

Early Assistance Intakes

From: 5/6/2019

Thru: 5/12/2019

Run Date: 5/13/2019 09:26:0

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-163004-000-00-EA	801 NE 21ST AVE, 97232		DA - Design Advice Request	5/10/19		Application
	<i>New 7-story multi-family residential building over 1 of below grade parking level. Total building will be 235,000 gross sf (195,000 sf FAR), 244 units, plus residential amenities. Inclusionary Housing will be triggered and provided on-site at standard rates. Stormwater treatment is anticipated on-site via drywells</i>	1N1E35AD 02400 SULLIVANS ADD BLOCK 34 LOT 1-8 LAND & IMPS SEE R646167 (R806102451) & R657804 (R806102452) FOR MACH & EQUIP	Applicant: ALI GENS HACKER 1615 SE 3RD AVE, 5TH FLOOR PORTLAND OR 97214		Owner: NBP SUNSHINE LLC 9 NE 3RD ST STE 100 PORTLAND, OR 97214	
19-162535-000-00-EA	NE, 97212		DA - Design Advice Request	5/9/19		Pending
	<i>Construction of a new duplex on vacant lot. Stormwater to be determined. Please see PC 18-279927. (There will be no land division, which had previously been discussed during pre-application conference phase.)</i>	1N1E26AB 07501 DIXON PL BLOCK 17 LOT 9	Applicant: THOMAS JOHNSON THOMAS JOHNSON ARCHITECT 821 NW FLANDERS ST, SUITE 210 PORTLAND OR 97209		Owner: AMBES,ROBERT P TR PO BOX 12601 PORTLAND, OR 97212-0601	
19-160801-000-00-EA	1835 N FLINT AVE, 97227		EA-Zoning & Inf. Bur.- no mtg	5/6/19		Pending
	<i>This project will consist of the decommission of the existing structure, followed immediately by the ground-up construction of a new multi-family dwelling. 125 units. 25 parking spaces.</i>	1N1E27DC 03100 SECTION 27 1N 1E TL 3100 0.36 ACRES	Applicant: MICHAEL REIS ROCK CITY DEVELOPMENT, LLC 811 SE STARK #210 PORTLAND OR 97214		Owner: MICHAEL NYLAND 23737 SW STAFFORD HILL DR WEST LINN, OR 97068	
19-161908-000-00-EA	12434 SW ORCHARD HILL RD, 97035		EA-Zoning & Inf. Bur.- w/mtg	5/8/19		Application
	<i>Demo existing SFP and barn/garage. Build new 2,547 SF 1-story SFR with 942 SF attached garage</i>	1S1E33CB 03000 SECTION 33 1S 1E TL 3000 1.88 ACRES SPLIT MAP R331514 (R991330380)	Applicant: SHANE PATRICK NEIL KELLY CO 804 N ALBERTA ST PORTLAND, OR 97217		Owner: ANURADHA GOLLAMUDI 5411 SW DOLPH DR PORTLAND, OR 97219-3243 Owner: BRIAN LEWIS 5411 SW DOLPH DR PORTLAND, OR 97219-3243	
19-162099-000-00-EA	5911 NE M L KING BLVD, 97211		EA-Zoning & Inf. Bur.- w/mtg	5/8/19		Application
	<i>Construct 3,000 sf single story famed, retail cannabis dispensary. New driveway access on both street frontages. New asphalt parking area. New trash enclosure. new monument sign. Stormwater per on-site infiltration and treatment via drywell. Development to meet community design standards.</i>	1N1E15DD 00300 PIEDMONT BLOCK 21 INC STRIP 20' WIDE E OF & ADJ LOT 4&5 LAND & IMPS SEE R243362 (R657803081) FOR BILLBOARD	Applicant: AURYN WHITE BAMA ARCHITECTURE 7350 SE MILWAUKIE AVE PORTLAND OR 97202		Owner: PAUL KNAULS 1928 NE BRYANT ST PORTLAND, OR 97211 Owner: GENEVA KNAULS 1928 NE BRYANT ST PORTLAND, OR 97211	

