

Early Assistance Intakes

Parameters: Begin intake date: **4/13/2020** End intake date: **4/19/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-136577-000-00-EA	2330 NE COLUMBIA BLVD, 97211		EA-Zoning & Inf. Bur.- no mtg	4/15/20		Pending - EA
	<i>Potential street vacation for a portion of NE 24th Ave.</i>					
	Legal Description: 1N1E14AA 00500 SECTION 14 1N 1E TL 500 1.22 ACRES		Applicant: ROBIN SCHOLETZKY URBANLENS PLANNING LLC 3439 SE HAWTHORNE, SUITE 215 PORTLAND OR 97214		Owner: DOUGLAS MC QUOWN 2310 NE COLUMBIA BLVD PORTLAND, OR 97211	
20-136595-000-00-EA	1297 SW CARDINELL DR, 97201		EA-Zoning & Inf. Bur.- no mtg	4/15/20		Cancelled
	<i>19-unit multifamily condominium development with associated parking. Stormwater disposal methods not yet determined.</i>					
	Legal Description: 1S1E04DB 05400 SECTION 04 1S 1E TL 5400 0.72 ACRES		Applicant: LI ALLIGOOD OTAK, INC 808 SW 3RD AVE #300 PORTLAND OR 97204		Owner: WESTVIEW DEVELOPMENT LLC PO BOX 80794 PORTLAND, OR 97280-1794	
20-136897-000-00-EA	875 NW SKYLINE BLVD, 97229		EA-Zoning & Inf. Bur.- no mtg	4/16/20		Pending - EA
	<i>New Residence, Environmental Review, septic / storm field to be installed on site</i>					
	Legal Description: 1N1W36BD 03400 SECTION 36 1N 1W TL 3400 2.09 ACRES		Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE #420 PORTLAND OR 97201		Owner: DEBRA BOTTHOF 3405 BELKNAP DR WEST LINN, OR 97068-9293 Owner: RICK BOTTHOF 3405 BELKNAP DR WEST LINN, OR 97068-9293	
20-136925-000-00-EA	1139 SW GIBBS ST, 97239		EA-Zoning Only - no mtg	4/16/20		Application
	<i>New 12-unit, 3-story multi-family residential building. No on-site parking proposed.</i>					
	Legal Description: 1S1E09AC 05300 PORTLAND CITY HMSTD BLOCK 80 LOT 5		Applicant: ED BRUIN EDGE DEVELOPMENT 2233 NW 23RD AVE #100 PORTLAND OR 97210		Owner: LAWRENCE MARGOLIN 1139 SW GIBBS ST PORTLAND, OR 97239	

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20-136227-000-00-EA	1101 SW BRAY LN, 97221		EA-Zoning Only - no mtg	4/14/20		Pending - EA
<p><i>Trail improvements and gathering area.</i></p> <p>Legal Description: 1S1E05 01000 SECTION 05 1S 1E TL 1000 41.42 ACRES</p> <p>Applicant: STEVEN EHLBECK SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209</p> <p>Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912</p>						
20-131607-000-00-EA	321 NE COUCH ST, 97232		PC - PreApplication Conference	4/14/20		Application
<p><i>The project consists of capping the existing driveway on NE Third Ave. to the below grade parking garage. A new 12' high speed garage door at the street frontage will secure access to the garage. The non-accessible lid will be designed with green roof and gravel patterning. Stormwater will be connected to the existing stormwater system.</i></p> <p>Legal Description: 1N1E34DA 02900 EAST PORTLAND BLOCK 75 LOT 2-6 TL 2900</p> <p>Applicant: BORIS KRATZENBERG WORKS PROGRESS ARCHITECTURE 811 SE STARK STREET PORTLAND OR 97214 USA</p> <p>Owner: BLOCK 75 LLC 116 NE 6TH AVE #400 PORTLAND, OR 97232-3529</p>						

Total # of Early Assistance intakes: 6

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
19-227829-000-00-FP	7 NE 72ND AVE, 97213	FP - Final Plat Review		4/16/20		Application

