

**Early Assistance Intakes**

From: 11/25/2019

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-258547-000-00-EA	3350 SE FRANKLIN ST, 97202		EA-Zoning & Inf. Bur.- no mtg	11/27/19		Application
	<i>Proposal of keeping existing house on site with separated Lot 8 with combine of portion of lot 9 to create one rectangular lot New Lot with front lot line facing Waverleigh Blvd., This lot line has full length of 80 foot and the depth of the lot is approximately at 42 foot deep. A 5 foot distance will be provided at southern corner of the existing house structure. This 5-foot set back will meet the R1zone and R5 zone. Will provide a min 12'X12' outdoor patio for the house at the east side of the property.</i>	1S1E12AC 17700 WAVERLEIGH HTS BLOCK 31 LOT 8&9&13	Applicant: KYM NGUYEN CONCEPT DESIGN AND ASSOCIATES LLC 522 NW 23RD AVE SUITE F PORTLAND OR 97210		Owner: KARAMBELAS, EFFIE TR 6021 NW BURGUNDY DR CORVALLIS, OR 97330	
19-258536-000-00-EA	11013 SE POWELL BLVD, 97266		EA-Zoning & Inf. Bur.- no mtg	11/27/19		Application
	<i>Proposed NSFR detached additional 8 houses, remaining existing house on site.</i>	1S2E10B 02500 MULTNOMAH BERRY RANCH LOT 7 TL 2500	Applicant: KYM NGUYEN CONCEPT DESIGN AND ASSOCIATES LLC 522 NW 23RD AVE SUITE F PORTLAND OR 97210		Owner: ANTONINA SENINA 11013 SE POWELL BLVD PORTLAND, OR 97266  Owner: VALERIY ZMITROVICH 11013 SE POWELL BLVD PORTLAND, OR 97266	
19-257129-000-00-EA	9622 NE VANCOUVER WAY, 97211		EA-Zoning & Inf. Bur.- w/mtg	11/25/19		Cancelled
	<i>Existing facility for sales and service of semi trucks and recreational vehicles. Proposed new buildings for additional service bays as well as customer waiting room, and warranty parts storage. Proposed site improvements including vehicle and pedestrian circulation, parking areas, asphalt paving and landscaping. No change of occupancy proposed.</i>	1N1E03D 00400 SECTION 03 1N 1E TL 400 12.94 ACRES	Applicant: STEVEN MAGUIRE AXIS DESIGN GROUP 11104 SE STARK STREET PORTLAND OR 97216		Owner: R & J REAL ESTATE VENTURE LLC 9622 NE VANCOUVER WAY PORTLAND, OR 97211-1224	
19-257779-000-00-EA	9622 NE VANCOUVER WAY, 97211		EA-Zoning & Inf. Bur.- w/mtg	11/25/19		Pending - EA
	<i>Existing facility for sales and service of semi trucks and recreational vehicles. Proposed new buildings for additional service bays as well as customer waiting room, and warranty parts storage. Proposed site improvements including vehicle and pedestrian circulation, parking areas, asphalt paving and landscaping. No change of occupancy proposed.</i>	1N1E03D 00400 SECTION 03 1N 1E TL 400 12.94 ACRES	Applicant: STEVEN MAGUIRE AXIS DESIGN GROUP 11104 SE STARK STREET PORTLAND OR 97216		Owner: R & J REAL ESTATE VENTURE LLC 9622 NE VANCOUVER WAY PORTLAND, OR 97211-1224	
19-258486-000-00-EA	2903 NE PRESCOTT ST, 97211		EA-Zoning & Inf. Bur.- w/mtg	11/27/19		Application
	<i>Remodel and change the use of the existing structure (which is now consisting of three units: a grocery store, a residence, and a current vacant unit), to either 100% office or a combination of office and retail sales and service. Also proposed is to convert approximately 500-800 sq ft of existing footprint into covered or partially-covered outdoor areas.</i>	1N1E24BD 26402 ELBERTA BLOCK 20 LOT 6&7	Applicant: HEIDI BEEBE BEEBE SKIDMORE 1500 SW 11TH AVE #2004 PORTLAND OR 97201		Owner: KWIBOON LEE 17755 NW REINDEER DR PORTLAND, OR 97229  Owner: DAVID LEE 17755 NW REINDEER DR PORTLAND, OR 97229	

