

Early Assistance Intakes

Parameters: Begin intake date: **4/20/2020** End intake date: **4/26/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-138808-000-00-EA	1139 SW GIBBS ST, 97239		EA-Zoning & Inf. Bur.- no mtg	4/23/20		Application
<p><i>New 12-unit, 3-story multi-family residential building. No on-site parking proposed.</i></p> <p>Legal Description: 1S1E09AC 05300 PORTLAND CITY HMSTD BLOCK 80 LOT 5</p> <p>Applicant: ED BRUIN EDGE DEVELOPMENT 2233 NW 23RD AVE #100 PORTLAND OR 97210</p> <p>Owner: LAWRENCE MARGOLIN 1139 SW GIBBS ST PORTLAND, OR 97239</p>						
20-138217-000-00-EA	2757 NE PACIFIC ST, 97232		EA-Zoning & Inf. Bur.- no mtg	4/22/20		Pending - EA
<p><i>Project proposes a re-development of existing site for a new 4 story office building with some ground level retail spaces and partial below grade parking.</i></p> <p>Legal Description: 1N1E36BC 12200 SULLIVANS ADD INC VAC ST E OF & ADJ BLOCK 46 EXC W 100'</p> <p>Applicant: JUSTIN KURTZ SCOTT EDWARDS ARCHITECTURE 2525 E BURNSIDE ST PORTLAND OR 97214 USA</p> <p>Owner: J&K ARMENTROUT PROPERTY LLC ET AL 20060 SE HIGHWAY 224 DAMASCUS, OR 97089</p>						
20-138543-000-00-EA	1427 N BRYANT ST, 97217		EA-Zoning & Inf. Bur.- no mtg	4/22/20		Pending - EA
<p><i>The project proposes to demolish and remove an existing single family residence and replace it with a small 15 unit multifamily building.</i></p> <p>Legal Description: 1N1E15BB 06700 GOOD MORNING ADD BLOCK 13 E 50' OF LOT 1 E 50' OF S 29 2/3' OF LOT 2</p> <p>Applicant: DOUG MINARIK MINARIK ARCHITECTURE, INC 2222 NE OREGON ST #217 PORTLAND OR 97232</p> <p>Owner: SCHWARTZ FAMILY TR 2808 SW 131ST ST VANCOUVER, WA 98685</p>						

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Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-137167-000-00-EA	6485 SE 128TH AVE, 97236		Pre-Prmt Zoning Plan Chck.Other	4/20/20		Pending - EA
<p><i>The project consists of 15 units with 5 tuck-under parking spaces, the main floor with office, restroom, laundry, bike storage, trash receptacles, and three units (two studios, one 1-bedroom). The second and third floors include six units with (2) 1-bedrooms and (4) studios on each. All units are affordable (4 at 30% AMI, 12 at 60% AMI) and will comply with the voluntary inclusionary housing requirements of Chapter 33.245. The existing site is a vacant flag lot consisting mainly of lawn and two evergreen trees which will be removed to construct the project. Private storm water from the development will be infiltrated on-site with the use of a private drywell and pervious asphalt pavement. Additional site work includes a driveway, pedestrian walkways, site lighting and landscaping. The building is sprinklered with an NFPA 13R system.</i></p>						
<p>Legal Description: 1S2E14CC 06402 PARTITION PLAT 2007-90 LOT 2</p>			<p>Applicant: ERICA BAGGEN SCOTT EDWARDS ARCHITECTURE 2709 SE ANKENY ST PORTLAND OR 97214 USA</p>		<p>Owner: LUKE-DORF INC 8915 SW CENTER ST TIGARD, OR 97223</p>	
20-138477-000-00-EA	N WILLIAMS AVE, 97217		Public Works Inquiry	4/22/20		Pending - EA
<p><i>Construct new duplex on vacant lot. Parking egress proposed on NE Skidmore. Sewer lateral proposed through lot to the south (R103198) through a 5-ft easement just north of the existing home.</i></p>						
<p>Legal Description: 1N1E22DA 06800 ALBINA HMSTD BLOCK 21 W 1/2 OF LOT 1&2</p>			<p>Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE #420 PORTLAND OR 97201</p>		<p>Owner: RUBEN J MENASHE INC 11359 NE HALSEY ST PORTLAND, OR 97220-2059</p>	