Approval of a Preliminary Plan for a two-parcel partition, that will result in two detached single-family dwelling lots, as illustrated with Exhibit C.1, subject to the following conditions: A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review, 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: ¿ Any buildings or accessory structures on the site at the time of the final plat application; ¿ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application; ¿ A turning movement analysis must be provided to show how the proposed vehicle access from NE 72nd Avenue can be provided to both parcels. ¿ The reduced side setbacks allowed under 33.120.270.D, if eligible; ¿ Any other information specifically noted in the conditions listed below. B. The final plat must show the following: 1. The applicant shall meet the street dedication requirements of the City Engineer for E. Burnside Street and N.E. 72nd Avenue. The required right-of-way dedication must be shown on the final plat. 2. If it is determined during the final plat review process, per condition C.2, vehicle access to Parcel 2 requires maneuvering area over Parcel 1, then a private access easement will be required to be shown. A Private Access Easement shall be labeled over Parcel 1 for the benefit of Parcel 2. The easement area shall allow shared use of this area for the purposes that a driveway would be typically used for. 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.6 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: ¿A Declaration of Maintenance Agreement for (private access) has been recorded as document no. _____, Multnomah County Deed Records.¿ C. The following must occur prior to Final Plat approval: Streets 1.The applicant shall meet the requirements of the City Engineer for right of way improvements along the site¿s 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. Existing Development 2. If on-site parking is retained for the existing house, the applicant shall provide a turning movement analysis to show the turning radius/maneuvering area from the public right-of-way and easement area is adequate and will not interfere with the on-site parking. The turning movement analysis must also evaluate if vehicle access from the shared curb-cut approach would allow vehicles to turn into their own 9-ft. driveway within their own frontage without an access easement over Parcel 1. If the submitted turning movement analysis shows maneuvering onto the site does not require an easement over Parcel 1, then no private access easement will be required on the final plat survey and no maintenance agreement for the easement area will be required. Alternatively, the applicant may choose not to provide on-site parking for either Parcels and therefore either receive a zoning permit or include as part of the public works permit the existing curb-cut for the existing house is closed. If the existing on-site driveway is removed and curb-cut is then no private access easement will be required to be shown on the plat survey.

Legal Description:
 1N2E32DB 11200
 MIRIAM
 BLOCK 4
 LOT 10

Applicant:
 KEVIN PARTAIN
 URBAN VISIONS
 223 NE 56TH AVE
 PORTLAND OR 97213

Owner:
 KIMCO PROPERTIES LTD
 PO BOX 1540
 SANDY, OR 97055-1540

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
19-184538-000-00-FP	4515 NE 118TH AVE, 97220	FP - Final Plat Review		4/17/20		Application

Approval of a Preliminary Plan for a 2-parcel partition, that will result in 2 standard lots for single dwelling development as illustrated with Exhibits C.1 - C.4, subject to the following conditions: A. Supplemental Plan. Two copies of an additional supplemental plan shall be submitted with the final plat survey for review and approval by Land Use. 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: " Any buildings or accessory structures on the site at the time of the final plat application; " Any driveways and off-street vehicle parking areas on the site at the time of the final plat application; " Any other information specifically noted in the conditions listed below. B. The final plat must show the following: 1. A recording block for each of the legal documents such as maintenance agreement(s), easements, acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition C.3 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of Special Land Use Conditions has been recorded as document no. _____, Multnomah County Deed Records." 2. The location of the parking and access easement on Parcel 1 for the benefit of Parcel 2. Alternatively, the applicant may relocate the driveway and parking space for Parcel 2 to the north side of the house, fully on the subject property, if a finalized permit for the new parking space is obtained, per Condition C.4. C. The following must occur prior to Final Plat approval: Existing Development 3. The applicant must obtain final approval of a decommissioning permit for the cesspools that served the existing houses to the satisfaction of the Site Development section of the Bureau of Development Services. 4. The applicant must meet the tree density standard of 11.50.050 on Parcel 1 with the existing house by either planting trees on the lot sufficient for 1,003 square feet of additional tree canopy (2,000 square feet is existing and being preserved) or by making the equivalent payment into the City Tree Preservation and Planting Fund. A finalized Zoning Permit must be obtained to document tree planting prior to final plat approval. 5. The applicant must modify the stormwater disposal system serving the existing structure on Parcel 1 according to BES and SWMM requirements. Obtain finalized permits as necessary prior to final plat approval. 6. If the on-site parking space for Parcel 2 is moved to the north side of the house so that no easement is required, the applicant is required to obtain and finalize a zoning permit for the new driveway and parking space. Required Legal Documents 7. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to Parcels 1 & 2. A copy of the approved Tree Preservation Plan must be included as an Exhibit to the Acknowledgement. The acknowledgment shall be referenced on and recorded with the final plat. 8. If the existing driveway for Parcel 2 is to remain in place, the applicant shall submit a covenant to record future maintenance agreement easement for an access and parking easement to allow a portion of the driveway for Parcel 2 to cross over Parcel 1. Other requirements 9. The applicant must pay into the City Tree Preservation and Planting Fund [Street Trees - Fee in Lieu of Planting and Establishment (per inch)] the amount equivalent to 1.5 inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau. D. The following conditions are applicable to and future site preparation and development on the individual lots:

Legal Description:
 1N2E22AD 01600
 SANDY ROAD VILLAS
 BLOCK 2
 E 125.26' OF LOT 10

Applicant:
 PETER F FRY
 303 NW UPTON TERRACE #1B
 PORTLAND OR 97210

Owner:
 LIDO INVESTMENT GROUP LLC
 1761 3RD ST #103
 NORCO, CA 92860

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
19-225460-000-00-FP	5307 SE 87TH AVE, 97266	FP - Final Plat Review		4/16/20		Application
<p><i>Approval of a Preliminary Plan for a two-parcel partition, that will result in two detached single-dwelling housing lots as illustrated with Exhibit C.1, subject to the following conditions: A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review Section of BDS for 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: ζ Any buildings or accessory structures on the site at the time of the final plat application; ζ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application; ζ The reduced side setbacks allowed under 33.120.270.D, if proposed. ζ Any other information specifically noted in the conditions listed below. B. The final plat must show the following: 1. The applicant shall meet the street dedication requirements of the City Engineer for SE 87th Avenue, SE Steele Street and SE 86th Court, along this site ζ's frontage. The required right-of-way dedication must be shown on the final plat. C. The following must occur prior to Final Plat approval: Streets 1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site ζ's 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. For Parcel 1 with the existing house, the frontage improvements may be constructed prior to final plat approval, at City Engineer ζ's discretion. Existing Development 2. The applicant must obtain a finalized demolition permit(s) for removing the accessory structures (garage etc.) on Parcel 2. 3. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the septic system/cesspool on the site. 4. A parking space shall be installed on Parcel 1, in conformance with the applicable requirements of the Portland Zoning Code. The parking space must be a minimum of 9' x 18' and located out of the new front setback for the lot with the existing house. The applicant must obtain a finalized Zoning Permit for installation of the parking space. The permit plans must include the note: This permit fulfills requirements of Condition C.4 of LU 19-225460 LDP. The new parking space must also be shown on the supplemental plan. Other requirements 5. The applicant must pay into the City Tree Preservation and Planting Fund [Street Trees ζ Fee in Lieu of Planting and Establishment (per inch)] the amount equivalent to 1.5 inches of trees for the loss of one available street tree planting space. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau. D. The following conditions are applicable to site preparation and the development of individual lots: 1. 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>Legal Description: 1S2E16BD 04000 RAYBURN PK BLOCK 2 LOT 1 N 10' OF LOT 2</p>		<p>Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND, OR 97213</p>		<p>Owner: FX HOMES PO BOX 1540 SANDY, OR 97055-1540</p>		