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19-162629-000-00-EA	6000 NE 80TH AVE, 97218		EA-Zoning & Inf. Bur.- w/mtg	5/9/19		Application
	<i>Create new lot in one corner (NW) of existing property and develop with a new 15,000 SQFT warehouse with parking and stormwater.</i>	1N2E17DA 01200 PROPCO INDUSTRIAL PARK LOT 3 TL 1200	Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE, STE 420 PORTLAND OR 97201		Owner: NORTHWEST REGIONAL RE-ENTRY CENTER 6000 NE 80TH AVE PORTLAND, OR 97218-2898	
19-162338-000-00-EA	5334 NE IRVING ST, 97213		EA-Zoning & Inf. Bur.- w/mtg	5/9/19		Application
	<i>Expand parking lot for existing building. Project will require new retaining wall at railroad tracks.</i>	1N2E31AC 05400 SECTION 31 1N 2E TL 5400 0.66 ACRES	Applicant: RICHARD BROOKS CIDA ARCHITECTS INC 15895 SW 72ND AVE, SUITE 200 PORTLAND OR 97224		Owner: BANFIELD PLAZA LLC 11645 SW BREYMAN AVE PORTLAND, OR 97219-8407	
19-161470-000-00-EA	SW MOODY AVE, 97239		EA-Zoning & Inf. Bur.- w/mtg	5/7/19		Application
	<i>Proposed interim artist amphitheater including public bathrooms, terraced bleacher seating, performance stage, pedestrian walkways, concession stands and artist back stage venue. Utilities will be installed to all on-site structures. Life of lease 7 years with extensions.</i>	1S1E10 00300 SECTION 10 1S 1E TL 300 14.33 ACRES	Applicant: KEELEY O'BRIEN O'BRIEN BUILDERS, LLC PO BOX 4008 WILSONVILLE, OR 9770		Owner: Z R Z REALTY COMPANY 2020 SW 4TH AVE #600 PORTLAND, OR 97201	
19-161945-000-00-EA	4841 SE 111TH AVE, 97266		EA-Zoning & Inf. Bur.- w/mtg	5/8/19		Application
	<i>Develop one residential unit to three residential single-family units</i>	1S2E15BA 02100 MIDLAND AC TR LOT 45&46 TL 2100	Applicant: THOMAS FALLON BENNER STANGE ASSOCIATES ARCHITECTS INC 80 SE MADISON ST #430 PORTLAND OR 97214		Owner: TONI WRENN 4226 SE 59TH AVE PORTLAND, OR 97206 Owner: MICHAEL WRENN 4226 SE 59TH AVE PORTLAND, OR 97206	
19-163419-000-00-EA	NW RED CEDAR CT, 97231		EA-Zoning Only - w/mtg	5/10/19		Application
	<i>Questions about approvability of EN review for septic drain field in c zone (lot 25 Skyview Estates), for residential development</i>	1N1W05DD 02200 SKYVIEW ESTATES NO 2 LOT 25	Applicant: LOGAN GERRITZ LOGAN GERRITZ REALTY		Owner: JOHNSON, KIMBERLY O TR 9735 NW SKYLINE BLVD PORTLAND, OR 97231 Owner: JOHNSON, MICHAEL Z TR 9735 NW SKYLINE BLVD PORTLAND, OR 97231	

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19-162115-000-00-EA	1840 SW MILL STREET TER, 97201		Public Works Inquiry	5/8/19		Pending
<i>Building a duplex.</i>						
		1S1E04BD 02100	Applicant: JEFF HUBBARD		Owner: JULIA BARRON	
		MARKET ST ADD BLOCK 4 LOT 13	1840 SW MILL ST TERRACE PORTLAND OR 97201		1838-1840 SW MILL STREET TER PORTLAND, OR 97201	