Total # of Early Assistance intakes: 5

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
19-239537-000-00-FP	7411 N PORTSMOUTH AVE, 97203	FP - Final Plat Review		4/21/20		Application
<p>Approval of a Preliminary Plan for a 3-parcel partition, that will result in one (1) standard parcel for detached single dwelling development and two parcels for attached single-dwelling structures, as allowed under 33.110.240.E, and as illustrated with Exhibit C.1, subject to the following conditions: A. The final plat must show the following: 1. A private sanitary sewer easement, for the benefit of Parcel 3, shall be shown and labeled over the relevant portions of Parcel 2. 2. A recording block for the maintenance agreement, as required by Condition B.4 below. The recording block shall, at a minimum, include language substantially similar to the following example: ;A Declaration of Maintenance Agreement for a private sanitary sewer easement has been recorded as document no. _____, Multnomah County Deed Records. ; B. The following must occur prior to Final Plat approval: 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. Existing Development 2. Finalized permits must be obtained for demolition of the existing residence and detached garage on the site and capping the existing sanitary sewer connection. 3. 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 4. A Maintenance Agreement shall be executed for the Private Sewer Easement described in Condition A.1 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. C. The following conditions are applicable to site preparation and the development of individual lots: 1. Development on Parcels 2 and 3 is limited to attached houses, developed in conformance with the provisions of Section 33.110.240.E. 2. 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. 3. Demolition and Development on Parcel 1 shall be in accordance with the arborist report. Specifically, Tree #1, a 10-inch Cherry tree, & Tree #2, an 18-inch Japanese maple, both on the lot to the north (7425 N Portsmouth Avenue), shall be protected as specified by the arborist in the report.</p>						
	Legal Description: 1N1E07DA 11900 PORTSMOUTH BLOCK 4 SWLY 20' OF LOT 12 LOT 13&14		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND, OR 97213		Owner: FX HOMES 22060 SE 442ND AVE SANDY, OR 97055	
19-173290-000-00-FP	4622 SE 83RD AVE, 97266	FP - Final Plat Review		4/24/20		Application
<p>The proposal is for a 2 lot land division. Lots will be developed with detached houses. The existing house will be removed. Planned Development Review is requested to allow an 11.5 foot wide garage on a 20 foot wide facade and to reduce interior side setbacks.</p>						
	Legal Description: 1S2E16BB 12700 GLENNACRES BLOCK 1 LOT 4		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: PARK 101 LLC PO BOX 86765 PORTLAND, OR 97286	
Total # of FP FP - Final Plat Review permit intakes: 2						
Total # of Final Plat intakes: 2						
20-139501-000-00-LU	SE MILWAUKIE AVE, 97202	AD - Adjustment	Type 1 procedure new	4/23/20		Pending
<p>RF - Adjustment requested to the current landscaping requirement(s). Please note - this adjustment is related to CO 18-240664, which is for a T-Mobile RF project.</p>						
	Legal Description: 1S1E11BA 11900 SECTION 11 1S 1E TL 11900 0.15 ACRES LAND ONLY SEE R328019 (R991111191) FOR BILLBOARD		Applicant: ZACH PHILLIPS CROWN CASTLE 5111 N BOWDOIN ST PORTLAND, OR 97203		Owner: LINDQUIST DEVELOPMENT INC PO BOX 42135 PORTLAND, OR 97242-0135	
Total # of LU AD - Adjustment permit intakes: 1						

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-138351-000-00-LU	327 NW 6TH AVE, 97209	DZ - Design Review	Type 3 procedure	4/22/20		Pending
<p><i>100-day Review Timeline. Construction of a new, 7-story, mixed-use building on a quarter block site. Project includes 100 deeply affordable units of permanently supporting housing, including 72 transient housing units (SROs) with PHB funding, and 28 studio apartments. It will also contain ground and second floor CCC Office space and community functions. There will be a small retail space at the northwest corner. Adjustment to 33.510.263 is requested to allow loading area access on NW Flanders.</i></p>						
<p>Legal Description: 1N1E34CA 02300 COUCHS ADD BLOCK 47 LOT 5&8</p>			<p>Applicant: ADAM HOSTETLER WORKS PROGRESS ARCHITECTURE LLP 811 SE STARK ST, STE 210 PORTLAND, OR 97214</p>		<p>Owner: PORTLAND CITY OF 421 SW 6TH AVE #500 PORTLAND, OR 97204</p>	

Total # of LU DZ - Design Review permit intakes: 1

Total # of Land Use Review intakes: 2