current code: Property Line Adjustment to reconfigure the property line between the two parcels.</i></p>						
		1S2E06AD 05800 SECTION 06 1S 2E TL 5800 0.27 ACRES	Applicant: JOHN LAURSEN 5829 SE SALMON ST PORTLAND, OR 97215-2738		Owner: JOHN LAURSEN 5829 SE SALMON ST PORTLAND, OR 97215-2738	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-271379-000-00-EA <i>2-lot land division.</i>	3011 NW LURAY CIRCUS, 97210	1N1E32AB 14500 SECTION 32 1N 1E TL 14500 0.73 ACRES	EA-Zoning Only - w/mtg	11/16/17		Cancelled
			Applicant: LEON TRICE LMT ARCHITECTURE 5215 NE 19TH AVE PORTLAND OREGON 97211		Owner: PATRICIA S WELCH 3011 NW LURAY CIRCUS PORTLAND, OR 97210-2728	
17-270148-000-00-EA <i>19 lot land division with environmental tract with 2 private street tracts and an public street extension.</i>	7615 SE 162ND AVE, 97236	1S2E24DA 00101 PARTITION PLAT 1998-32 LOT 1	PC - PreApplication Conference	11/14/17		Pending
			Applicant: GEORGE BITROUS PO BOX 66634 PORTLAND OR 97290		Owner: NORMA FARIS 11725 SE IDLEMAN RD HAPPY VALLEY, OR 97086	
					Owner: AZIZ FARIS 11725 SE IDLEMAN RD HAPPY VALLEY, OR 97086	
17-269551-000-00-EA <i>The proposal is a 1.5 acre site comprised of an existing two story commercial building to be renovated to be creative office/retail, a new wood framed five story multi-family building with ground floor retail, and a new manufacturing and production building with above with above grade parking. Total development to contain 72 apartments, 66,000 gsf manufacturing and production, and 94 vehicular parking stalls.</i>	1120 SE MAIN ST, 97214	1S1E02BD 07500 HAWTHORNE PK BLOCK 250 LOT 1-8	PC - PreApplication Conference	11/13/17		Pending
			Applicant: AGUSTIN ENRIQUEZ GBD ARCHITECTS INC 1120 NW COUCH ST, SUITE 300 PORTLAND OR 97209		Owner: MACADAM NASE LLC PO BOX 3032 SUNRIVER, OR 97707	
17-269304-000-00-EA <i>Current Code - New 5 story 29 unit apartment building. Purposed development valuation will trigger a Type 3 review.</i>	2231 NW PETTYGROVE ST, 97210	1N1E33BA 06600 COUCHS ADD BLOCK 308 LOT 8	PC - PreApplication Conference	11/13/17		Cancelled
			Applicant: CARTER CASE CASE DESIGN GROUP 232 SE OAK ST PORTLAND, OR 97214		Owner: MARIA J RYSTADT 515 NW SALTZMAN RD PORTLAND, OR 97229-6098	
17-272429-000-00-EA <i>Proposal is to develop and renovate two buildings one contributing and one non-contributing in Alphabet Historic District.</i>	1727 NW HOYT ST, 97209	1N1E33AC 04200 COUCHS ADD BLOCK 162 LOT 2&3 S 1' OF LOT 6	PC - PreApplication Conference	11/17/17		Application
			Applicant: BRENDAN SANCHEZ CARLETON HART ARCHITECTURE 830 SW 10TH AVE SUITE 200 PORTLAND OR		Owner: MARK P O'DONNELL 8680 SW BOHMANN PKWY PORTLAND, OR 97223	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-269987-000-00-EA	7604 SE 87TH AVE, 97266		Public Works Inquiry	11/14/17		Pending
<i>Proposal is for a duplex - new construction of affordable rental units. Looking for recommendations from the City for stormwater disposal methods.</i>		1S2E21CA 02000	Applicant: ELLEN VANDERSLICE 2951 NW RALEIGH ST PORTLAND, OR 97210		Owner: AMERICAN STATE FINANCIAL CORP 7175 SW BEVELAND RD #210 TIGARD, OR 97223-8665	
		EDGE O'TOWN VILLAS BLOCK 2 TL 2000				