Total # of Early Assistance intakes: 11

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-261114-000-00-FP	5019 SE STEELE ST, 97206	FP - Final Plat Review		5/9/19		Application
<p><i>Approval of a Preliminary Plan for a two-parcel partition, that will result in one standard lot and one flag lot, and</i></p> <p><i>Approval of a Modification to the flag lot setback and landscaping standards of 33.110.240.F along the east property line of Parcel 2, allowing a 5-foot building setback and privacy screening as described in Condition D.2.</i></p> <p><i>As illustrated with Exhibits C.2-C.4, subject to the following conditions:</i></p> <p><i>A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for PBOT and BDS Land Use Services approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the following:</i></p> <ul style="list-style-type: none"> <i>- The surveyed location of any buildings or accessory structures on the site at the time of the final plat application;</i> <i>- The surveyed location of any driveways and off-street vehicle parking areas on the site at the time of the final plat application;</i> <i>- Documentation that on-site parking is designed to allow forward ingress and egress for both parcels to the satisfaction of PBOT;</i> <i>- Any other information specifically noted in the conditions listed below.</i> <p><i>B. The final plat must show the following:</i></p> <ol style="list-style-type: none"> <i>1. The applicant shall meet the street dedication requirements of the City Engineer for SE Steele Street. The required right-of-way dedication must be shown on the final plat.</i> <i>2. A Reciprocal Access Easement shall be shown and labeled on the final plat, over the existing driveway straddling the common property line between Parcels 1 and 2, as shown on Exhibit C.3. The easement shall allow shared use of this area for all of the purposes that a driveway would be typically used for.</i> <i>3. 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 Condition C.5 C.7 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: A Declaration of Maintenance Agreement for a Reciprocal Access Easement has been recorded as document no. _____, Multnomah County Deed Records.</i> <p><i>C. The following must occur prior to Final Plat approval:</i></p> <p><i>Streets</i></p> <ol style="list-style-type: none"> <i>1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's street frontage. The applicant must obtain an approved Right-Of-Way permit from the Portland Bureau of Transportation to install the required</i> 		<p>1S2E18BD 05700</p> <p>SECTION 18 1S 2E</p> <p>TL 5700 0.26 ACRES</p>	<p>Applicant:</p> <p>DANELLE ISENHART</p> <p>EMERIO DESIGN</p> <p>6445 SW FALLBROOK PL #100</p> <p>BEAVERTON OR 97008</p>	<p>Owner:</p> <p>MILK & HONEY INVESTMENTS LLC</p> <p>4424 SE STARK ST</p> <p>PORTLAND, OR 97215</p>		

requirements
sidewalk corridor. The improvements along the frontage of Parcel 1, where the existing house will be retained, must be constructed prior to final plat approval. The improvements along the frontage of the undeveloped parcel may be constructed with development on that parcel as per the City Engineer's discretion.

2. The applicant must meet the requirements of Urban Forestry to plant street tree(s) in the planter strip on SE Steele Street adjacent to Parcel 1. The applicant must contact Urban Forestry at 503-823-TREE (8733) prior to selecting trees to discuss the species of trees that are permitted and to obtain the planting permit.

Existing Development

3. The applicant must obtain a finalized demolition permit for removing the garage on Parcel 2. Prior to removal of these structures, tree protection must be installed in accordance with the approved Tree Preservation Plan, per Condition D.1.

4. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the septic system on the site.