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19-258392-000-00-EA	1520 NW 20TH AVE, 97209		EA-Zoning & Inf. Bur.- w/mtg	11/27/19		Application
	<i>12-unit, 2-story, apartment addition over an existing 1-story, 10,000 sq ft building. The new residences will have two stair exits and elevator access. The second story has walk-out terraces, and there will be balconies on the third floor, and anticipated solar panels on the upper roof. The existing building is unreinforced masonry, 1-story, manufacturing-type IIIB, non-historic building. The existing 1-story building will receive a seismic upgrade to meet Title 24.85.050.</i>	1N1E28DC 06500 COUCHS ADD BLOCK 263 LOT 17&18 LAND & IMPS SEE R141107 (R180223741) FOR MACH & EQUIP	Applicant: SARAH LAVOIE EMERICK ARCHITECTS P.C. 321 SW 4TH AVE #200 PORTLAND, OR 97204		Owner: NW 20TH & QUIMBY LLC 1983 SW CARTER LN PORTLAND, OR 97201	
19-258552-000-00-EA	503 SE 29TH AVE, 97214		EA-Zoning & Inf. Bur.- w/mtg	11/27/19		Application
	<i>30 unit apartment building</i>	1S1E01BB 00100 HANSONS ADD & 2ND BLOCK 13 INC PT OF STARK ST VAC N OF & ADJ LOT 8	Applicant: DAVID MULLEN SK HOFF LLC 735 SW 185TH AVE BEAVERTON OR 97006		Owner: WILLIAM-ALLEN LLC 1833 NE 50TH AVE PORTLAND, OR 97213-2035	
19-257984-000-00-EA	512 N KILLINGSWORTH ST, 97217		EA-Zoning Only - no mtg	11/26/19		Application
	<i>Roof replacement with similar, higher-quality product. Current roof is a 3-tab asphalt shingle product. Proposed product is a luxury dimensional asphalt shingle designed to mimic the look of slate (the original roofing material).</i>	1N1E22AB 02800 WALNUT PK BLOCK C LOT 1-3	Applicant: MEEGHAN HART HENNEBERY EDDY ARCHITECTS 921 SW WASHINGTON ST PORTLAND OR 97205		Owner: MULTNOMAH COUNTY LIBRARY DISTRICT 401 N DIXON ST PORTLAND, OR 97227	
19-257584-000-00-EA	NW 19TH AVE, 97209		PC - PreApplication Conference	11/26/19		Pending - EA
	<i>The project includes Blocks 261 &amp; 262 of the Con-way Master Plan. the combined site area of the two blocks is 89,731.45 sf prior to any right of way improvements. The applicant is currently performing due diligence and intends to develop market rate housing o Block 262 and hotel on Block 261. The applicant seeks feedback on the process and feasibility of amending the Conway Master Plan to facilitate hotel use on Block 261. Stormwater management information will be submitted with the DR application.</i>	1N1E28DC 03900 COUCHS ADD BLOCK 262 INC PT VAC ST LOT 7&10&11&14 INC PT VAC ST LOT 15 EXC PT IN ST, LOT 16-18 EXC PT IN ST	Applicant: DAMIN TARLOW TRAMMELL CROW COMPANY 1300 SW 5TH AVE, STE 3050 PORTLAND OR 97201		Owner: XPO PROPERTIES INC PO BOX 4138 PORTLAND, OR 97208-4138	
19-257032-000-00-EA	SW CANBY ST, 97219		PC - PreApplication Conference	11/25/19		Pending - EA
	<i>Construction of a 25-unit condo-style housing planned development on the 3.41 acre lot. A private street system will serve the development with access from SW Canby St. The site contains both conservation and protection overlays, and all proposed development will remain outside of those environmental overlay areas. A private utility pump will serve the development (due to the constraints and the topographical features of the site) which will connect into the municipal sanitary system on SW Canby St.</i>	1S1E20CB 01600 SECTION 20 1S 1E TL 1600 3.41 ACRES	Applicant: JESSE WINTEROWD WINTERBROOK PLANNING 610 SW ALDER ST #810 PORTLAND OR 97205		Owner: HUTCHINSON, KRISTEN TR ET AL 4144 SW CANBY ST PORTLAND, OR 97219	

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19-258502-000-00-EA	10603 SE HENDERSON ST, 97266		PC - PreApplication Conference	11/27/19		Application
	<i>New assisted living/memory care/cottages for the elderly around existing church facilities. Stormwater to be collected and conveyed in to existing storm system infrastructure.</i>	1S2E22BC 00400 SECTION 22 1S 2E TL 400 10.64 ACRES	Applicant: AARON CLARK LENITY ARCHITECTURE 3150 KETTLE COURT SE SALEM OR 97301		Owner: MT SCOTT CHURCH OF GOD 10603 SE HENDERSON ST PORTLAND, OR 97266	