Total # of Early Assistance intakes: 21

Final Plat Intakes

From: 11/13/2017

Thru: 11/19/2017

Run Date: 11/21/2017 10:38:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-253464-000-00-FP	3005 SE 18TH AVE, 97202	FP - Final Plat Review		11/16/17		Application
<p><i>Approval of a Preliminary Plan for a three-parcel partition that will result in one standard parcel for development of a detached house and two parcels for development of attached houses on a corner as illustrated with Exhibit C.1, subject to the following conditions:</i></p> <p><i>A. Utilities</i></p> <p><i>1. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) for extending a public sewer main in the SE Brooklyn Street. The public sewer extension requires a Public Works Permit, which must be initiated and at a stage acceptable to BES prior to final plat approval. As part of the Public Works Permit, the applicant must provide engineered designs, and performance guarantees for the sewer extension to BES prior to final plat approval.</i></p> <p><i>2. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.</i></p> <p><i>B. The following conditions are applicable to site preparation and the development of individual lots:</i></p> <p><i>1. Parcels 2 and 3 may only be developed with attached houses meeting the development standards of Section 33.110.240.E.</i></p> <p><i>2. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height from the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof.</i></p> <p><i>3. The existing curb cut/driveway on SE Brooklyn Street is required to be closed if it does not access a legal on-site parking space.</i></p>		1S1E11AC 01000	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290	Owner: DEZ DEVELOPMENT LLC PMB 1123 10117 SE SUNNYSIDE RD #F CLACKAMAS, OR 97015-7708		
		TIBBETTS ADD BLOCK 37 LOT 5	Applicant: NATHAN ARNOLD FASTER PERMITS 2000 SW 1ST AVE, SUITE 420 PORTLAND OR 97201			

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-246157-000-00-FP	5900 SW SALMON ST, 97221	FP - Final Plat Review		11/17/17		Application

HO DECISION - It is the decision of the Hearings Officer to adopt and incorporate into this decision the facts, finding and conclusions of the Bureau of Development Services ("BDS") in their Staff Report and Recommendation to the Hearings Officer dated September 1, 2017, and to issue the following approval:

1S1E06BD 05100
SECTION 06 1S 1E
TL 5100 0.92 ACRES

Applicant:
DAN WILLIAMS
FASTER PERMITS
2000 SW 1ST AVE SUITE 420
PORTLAND OR 97201

Owner:
EVERETT CUSTOM HOMES INC
3330 NW YEON AVE #100
PORTLAND, OR 97210-1531

Approval of a Preliminary Plan for a 4-lot subdivision that will result in three standard lots (Lots 1 -3) and one through lot (Lot 4) for detached houses, as illustrated with Exhibits C.1.-5., subject to the following conditions:

A. The final plat must show the following:

1. The Applicant shall meet the street dedication requirements of the City Engineer for SW 58th Avenue and SW Salmon Street. The required right-of-way dedication must be shown on the final plat.

2. A Private Sanitary and Storm Sewer Easement, for the benefit of Lots 1-4, shall be shown and labeled as "Private Sanitary and Storm Sewer Easement" over the relevant portions of Lots 2-4.

3. Lots 1 and 3 must be wider than Lot 2.

4. A Public Sanitary Sewer Easement, granted to the City of Portland, shall be shown over the relevant portions of Lots 3 and 4, to the satisfaction of the Bureau of Environmental Services. The easement must be labeled as "Public Sewer Easement to COP."

5. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Conditions B.8.-10. below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A Declaration of Maintenance Agreement for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records."

B. The final plat must show the following:

1. The Applicant shall complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer for SW 58th Avenue, SW Salmon Street, and SW 60th Avenue. Waiver forms and instructions will be provided to the Applicant during the final plat review process.

2. The Applicant shall meet the requirements of the City Engineer for right-of-way improvements along the site's SW 58th Avenue and SW Salmon Street frontage. The Applicant shall submit an application for a Public Works Permit and provide plans and financial assurances to the satisfaction of the Portland Bureau of Transportation and the Bureau of Environmental Services for required street frontage improvements.

3. The Applicant shall meet the requirements of the Bureau of Environmental Services for constructing sanitary and storm sewers and manholes to provide service to the proposed development. The Applicant must submit approved engineered plans, provide a financial guarantee, pay all outstanding fees, and provide a signed permit document through a Public Works Permit

provide a signed permit document through a Public Works Permit.

4. The Applicant shall meet the requirements of the Fire Bureau regarding fire hydrant spacing. If existing hydrants do not meet applicable Fire Code spacing requirements, the Applicant shall be required to install a new fire hydrant. The Applicant must contact the Water Bureau Development Services Department at 503-823-7368 for fee installation information related to the purchase and installation of fire hydrants. The Applicant must purchase the hydrant and provide verification to the Fire Bureau that the Water Bureau will be installing the required fire hydrant with the required fire flow and pressure.

