

Early Assistance Intakes

From: 2/4/2019

Thru: 2/10/2019

Run Date: 2/11/2019 11:31:1

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-117498-000-00-EA	, 97201		EA-Zoning & Inf. Bur.- w/mtg	2/7/19		Application
	<i>New single family residence, 2 story. Located in environmental conservation & Terwilliger Design District. Stormwater to be lined planter with overflow to discharge to public sewer. Steeply sloping lot.</i>	1S1E16AD 02100 SECTION 16 1S 1E TL 2100 0.20 ACRES	Applicant: JOSHUA PATRICK JOE KARMAN ARCHITECTS PO BOX 14631 PORTLAND OR 97293		Owner: INTERLOCK INVESTMENTS LLC PO BOX 818 BORING, OR 97009	
19-118312-000-00-EA	825 SW PARK AVE, 97205		EA-Zoning Only - w/mtg	2/8/19		Application
	<i>New tenant signage, new skylight, exterior modification to two operable doors (to be fixed). Hoping the planner assigned will pull up al relative case info, any conditional use info, etc. that would help them understand what they can/can't do here</i>	1S1E03BB 05500 PORTLAND PORTLAND PARK BLOCKS BLOCK 5 LOT 2&3	Applicant: STEPHEN BLACKSTONE IA INTERIOR ARCHITECTS, PC 1120 NW COUCH ST #450 PORTLAND, OR 97209		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
19-118029-000-00-EA	9920 SW RIVERSIDE DR, 97219		EA-Zoning Only - w/mtg	2/8/19		Application
	<i>Construction of group living structure or single family homes.</i>	1S1E26CB 00100 SECTION 26 1S 1E TL 100 0.10 ACRES	Applicant: LAURIE SIMPSON CONNECT ARCHITECTURE 4072 N WILLIAMS ST #A PORTLAND OR 97227		Owner: LEWIS & CLARK COLLEGE 0615 SW PALATINE HILL RD PORTLAND, OR 97219	
19-117964-000-00-EA	4804 SE WOODSTOCK BLVD, 97206		PC - PreApplication Conference	2/8/19		Application
	<i>Proposed full block building at SE Woodstock and 48th Avenue consists of 178 apartments on five floors. The building also includes a full basement with parking for 130 automobiles spaces. There is also a 5,000 SF commercial retail space on the Ground Floor. The structure of the building will be comprised of a concrete basement level (parking garage) with five floors of wood frame residential construction above</i>	1S2E18CD 07400 WOODSTOCK BLOCK 5 LOT 1&4	Applicant: ROBERT LEEB LEEBS ARCHITECTS 308 SW FIRST AVE, SUITE 200 PORTLAND OR 97204		Owner: JOINERY PROPERTY LLC 4804 SE WOODSTOCK BLVD PORTLAND, OR 97206	
19-117489-000-00-EA	6055 SE NEHALEM ST, 97206		Public Works Inquiry	2/7/19		Application
	<i>(4) new single family residences, stormwater managed with on site drywells 48"x60". Roadway not improved.</i>	1S2E19DA 07100 DARLINGTON BLOCK 14 LOT 37	Applicant: JOSHUA PATRICK JOE KARMAN ARCHITECTS PO BOX 14631 PORTLAND OR 97293		Owner: DIGGER LLC PO BOX 14652 PORTLAND, OR 97293-0652	