**Total # of Early Assistance intakes: 11**

**Final Plat Intakes**

From: 11/25/2019

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-248066-000-00-FP	11525 SE MADISON ST, 97216	FP - Final Plat Review		11/27/19		Application
<p><i>LUBA APPEAL OF: Approval of a Preliminary Plan for a 2-parcel partition that will result in one standard lot and one flag lot, as illustrated with Exhibit C.1, 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 Land Use, PBOT and Fire review and approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:</i></p> <ul style="list-style-type: none"> <li>- Any buildings or accessory structures on the site at the time of the final plat application;</li> <li>- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;</li> <li>- Any other information specifically noted in the conditions listed below.</li> </ul> <p><i>B. The final plat must show the following:</i></p> <ol style="list-style-type: none"> <li>1. The applicant shall meet the street dedication requirements of the City Engineer for SE Madison Street. The required right-of-way dedication must be shown on the final plat.</li> <li>2. 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&amp;Rs) as required by Condition C.9, below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: An Acknowledgement of Tree Preservation Land Use Conditions has been recorded as document no. _____, Multnomah County Deed Records.</li> <li>3. The following must occur prior to Final Plat approval: <ul style="list-style-type: none"> <li>1. The applicant shall pay the LTIC to the satisfaction of Portland Transportation.</li> <li>2. The applicant shall complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer.</li> <li>3. The applicant shall remove the decorative wall and fence in front of Parcel 1 or obtain an approved Encroachment Permit to retain those features to the satisfaction of Portland Transportation.</li> <li>4. The applicant shall obtain and complete a Minor Improvement Permit (MIP) to narrow the existing asphalt driveway access for Parcel 1 to the satisfaction of Portland Transportation. The driveway access must be narrowed to not exceed the width of an allowable on-site parking space/drive aisle for Parcel 1. See related onsite paving changes triggered in Condition C.8.</li> </ul> </li> <li>4. Utilities <ul style="list-style-type: none"> <li>5. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for Parcel 2, as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in the new house on Parcel 2, if applying the exception; and an Acknowledgement of Special Land</li> </ul> </li> </ol>						
	1S2E03AC 02100	CHRISTIAN SCHOOL ADD BLOCK 1 LOT 9	Applicant: BEATE IOANIDE-CULI R&B DESIGN STUDIO, LLC 70 N FREMONT ST PORTLAND, OR 97212		Owner: VENA REVENKO 11525 SE MADISON ST PORTLAND, OR 97216	Owner: ALEXANDER REVENKO 11525 SE MADISON ST PORTLAND, OR 97216

2017  
Use Conditions describing the sprinkler requirement must be referenced on and recorded with the final plat. (Continued in Decision document)

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

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**Total # of Final Plat intakes: 1**