5. The Applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The Applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior to final plat approval.

6. The Applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for Lots 1-4

Total # of FP FP - Final Plat Review permit intakes: 2

Total # of Final Plat intakes: 2

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-269919-000-00-LU	127 SW SALMON ST, 97204 <i>Adjustment for 3 signs (15.93 sq ft ea)</i>	AD - Adjustment	Type 2 procedure	11/14/17		Pending
		1S1E03BA 02100 PORTLAND BLOCK 12 LOT 1-4 5-8 EXC PT IN ST	Applicant: MELISSA HAYDEN SECURITY SIGNS INC 2424 SE HOLGATE BLVD PORTLAND OR 97202		Owner: IEH PORTLAND LLC 1WTC0510-CORPORATE TAX DEPT 121 SW SALMO PORTLAND, OR 97204	
17-270932-000-00-LU	845 NE 109TH AVE, 97220 <i>Request adjustment to minimum required parking 33.266.110. Convert existing attached garage to office work space.</i>	AD - Adjustment	Type 2 procedure	11/15/17		Pending
		1N2E34BD 03900 SWAGGART ADD BLOCK 2 LOT 3	Applicant: JASON OMELCHUCK TRACE BRASH CONSTRUCTION 3360 NE 12TH AVE PORTLAND OR 97212		Owner: ALEC Y STEURY 845 NE 109TH AVE PORTLAND, OR 97220	
			Applicant: TRACE BRASH TRACE BRASH CONSTRUCTION 845 NE 109TH AVE PORTLAND OR 97212			
17-271581-000-00-LU	3384 SE GLADSTONE ST, 97202 <i>Conversion of basement garage ADU, and the parking pad will no longer qualify as the home's required on-site parking. Adjustment requested to waive the requirement for on-site parking spot.</i>	AD - Adjustment	Type 2 procedure	11/16/17		Pending
		1S1E12DC 05500 KENILWORTH BLOCK 13 E 1/2 OF LOT 15&16	Applicant: HOLLY J BRAUN 4520 NE MASON ST PORTLAND OR 97218		Owner: HOLLY J BRAUN 3384 SE GLADSTONE ST PORTLAND, OR 97202-3467	
17-272070-000-00-LU	1212 SE SPOKANE ST, 97202 <i>Request for two adjustments. One for a proposed live/work structure for setbacks 33.130.215 and an adjustment to 33.130.230 ground floor window standards.</i>	AD - Adjustment	Type 2 procedure	11/17/17		Application
		1S1E23CD 14800 SELLWOOD BLOCK 50 E 4' OF LOT 17 LOT 18	Applicant: TODD ISELIN ISELIN ARCHITECTS PC 1307 Seventh St Oregon City, OR 97045		Owner: CHARESE ROHNY 1144 SE MALDEN ST PORTLAND, OR 97202	
					Owner: JONAH EDELMAN 1144 SE MALDEN ST PORTLAND, OR 97202	