Total # of Early Assistance intakes: 5

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-178504-000-00-FP	3934 SE BOISE ST, 97202	FP - Final Plat Review		2/8/19		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition, that will result in 2 narrow lots for attached housing, as illustrated with Exhibit C.1, subject to the following conditions:</i></p> <p><i>A. The final plat must show the following:</i></p> <p><i>1. A private storm sewer easement shall be shown and labeled over the relevant portions of Parcel 2.</i></p> <p><i>2. A Reciprocal Access Easement shall be shown and labeled on the final plat, centered on the common property line between Parcels 1 and 2, in the location where the shared portion of the driveway will be located. The easement shall allow shared use of this area for all of the purposes that a driveway would be typically used for.</i></p> <p><i>3. A recording block for each of the legal documents such as maintenance agreements, acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Conditions A.5, A.6 and A.7 below.</i></p> <p><i>The recording blocks shall, at a minimum, include language substantially similar to the following example: ¿A Declaration of Maintenance Agreement for (name of feature) / An Acknowledgement of Tree Preservation Land Use Conditions has been recorded as document no. _____, Multnomah County Deed Records. ¿</i></p> <p><i>B. The following must occur prior to Final Plat approval:</i></p> <p><i>Utilities</i></p> <p><i>1. 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>Existing Development</i></p> <p><i>2. A finalized permit must be obtained for demolition of the existing residence on the site and capping the existing sanitary sewer connection. Note that Title 24 requires a 35-day demolition delay period for most residential structures. The site plan for the demolition permit must show all trees to be preserved, root protection zones, site access location, and other tree protection details, as shown on Exhibit C.2. All demolition work must be in conformance with the recommendations in the applicant¿s arborist report (Exhibit A.9).</i></p> <p><i>3. The applicant must obtain a finalized demolition permit for removing the garage on Parcel 2. The site plan for the demolition permit must show all trees to be preserved, root protection zones, site access location, and other tree protection details, as shown on Exhibit C.2. All demolition work must be in conformance with the recommendations in the applicant¿s arborist report (Exhibit A.9).</i></p> <p><i>4. The applicant must remove the shed on Parcel 1. The applicant must submit before</i></p>						
		1S1E12DD 03300 WILLIAMS ADD 2 BLOCK 7 LOT 13		Applicant: MEAGHAN BULLARD JONES ARCHITECTURE 120 NW 9TH AVE #210 PORTLAND OR 97209		Owner: BIGTREE3 LLC 2360 N HARDING AVE PORTLAND, OR 97227

and after photos of the removal (with the same perspective). Prior to removal of these structures, tree protection must be installed in accordance with the approved Tree Preservation Plan, per Condition C.1.

Required Legal Documents

5. A Maintenance Agreement shall be executed for the Reciprocal Access Easement described in Condition A.2 above. The agreement shall include provisions assigning maintenance responsibilities for the easement area and any shared facilities within that area, consistent with the purpose of the easement, and all applicable City Code standards. The agreement must be reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, prior to final plat approval.

6. A Maintenance Agreement shall be executed for the Private Stormwater Easement described in Condition A.1 above. The agreement shall include provisions

17-274998-000-00-FP	15048 NE SANDY BLVD, 97230	FP - Final Plat Review	2/4/19	Under Review
<p><i>HO DECISION - It is the decision of the Hearings Officer to adopt and incorporate into this decision the facts, findings, and conclusions of the Bureau of Development Services in their Staff Report and Recommendations to the Hearings Officer dated August 10, 2018, and to approve a 20-lot single-dwelling development subject to the following conditions which address requirements for tree preservation, public infrastructure improvements, existing development, fire standards, and clearing and grading:</i></p>		<p>1N2E24CD 02200 SECTION 24 1N 2E TL 2200 2.27 ACRES</p>	<p>Applicant: MARGO CLINTON SGS DEVELOPMENT LLC 62765 POWELL BUTTE HWY BEND OR 97701</p>	<p>Owner: SGS DEVELOPMENT LLC 62765 POWELL BUTTE HWY BEND, OR 97701</p>