Required Legal Documents

Continued in Decision Document

Total # of FP FP - Final Plat Review permit intakes: 1

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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
19-161789-000-00-LU	11844 SW 23RD AVE, 97219	AD - Adjustment	Type 2 procedure	5/8/19		Pending
	<i>732 SF addition of office space and guest bedroom to an existing home. The location is on the NW end of the residence and protrudes 2'3" into the 20-foot front setback. Adjustment requested to 33.110.220.</i>	1S1E33CB 01100 DICKINSON SUB LOT 10	Applicant: KARI LLOYD-JONES WEITZER COMPANY 3909 SE LINCOLN STREET PORTLAND OR 97214		Owner: KARA MC FALL 11844 SW 23RD AVE PORTLAND, OR 97219	
19-161866-000-00-LU	6301 SW 35TH AVE, 97221	AD - Adjustment	Type 2 procedure	5/8/19		Pending
	<i>The property line adjustment (PR 19-161853 PLA) reduces 6301 SW 35th Ave to 120'x130.5' (15,670sf)(.36 acres) and enlarges 6235 SW 36th Ave by 11,250sf (.52 acres). Current zoning specifies a maximum lot size of 12,000sf, therefore an adjustment is being requested to allow the property line adjustment to create a larger lot.</i>	1S1E17CD 00900 SECTION 17 1S 1E TL 900 0.66 ACRES	Applicant: KENNETH A BROWN 6236 SW 36TH AVE PORTLAND, OR 97221-3307		Owner: KENNETH A BROWN 6236 SW 36TH AVE PORTLAND, OR 97221-3307	
					Owner: ROXANNE HEATH 6301 SW 35TH AVE PORTLAND, OR 97221-3382	
19-162494-000-00-LU	9715 SE POWELL BLVD, 97266	AD - Adjustment	Type 2 procedure	5/9/19		Application
	<i>We are constructing a tiny house campground (Agape Village) on church property that will consist of 15 units. We are requesting an adjustment review for pedestrian standards (33.120.255) to allow for the parking lot to be the pedestrian connection. We are also asking for a review of the setback standards (33.120.220) to allow them to be waived.</i>	1S2E09AC 00100 SECTION 09 1S 2E TL 100 10.97 ACRES	Applicant: MATT HUFF CENTRAL NAZARENE CHURCH/AGAPE VILLAGE 9715 SE POWELL BLVD PORTLAND OR 97266		Owner: CENTRAL CHURCH OF THE NAZARENE 9715 SE POWELL BLVD PORTLAND, OR 97266-1805	
19-162589-000-00-LU	12210 NE AINSWORTH CIR, 97220	AD - Adjustment	Type 2 procedure	5/9/19		Application
	<i>Adjustment to 33.224.040, vehicular access, for commercial building permit for gas station, under review (CO 18-272317)</i>	1N2E14C 00602 PARTITION PLAT 1999-27 LOT 2	Applicant: SUKHJIT TOOR JAISIYARAM, LLC 16092 SE EIDER CT DAMASCUS OR 97089		Owner: JAISIYARAM LLC 16092 SE EIDER CT DAMASCUS, OR 97089	
19-163135-000-00-LU	8521 N ST LOUIS AVE, 97203	AD - Adjustment	Type 2 procedure	5/10/19		Application
	<i>Adjustment to height in front yard setback for attached dwellings on the approved 6-lot subdivision (see LU 18-170826 LDS).</i>	1N1W01CD 00600 GENERAL COMPSONS ADD BLOCK A LOT 15-20 TL 600	Applicant: DANIEL SILVEY DBS GROUP LLC PO BOX 205 TUALATIN OR 97062		Owner: DBS GROUP LLC PO BOX 96 TUALATIN, OR 97062	
19-162620-000-00-LU	2850 SE 82ND AVE, 97266	AD - Adjustment	Type 2 procedure	5/9/19		Application
	<i>Adjustment to allow vehicular access from the site to SE 85th</i>	1S2E09BB 05100 SECTION 09 1S 2E TL 5100 7.49 ACRES	Applicant: PETER F FRY 303 NW UPTON TERRACE #1B PORTLAND OR 97210		Owner: FUBONN SHOPPING CENTER LLC 1702 NE 92ND AVE PORTLAND, OR 97220	

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19-160529-000-00-LU	5707 SW MENEFEER DR, 97239	AD - Adjustment	Type 2 procedure	5/6/19		Pending
<i>Garage addition needing adjustment to driveway setback. See RS 19-110185</i>						
	1S1E16DA 06700		Applicant: MICHAEL HOWELLS HOWELLS ARCHITECTURE 3820 SE BYBEE BLVD PORTLAND, OR 97202		Owner: DANIEL WEBERT 5707 SW MENEFEER DR PORTLAND, OR 97239	
	TERWILLIGER HTS BLOCK 8 LOT 4				Owner: HEATHER QUINTER 5707 SW MENEFEER DR PORTLAND, OR 97239	
Total # of LU AD - Adjustment permit intakes: 7						
19-160434-000-00-LU	803 SW MORRISON ST, 97205	DZ - Design Review	Type 2 procedure	5/6/19		Pending
<i>Replace existing exterior wall sconces. Remove existing 6'0" entrance door, storefront and western knee wall and then replace with new storefront and two 3'-0" doors (to provide separate entrances to tenant spaces). Shift west door and storefront section back 26" from the existing storefront to allow space to adjust the grade, as necessary, to provide accessible route.</i>						
	1N1E34CC 09100		Applicant: STEPHANIE TANDBERG PM DESIGN GROUP, INC 19120 SE 34TH ST SUITE 115 VANCOUVER, WA 98683		Owner: INNOVATIVE KWVS LLC 219 NW 2ND AVE PORTLAND, OR 97209	
Total # of LU DZ - Design Review permit intakes: 1						
19-163339-000-00-LU	2136 NE 9TH AVE, 97212	HR - Historic Resource Review	Type 1 procedure new	5/10/19		Application
<i>Remove kitchen chimney, remove 1 upper rear window, make 1 smaller. Add 2 skylights at rear of roof. Remove dining room windows/replace with french doors. Add balcony door and rail. Add basement door. Replace existing basement door with french. Move kitchen window up. Build garage. Contributing resource</i>						
	1N1E26CA 18300		Applicant: CHARLES GILL 3439 NE SANDY #275 PORTLAND OR 97232		Owner: CHARLES GILL 3439 NE SANDY BLVD PMB 275 PORTLAND, OR 97232	
	WEST IRVINGTON BLOCK 105 LOT 14					
19-163359-000-00-LU	2233 NE BROADWAY, 97232	HR - Historic Resource Review	Type 1x procedure	5/10/19		Application
<i>Installing a store sign right above the door of the store. Sign will be 12" x 66". Sign is aluminum composite material flat sign. It will be attached to the wall. Non-illuminating sign. Contributing resource.</i>						
	1N1E26DD 03400		Applicant: DORJEE NEPALI 2239 NE BROADWAY PORTLAND OR 97232		Owner: K-D SCHAAD PROPERTIES LLC 5402 NE MASON ST PORTLAND, OR 97218-2134	
	JOHN IRVINGS 1ST ADD BLOCK 9 LOT 5 EXC PT IN ST					
19-161687-000-00-LU	1111 NW DAVIS ST, 97209	HR - Historic Resource Review	Type 1x procedure	5/8/19		Pending
<i>The building is listed on the National Register of Historic Places. Owner proposes to remove the ladders connecting fire escape balconies on Davis Street, 10th Avenue and 11th Avenue elevations (one fire escape per elevation). Balconies to remain. Ladders run from the second floor to the roof. The 10th and 11th Avenue elevations are ladder-style. The Davis Street includes both ladders and step-style. No physical alterations are proposed to the building.</i>						
	1N1E33DA 03100		Applicant: ROBERT MAWSON HERITAGE CONSULTING GROUP 1120 NW NORTHRUP ST PORTLAND, OR 97209		Owner: BURNSIDE & KING II LLC 416 NW HERMOSA BLVD PORTLAND, OR 97210	
	COUCHS ADD BLOCK 79 LOT 1-4				Owner: 1111 PARTNERS LLC 416 NW HERMOSA BLVD PORTLAND, OR 97210	