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17-271511-000-00-LU	1017 SW RIVINGTON DR, 97201	AD - Adjustment	Type 2 procedure	11/16/17		Pending
<p><i>Adjustment to fence height (33.110.255). Remove four foot fence and replace with five foot fence in ROW. Project site is located in a p and c overlay, all work being done is outside of the p and c overlays.</i></p>						
	1S1E04DC 01300	CARDINELL HTS ELY 60' OF LOT 4 WLY 60' OF LOT 5	Applicant: MIKE COYLE FASTER PERMITS 2000 SW 1ST AVE, STE 420 PORTLAND, OR 97201		Owner: MICHAEL D HUMMEL PO BOX 28010 PORTLAND, OR 97228	Owner: MAMIE D DIAZ PO BOX 28010 PORTLAND, OR 97228
17-272455-000-00-LU	5901 SE TOLMAN ST, 97206	AD - Adjustment	Type 2 procedure	11/17/17		Application
<p><i>Request for an adjustment to building coverage, 33.110.225 to build a detached 400 SF garage in the northeast corner of the backyard, add 115 SF of space and a 42 SF covered porch to the existing 720 SF detached garage and convert the structure to a two bed/one bath ADU. Add a partial second story to the ADU for an artist's studio with an exterior elevated deck and exterior stair for access. These detached structures, when taken in aggregate with the 2,000 SF existing single family residence exceed the allowed 2940 SF building coverage by 452 SF.</i></p>						
	1S2E18DD 13700	TREMONT PL BLOCK 7 LOT 12&13	Applicant: JEANNE M ANDERSON 5901 SE TOLMAN ST PORTLAND, OR 97206		Owner: JEANNE M ANDERSON 5901 SE TOLMAN ST PORTLAND, OR 97206	Owner: MELVIN ANDERSON 5901 SE TOLMAN ST PORTLAND, OR 97206
Total # of LU AD - Adjustment permit intakes: 6						
17-271490-000-00-LU	1001 SW 5TH AVE, 97204	DZ - Design Review	Type 2 procedure	11/16/17		Pending
<p><i>Renovation of SW 6th Ave entry plaza, gazebo and adjacent lower facade: increased landscaping, consolidation of building entries, replacement and alterations of curtainwall, gazebo, railings, and pavers. Please note - they had a similar Type II DZ review done (see LU 17-215030 DZ) which was recently approved and recorded.</i></p>						
	1S1E03BB 00800	PORTLAND BLOCK 169 LOT 1-8 SEE R246278 (R667717341)	Applicant: CRAIG STOCKBRIDGE GBD ARCHITECTS 1120 NW COUCH ST, SUITE 300 PORTLAND OR 97209		Owner: ASVRF UNICO PORTLAND I LLC 1215 4TH AVE #600 SEATTLE, WA 98161	
17-271523-000-00-LU	1825 NW 23RD AVE, 97210	DZ - Design Review	Type 2 procedure	11/17/17		Application
<p><i>New mechanical equipment on roof of building, slight adjustments of Type III approval of windows on all facades, and adjustments of Type III approval to the green screen on the west elevation.</i></p>						
	1N1E28CC 06300	WILSONS ADD BLOCK 3 LOT 5 EXC PT IN ST	Applicant: DAVE MOJICA WORKS PARTNERSHIP ARCHITECTURE 524 E BURNSIDE ST, S320 PORTLAND, OR 97214		Owner: ENT VENTURES VI LLC 1825 NW 23RD AVE PORTLAND, OR 97210-2530	
Total # of LU DZ - Design Review permit intakes: 2						

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17-269420-000-00-LU	1507 N WATTS ST, 97217 <i>Contributing structure in Kenton Conservation District. Enclose a pre-existing deck/porch and add a bay window.</i>	HR - Historic Resource Review	Type 1 procedure new	11/13/17		Pending
	1N1E09DA 15400 KENTON BLOCK 8 E 1/2 OF LOT 26-28		Applicant: SHANE EMBELTON DOMINUS CONSTRUCTION LLC 5034 NE 105TH AVE SUITE B PORTLAND OR 97220		Owner: CHERYL L FRANKENFIELD 1507 N WATTS ST PORTLAND, OR 97217 Owner: ERIC KENNEDY 1507 N WATTS ST PORTLAND, OR 97217	
17-269272-000-00-LU	3311 NE 12TH AVE, 97212 <i>Contributing Structure in Irvington Historic district - 139 sq ft dormer addition off the back side of the existing single family residence. Total added facade area is 145sq feet.</i>	HR - Historic Resource Review	Type 1 procedure new	11/13/17		Pending
	1N1E26BA 04900 IRVINGTON BLOCK 85 LOT 9		Applicant: LYNN HARRITT LYNN HARRITT DESIGN 1620 SE HAWTHORNE ST PORTLAND OR 97214		Owner: DEBBIE WAGER 3311 NE 12TH AVE PORTLAND, OR 97212-2246	
17-269209-000-00-LU	3224 NE 25TH AVE, 97212 <i>Noncontributing structure in Irvington Historic District - proposal to Demo and rebuild garage with characteristics matching the primary residence.</i>	HR - Historic Resource Review	Type 1 procedure new	11/13/17		Pending
	1N1E25BB 09400 EDGEMONT BLOCK 5 LOT 18		Applicant: COLIN JENSEN THESIS STUDIO 1620 SE HAWTHORNE BLVD PORTLAND OR 97214		Owner: CATHERINE H DEMBROW 3224 NE 25TH AVE PORTLAND, OR 97212-2503	
17-270908-000-00-LU	1314 NW GLISAN ST, 97209 <i>Contributing structure in 13th Ave Historic District - Replace existing roof mounted mechanical equipment with new equipment. Property in Historic District requiring review of new roof top equipment.</i>	HR - Historic Resource Review	Type 1x procedure	11/15/17		Pending
	1N1E33DA 01000 COUCHS ADD BLOCK 89 LOT 8 HISTORIC PROPERTY 10 YR 2011 POTENTIAL ADDITIONAL TAX		Applicant: BRIAN EMERICK EMERICK ARCHITECTS 321 SW 4TH AVE #200 PORTLAND OR 97204		Owner: KPR HOLDINGS LLC 1314 NW GLISAN ST PORTLAND, OR 97209	
17-269136-000-00-LU	818 NW 23RD AVE, 97210 <i>Contributing Structure in Alphabet - Addition of one set of dimensional lettering to be flush mounted to the exterior of the front of the building. (Approximately 4.5 sq feet)</i>	HR - Historic Resource Review	Type 1x procedure	11/13/17		Pending
	1N1E33BC 01000 KINGS 2ND ADD BLOCK 2 LOT 16 EXC N 30' N 10' OF LOT 17		Applicant: SHERRY HALL SIGN WIZARDS INC 1111 SE GRAND AVE PORTLAND OR 97214		Owner: HOLLAND INVESTMENTS AK LLC 1242 BERKELEY ST #3 SANTA MONICA, CA 90404-1657	