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

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Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-116473-000-00-LU	3715 SE 136TH AVE, 97236	AD - Adjustment	Type 2 procedure	2/5/19		Pending
<i>Adjustments requested to 33.251.030.H.1 Perimeter Landscape Area and 33.251.030.J Individual Manufactured Dwelling Space Requirements, as part of a project to add nine manufactured homes to the site</i>		1S2E11DB 05500	Applicant: BRETT SCHULZ BRETT SCHULZ ARCHITECT 2500 NE SANDY BLVD, STE D PORTLAND, OR 97232	Owner: LANESIA L WILLIAMS 3715 SE 136TH AVE PORTLAND, OR 97236		
		SILVER PARK BLOCK 1 S 37' OF LOT 7 N 45' OF LOT 8		Owner: ROBERT G WILLIAMS 3715 SE 136TH AVE PORTLAND, OR 97236		
Total # of LU AD - Adjustment permit intakes: 1						
19-118365-000-00-LU	4600 SW MACADAM AVE, 97239	DZ - Design Review	Type 2 procedure	2/8/19		Application
<i>Improvements to main building entry, an added roof deck amenity space and improved outdoor courtyard spaces.</i>		1S1E10CD 01300	Applicant: JASON TAND LRS ARCHITECTS 720 NW DAVIS, SUITE 300 PORTLAND, OR 97209	Owner: MACADAM AVE EXCHANGE LLC 16115 SW 1ST ST #201 SHERWOOD, OR 97140		
		SECTION 10 1S 1E TL 1300 2.18 ACRES				
Total # of LU DZ - Design Review permit intakes: 1						
19-117282-000-00-LU	241 NW HILLTOP DR, 97210	EN - Environmental Review	Type 2 procedure	2/7/19		Pending
<i>The proposed development alteration project consists of the construction of a new garage with accessory dwelling unit above, a revised driveway that includes an auto court, a replacement swimming pool, a replaced deck structure, a remodeled landscape with retaining walls and a new 280 sf shelter at the existing tennis court.</i>		1N1E31DD 04700	Applicant: BRIAN BAINNISON QUATREFOIL INC 415 NE 65TH AVE PORTLAND OR 97213-5015	Owner: JOHN C BROWN 241 NW HILLTOP DR PORTLAND, OR 97210		
		SECTION 31 1N 1E TL 4700 2.50 ACRES		Owner: NANCY K BROWN 241 NW HILLTOP DR PORTLAND, OR 97210		
Total # of LU EN - Environmental Review permit intakes: 1						
19-116933-000-00-LU	2126 NE 17TH AVE, 97212	HR - Historic Resource Review	Type 1 procedure new	2/6/19		Pending
<i>Remove 2nd floor solid balcony rail and replace with ballustrade. Additional exempt work to include replacment of leaking membrane roof / porch floor and replacement of damaged sheathing, if necessary. Property is a contributing resource</i>		1N1E26DB 13800	Applicant: ASMUND TWETO 3727 NE 7TH AVE PORTLAND OR 97212	Owner: AMANDA J NORWOOD 2126 NE 17TH AVE PORTLAND, OR 97212		
		IRVINGTON BLOCK 49 LOT 13		Owner: ANDREW NORWOOD 2126 NE 17TH AVE PORTLAND, OR 97212		

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19-116040-000-00-LU	3646 SE HAWTHORNE BLVD, 97214 <i>Installation of a 9 sq ft illuminated blade sign on the corner of the Frances Building & Echo Theatre.</i>	HR - Historic Resource Review	Type 1x procedure	2/4/19		Pending
		1S1E01DB 02600 SECTION 01 1S 1E TL 2600 0.22 ACRES	Applicant: CHRIS BROWN VANCOUVER SIGN GROUP 2600 NE ANDRESEN RD #50 VANCOUVER WA 98661		Owner: PHILIP S RAGAWAY 1601 SE 11TH AVE PORTLAND, OR 97214	
19-118061-000-00-LU	1830 SE 12TH AVE, 97214 <i>Installation of three skylights on roof (for attic remodel project). See RS 19-111547</i>	HR - Historic Resource Review	Type 2 procedure	2/8/19		Application
		1S1E02CA 08603 LADD'S ADD BUNGAROWS LOT 3	Applicant: SIMONA PARAU 1830 SE 12TH AVE PORTLAND OR 97214		Owner: SIMONA A PARAU 1830 SE 12TH AVE PORTLAND, OR 97214	
19-118018-000-00-LU	2545 NW WESTOVER RD, 97210 <i>Project to remove the roof structure above the observatory/covered porch on the main floor and create a deck that connects to the master bedroom on the upper floor. The deck will have handrails that match in shape, not height, of the existing handrails on the lower porch below.</i>	HR - Historic Resource Review	Type 2 procedure	2/8/19		Pending
		1N1E32AD 04101 PARTITION PLAT 2013-28 LOT 1	Applicant: FRED SCHIEFELBEIN FJS CO 4532 SE 73RD AVE PORTLAND OR 97206		Owner: PADDYEUGENE FC LLC 1011 NW GLISAN ST #303 PORTLAND, OR 97209	
Total # of LU HR - Historic Resource Review permit intakes: 4						
19-118250-000-00-LU	4029 SW HAMILTON ST, 97221 <i>Divide exiting 66,387 sq ft lot into three lots and two tracts. One lot for the existing home, two lots for the two future potential new homes, one tract for a new private road, and one environmental tract.</i>	LDS - Land Division Review (Subdivision)	Type 2x procedure	2/8/19		Application
		1S1E08CC 07100 SECTION 08 1S 1E TL 7100 1.54 ACRES	Applicant: ADAM MONKABA 4636 NE GARFIELD PORTLAND OR 97211		Owner: MORAN FAMILY REV 4029 SW HAMILTON ST PORTLAND, OR 97221-3607 Owner: JAMES A MORAN , Owner: JULIET T MORAN ,	
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1						
Total # of Land Use Review intakes: 8						