**Land Use Review Intakes**

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-257325-000-00-LU	11468 NE HOLMAN ST, 97220	AD - Adjustment	Type 2 procedure	11/25/19		Pending
<p><i>Development of a new hotel. Adjustment to pedestrian standard 33.140.240.B.1.a, to eliminate connection to Airport Way. Tree Review to remove 2 trees shown on Tree Preservation Plan. Tree Preservation Violation Review for the removal of 7 trees.</i></p>						
		1N2E15DB 00901 PARTITION PLAT 2011-7 LOT 1	Applicant: JOHN FORD HOLMAN HOSPITALITY GROUP, LLC 833 E MICHIGAN ST, #1000 MILWAUKEE WI 53202		Owner: PACIFIC NW PROPERTIES LP 6600 SW 105TH AVE #175 BEAVERTON, OR 97008	
<b>Total # of LU AD - Adjustment permit intakes: 1</b>						
19-257812-000-00-LU	3905 SE 91ST AVE, 97266	CU - Conditional Use	Type 2 procedure	11/26/19		Application
<p><i>New 20,540 sf single story building and associated modifications and improvements to on-site circulation and landscaping in the vicinity of the new building and as needed to accommodate required non-confirming upgrades. The new building will support career and technical education programming to allow the site to serve as a temporary location for Benson Polytechnic High School. Adjustment to the setback.</i></p>						
		1S2E09 00200 SECTION 09 1S 2E TL 200 23.86 ACRES	Applicant: CATHERINE CORLISS ANGELO PLANNING GROUP 921 SW WASHINGTON ST #468 PORTLAND OR 97205		Owner: SCHOOL DISTRICT NO 1 PO BOX 3107 PORTLAND, OR 97208-3107	
<b>Total # of LU CU - Conditional Use permit intakes: 1</b>						
19-257828-000-00-LU	8005 SE 13TH AVE, 97202	DZM - Design Review w/ Modifications	Type 2 procedure	11/26/19		Application
<p><i>The proposed project is a new three-story, mixed-use structure located at the intersection of SE 13th Ave and SE Nahalem St. It is comprised of two stories of residential apartments over ground floor retail, lobby, and residential units. The project site is 8003-8005 SE 13th Ave, and currently contains a single story residential structure, to be demolished. The project proposes a mix of Studio (11) and One bedroom (8) apartments for a total of 19 units. Modification to Transit Street Multi-Dwelling Main Entry Location (33.130.242.C.1&amp;3). Modification to Vertically Hung Bicycle Rack Spacing (33.266.220.C.3.b)</i></p>						
		1S1E23CA 09800 SELLWOOD BLOCK 51 LOT 1	Applicant: MAX TASCHEK WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE, STE 440 PORTLAND OR 97227		Owner: WAITE, MARGERY L TR 7152 SW LA VIEW DR PORTLAND, OR 97219-3004  Owner: WAITE, GARY R TR 7152 SW LA VIEW DR PORTLAND, OR 97219-3004	
<b>Total # of LU DZM - Design Review w/ Modifications permit intakes: 1</b>						
19-258115-000-00-LU	1219 SW PARK AVE, 97205	HR - Historic Resource Review	Type 2 procedure	11/26/19		Application
<p><i>The proposed project is a modification to approved Land Use Review 18-198009 HRM AD. Modifications include revised locations of the East Facade and Passage Gallery Walls, minor change to the passage wall material, and the addition of a Fourth Floor Roof Terrace. The result of changes to the floor plans are an increase of floor area by less than 500 sq ft.</i></p>						
		1S1E04AA 06400 PORTLAND BLOCK 223 INC VAC ST LOT 1&8 LOT 2-7	Applicant: TIMOTHY EDDY HENNEBERY EDDY ARCHITECTS 921 SW WASHINGTON SUITE 250 PORTLAND OR 97205		Owner: PORTLAND ART MUSEUM 1219 SW PARK AVE PORTLAND, OR 97205-2430	
<b>Total # of LU HR - Historic Resource Review permit intakes: 1</b>						

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-257182-000-00-LU	11536 SW 33RD AVE, 97219	LDP_EN - Partition w/ Environment Rev.	Type 3 procedure	11/25/19		Pending
<p><i>2-parcel partition for detached single family dwellings in the R20 zone with LHS overlay. Existing dwelling to remain. Tract for environmental zone area preservation and a new street. Environmental review for existing house in C Zone.</i></p>		1S1E32AC 03000	Applicant: SHAWN LIOY-RYAN 8105 SE 21ST AVE PORTLAND, OR 97202		Owner: SHAWN LIOY-RYAN 8105 SE 21ST AVE PORTLAND, OR 97202-6806	
		SECTION 32 1S 1E TL 3000 1.36 ACRES	Applicant: DANIEL LIOY-RYAN 8105 SE 21ST AVE PORTLAND, OR 97202-6806			
<b>Total # of LU LDP_EN - Partition w/ Environment Rev. permit intakes: 1</b>						
19-258445-000-00-LU	1325 SW GIBBS ST, 97239	PD - Planned Development Review	Type 3 procedure	11/27/19		Application
<p><i>A planned development to construct two multi-dwelling structures to contain a total of 21 units (12 one-bedroom and 9 two-bedroom units). A partition to create an environmental tract to preserve the norther portion of the property that is in the "c" overlay. Four modifications through the environmental review criteria to the R7 base zone standards and land division standards to: 1) increase the maximum lot size, 2) increase maximum building coverage, 3) allow a split-zoned property, and 4) allow a reduction to the parking lot interior landscaping tree requirement.</i></p>		1S1E09BD 02900	Applicant: JESSE WINTEROWD WINTERBROOK PLANNING 610 SW ALDER ST #810 PORTLAND OR 97205		Owner: MARTINI PROPERTIES LP 15450 SE FOR MOR CT CLACKAMAS, OR 97015	
		PORTLAND CITY HMSTD BLOCK 78 LOT 5-7				
<b>Total # of LU PD - Planned Development Review permit intakes: 1</b>						

**Total # of Land Use Review intakes: 6**