



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Rebecca Esau, Director
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www.portlandoregon.gov/bds

Corrected Notice of a Pre-Application Conference

Time and Date: March 20, 2018 at 8:30 AM
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 18-122101

Proposal and Property Information

Location: 1914 NE 22ND AVE
Proposal: A Pre-Application conference to expand the number of special events and increase the attendance allowed for an existing Bed & Breakfast facility. **The number of monthly events would increase from 3 to 16.** The number of guests allowed at each event would be increased to a maximum of 120.
Land Use Reviews Expected: Type III Conditional Use Review
Site Zoning: R2 (Multi-dwelling Zone, Chapter 33.120 of the Portland Zoning Code) Irvington Historic District
Tax Account Number(s): R193148

Contacts

Applicant: Frank Groff, FRANK GROFF PROPERTY HOLDING, (562) 225-9981
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: Irvington, contact Dean Gisvold at 503-284-3885.
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.
Business District: Soul District Business Association, contact at outreach@nnebaportland.org
Neighborhood within 1,000 feet: Grant Park, contact Ken Peterson at gpnalanduse@gmail.com & Sullivans Gulch, contact DJ Heffernan at djheff1@gmail.com.

General Information About Pre-Application Conferences

What is a Pre-Application Conference?

A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

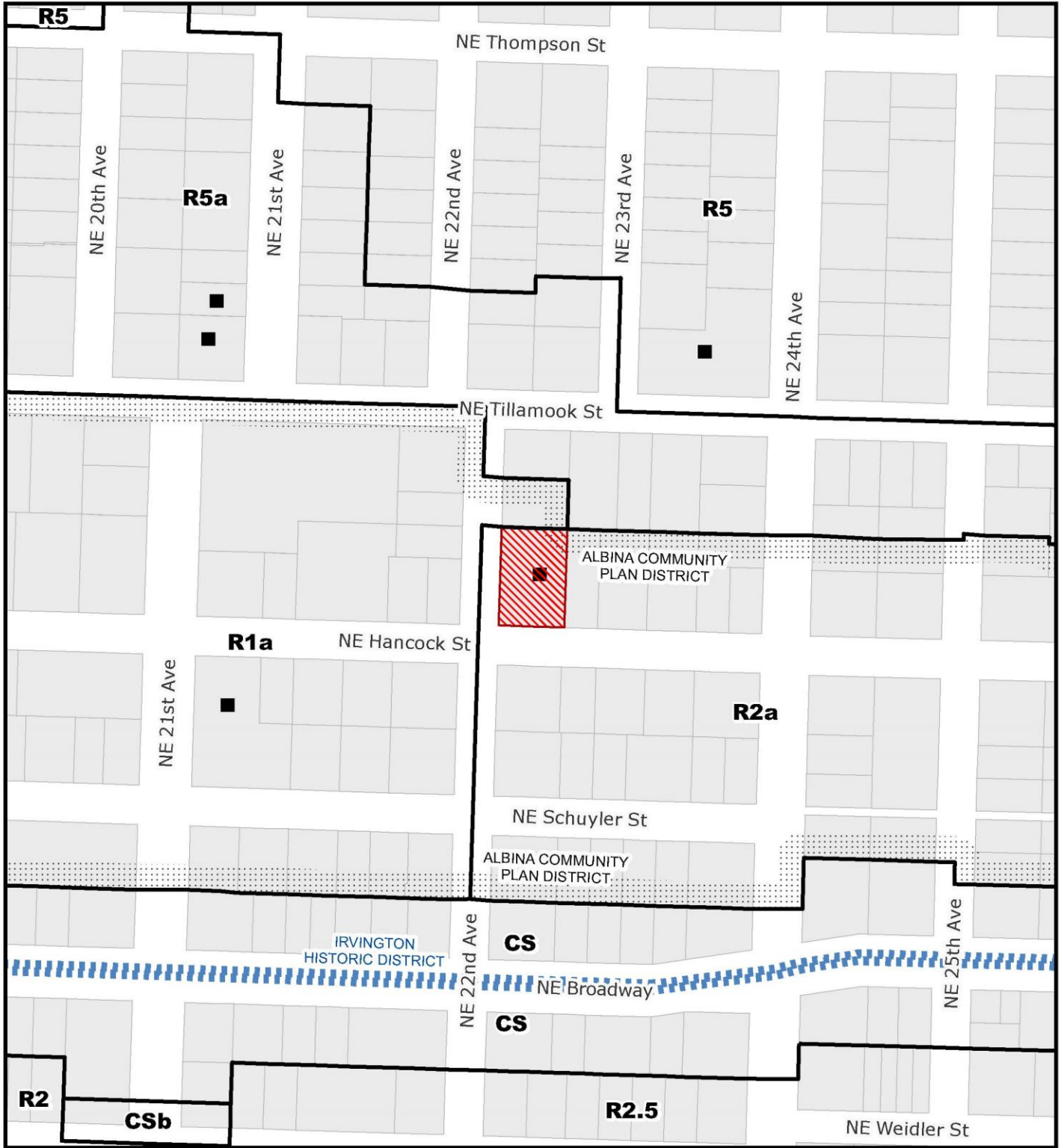
What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