Total # of LU HR - Historic Resource Review permit intakes: 5

Land Use Review Intakes

From: 11/13/2017

Thru: 11/19/2017

Run Date: 11/21/2017 10:38:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-271604-000-00-LU <i>3 lot partition. No new street.</i>	, 97212	LDP - Land Division Review (Partition)	Type 1x procedure	11/16/17		Application
	1N1E27AD 10800 ALBINA BLOCK 15 LOT 14&15&17 TL 10800		Applicant: HILARY MACKENZIE SUNDELEAF MACKENZIE ARCHITECTURE INC PO BOX 2966 PORTLAND, OR 97208		Owner: RUBY'S TOWER LLC PO BOX 2966 PORTLAND, OR 97208	
17-272417-000-00-LU <i>Proposal for a two lot land division.</i>	7103 SE YAMHILL ST, 97215	LDP - Land Division Review (Partition)	Type 1x procedure	11/17/17		Application
	1S2E05AB 16000 SLUMANS ADD BLOCK 3 LOT 1		Applicant: BRUCE HOWARD EVERETT CUSTOM HOMES		Owner: MARIO P DABBENI 7103 SE YAMHILL ST PORTLAND, OR 97215	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 2						
17-271503-000-00-LU <i>Divide the site into 5 lots with a new private street. Lots one and two will be developed with attached houses. Lots three through five will be developed with detached houses.</i>	2934 SE 145TH AVE, 97236	LDS - Land Division Review (Subdivision)	Type 2x procedure	11/16/17		Pending
	1S2E12BB 00700 SECTION 12 1S 2E TL 700 0.54 ACRES		Applicant: JUSTIN WOOD FISH CONSTRUCTION NW, INC 6401 NW 33RD AVE PORTLAND OR 97211		Owner: JEFFREY P FISH 6401 NE 33RD AVE PORTLAND, OR 97211-7209 Owner: LYNN E FISH 6401 NE 33RD AVE PORTLAND, OR 97211-7209	
17-269936-000-00-LU <i>Four lot land division with private street tract.</i>	14700 SE RHINE ST, 97236	LDS - Land Division Review (Subdivision)	Type 2x procedure	11/14/17		Pending
	1S2E12BC 10600 POWELL VILLAGE BLOCK 2 LOT 6 W 30' OF LOT 7		Applicant: KYM NGUYEN CONCEPT DESIGN & ASSOCIATES PO BOX 8464 PORTLAND, OR 97207-8464		Owner: SHU TANG HUANG 14700 SE RHINE ST PORTLAND, OR 97236 Owner: YAN N WU 14700 SE RHINE ST PORTLAND, OR 97236	
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 2						

Land Use Review Intakes

From: 11/13/2017

Thru: 11/19/2017

Run Date: 11/21/2017 10:38:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-270894-000-00-LU	919 N COOK ST, 97227	ZC - Zoning Map Amendment	Type 3 procedure	11/16/17		Pending
<i>Zone change from IG1 to EXd in conformance with comprehensive plan.</i>						
	1N1E27BA 04500					
	COOKS ADD		Applicant:		Owner:	
	BLOCK 12		PETER F FRY		SOUTHERN MISS LLC	
	LOT 1 EXC PT IN ST		303 NW UPTON TERRACE #1B		1409 NE 17TH AVE	
	LOT 2		PORTLAND OR 97210		PORTLAND, OR 97232-1494	
Total # of LU ZC - Zoning Map Amendment permit intakes: 1						

Total # of Land Use Review intakes: 18