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19-162979-000-00-LU	2017 NE 8TH AVE, 97212 <i>Replace windows & siding.</i>	HR - Historic Resource Review	Type 2 procedure	5/10/19		Application
		1N1E26CC 01100 WEST IRVINGTON BLOCK 120 S 1/2 OF LOT 1&2		Applicant: LONNIE SEXTON PO BOX 8803 PORTLAND, OR 97207	Owner: MICHAEL SEXTON PO BOX 8803 PORTLAND, OR 97207	
					Owner: LONNIE SEXTON PO BOX 8803 PORTLAND, OR 97207	
Total # of LU HR - Historic Resource Review permit intakes: 4						
19-162366-000-00-LU	6381 NW ST HELENS RD, 97210 <i>Consolidate 4 tax lot numbers into one lot</i>	LC - Lot Consolidation	Type 1x procedure	5/9/19		Application
		1N1W13DB 01500 WILLBRIDGE BLOCK 8 LOT 2-5 DEPT OF REVENUE		Applicant: JENNIFER SANTHOUSE PORTLAND GENERAL ELECTRIC 121 SW SALMON ST PORTLAND OR 97204	Owner: PACIFIC OUTDOOR ADVERTISING 715 NE EVERETT ST PORTLAND, OR 97232-2724	
					Owner: PORTLAND GENERAL ELECTRIC CO 121 SW SALMON ST PORTLAND, OR 97204-2901	
Total # of LU LC - Lot Consolidation permit intakes: 1						
19-163449-000-00-LU	3181 SW SAM JACKSON PARK RD, 97239 <i>Type B Marquam Hill Parking Review related to the OHSU Hospital Expansion project.</i>	Other	Type 3 procedure	5/10/19		Application
		1S1E09 00200 SECTION 09 1S 1E TL 200 26.24 ACRES LAND & IMPS SEE R327745 (R991090552) FOR AIRSPACE & IMPS & R327746 (R991090555) FOR IMPS		Applicant: ED TROTTER OREGON HEALTH & SCIENCES UNIVERSITY 3181 SW SAM JACKSON PARK PARK ROAD, MAIL CODE CSB210 PORTLAND OR 97239	Owner: OREGON STATE BOARD OF HIGHER EDUCATION 3181 SW SAM JACKSON PARK RD PORTLAND, OR 97239-3011	
Total # of LU Other permit intakes: 1						
Total # of Land Use Review intakes: 14						