When is a Pre-Application Conference required?

A Pre-Application Conference is required prior to submittal of all Type III and Type IV Land Use Reviews.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



Site



Historic Landmark

THIS SITE LIES WITHIN THE:
ALBINA COMMUNITY PLAN DISTRICT
IRVINGTON HISTORIC DISTRICT

File No. EA 18-122101 PC

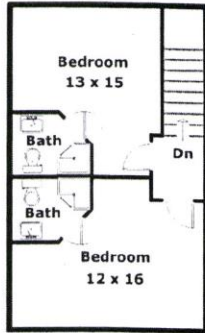
1/4 Section 2832

Scale 1 inch = 200 feet

State ID 1N1E26DD 800

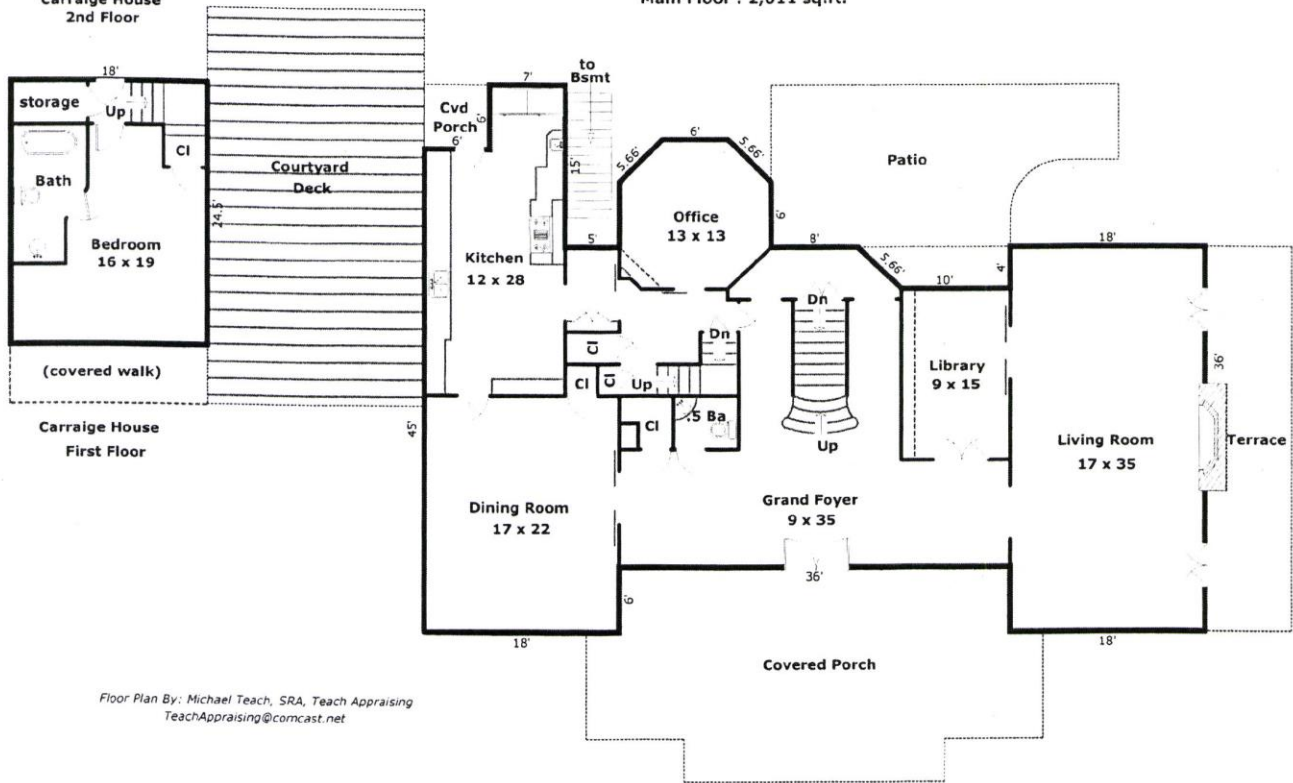
Feb 14, 2018

1914 NE 22nd Ave.
Portland, OR 97212



Carriage House
1st Floor 441 sq.ft.
2nd Floor 540 sq.ft.
981 sq.ft.