Total # of FP FP - Final Plat Review permit intakes: 3

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20-137594-000-00-LU	1635 SW PALATINE ST, 97219	AD - Adjustment	Type 2 procedure	4/16/20		Pending
<p><i>Addition of one detached garage on the south side of the property. Garage to be 2'-9" from the south property line, in the side setback. Need adjustment to Table 110-3 to allow for the reduced building setback (from 10'-0" to 2'-9").</i></p>						
<p>Legal Description: 1S1E33BA 03300 ALDERCREST 2 LOT 16 TL 3300</p>		<p>Applicant: STEPHANIE LINCK JDL DEVELOPMENT 2314 NW SAVIER STREET PORTLAND, OR 97210</p>		<p>Owner: PATRICIA BLANCO 1635 SW PALATINE ST PORTLAND, OR 97219-7665</p> <p>Owner: CARLOS BLANCO-SANCHEZ 1635 SW PALATINE ST PORTLAND, OR 97219-7665</p>		

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-137747-000-00-LU	550 SE M L KING BLVD, 97214	AD - Adjustment	Type 2 procedure	4/17/20		Pending
<p><i>Requesting an Adjustment so that a single Standard A loading space be allowed in lieu of two Standard A loading spaces required by Title 33, 33.266.310 Loading Standards.</i></p>						
	Legal Description: 1S1E02BB 02000 EAST PORTLAND BLOCK 101 LOT 1-4 TL 2000		Applicant: MARCUS LIMA GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209		Owner: BURNS BROS INC 4949 MEADOWS RD #330 LAKE OSWEGO, OR 97035-3162	
Total # of LU AD - Adjustment permit intakes: 2						
20-137084-000-00-LU	2743 NE RODNEY AVE - UNIT A, 97212	CU - Conditional Use	Type 2 procedure	4/17/20		Application
<p><i>Applying to rent up to 4 bedrooms on a short term basis. This is a contributing resource.</i></p>						
	Legal Description: 1N1E27AD 12100 ALBINA BLOCK 28 S 33' OF LOT 12 EXC PT IN ST		Applicant: ALIXANDRA MCQUADE 2743 NE RODNEY AVE PORTLAND, OR 97212		Owner: ANTHONY MCQUADE 2743 NE RODNEY AVE PORTLAND, OR 97212	Owner: ALIXANDRA MCQUADE 2743 NE RODNEY AVE PORTLAND, OR 97212
Total # of LU CU - Conditional Use permit intakes: 1						
20-137735-000-00-LU	585 SW 10TH AVE, 97205	DZM - Design Review w/ Modifications	Type 2 procedure	4/14/20		Application
<p><i>There are two signs - signs A & B - that are each going over doorway entrances canopies. These are both over 32 sq. ft. area each and require the design review. But the third sign - Sign C- is a projecting sign under the 32 sq. ft. area - so it shouldn't require the review.</i></p>						
	Legal Description: 1N1E34CC 05600 PORTLAND BLOCK 253 S 1/2 OF LOT 3 LOT 4		Applicant: JAYLENE PAULUS INTEGRITY SIGNS OF OREGON PO BOX 88 HUBBARD OR 97032		Owner: L-63 LLC 920 SW 6TH AVE #223 PORTLAND, OR 97204	
Total # of LU DZM - Design Review w/ Modifications permit intakes: 1						
20-136006-000-00-LU	1010 SE ASH ST, 97214	HR - Historic Resource Review	Type 3 procedure	4/13/20		Cancelled
<p><i>Land Use Review This folder was cancelled during the automatic add phase.</i></p>						
	Legal Description: 1N1E35CD 08400 EAST PORTLAND BLOCK 224 LOT 1&2&7&8		Applicant: ANDREW BECKER HARTSHORNE PLUNKARD ARCHITECTURE LLC 232 N CARPENTER ST CHICAGO IL 60607		Owner: TROY LAUNDRY RESIDENTIAL PROPERTY HOLDER LLC 133 N JEFFERSON ST 4TH FL CHICAGO, IL 60661	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
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Total # of LU HR - Historic Resource Review permit intakes: 1

Total # of Land Use Review intakes: 5