Main Floor : 2,611 sq.ft.



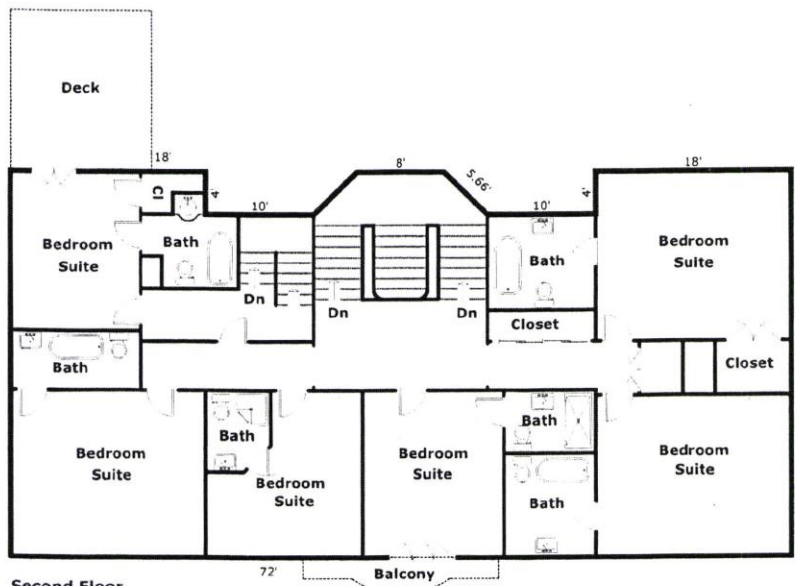
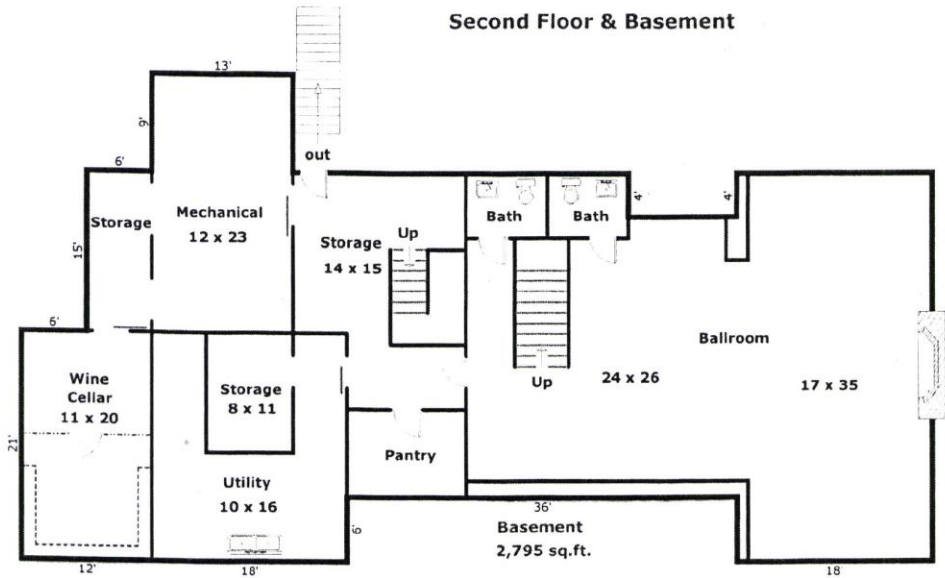
Floor Plan By: Michael Teach, SRA, Teach Appraising
TeachAppraising@comcast.net

Comments: As a result of rounding, and the difficulty in accurately measuring to the outside walls of upper floors and basements, the calculations should be considered as a reasonable estimate, not guaranteed, and should be independently verified. The sketch was prepared for the noted client only. No other use or user is authorized. This limiting condition must be included with any presentation of the floor plan.

EA 18-122101 PC

1914 NE 22nd Ave.
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Second Floor & Basement



Second Floor
2,496 sq. ft.

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