

Early Assistance Intakes

Parameters: Begin intake date: **4/1/2020** End intake date: **4/30/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-140755-000-00-EA	821 SW 10TH AVE, 97205		DA - Design Advice Request	4/30/20		Application
<p><i>This project includes the addition of new exterior terraces on either side of the main entrance of Multnomah County's Central Library. Each side of the terrace would consist of approximately 500-600 square feet of new occupiable area. The existing non-compliant ramp (built in 1982) would also be removed and replaced with a fully accessible sloped walkway. Project goals include creating opportunities for active uses and Library programming, providing better access to this important public building, and providing a safer path of egress for an existing exit on the north façade of the building as well as a future exit on the south façade. The design intent is to integrate the terrace and landscape design with the historic building, which is listed on the National Register of Historic Places. Stormwater is intended to be contained on site in planters, which will connect to the existing storm drain at SW 10th Avenue. Gravel trenches with perforated drain pipes will also be added behind the historic balustrade to help prevent further damage to the stone.</i></p>						
<p>Legal Description: 1S1E04AA 00300 PORTLAND BLOCK 250</p>			<p>Applicant: DEREK KIRSCHNER MULTNOMAH COUNTY FACILITIES AND PROPERTY MANAGEMENT 401 N DIXON ST PORTLAND, OR 97227</p>	<p>Owner: MULTNOMAH COUNTY LIBRARY DISTRICT 401 N DIXON ST PORTLAND, OR 97227</p>		
			<p>Applicant: TEREZA WIEST HENNEBERY EDDY ARCHITECTS 921 SW WASHINGTON ST #250 PORTLAND, OR 97205</p>			
20-135166-000-00-EA	2401 SW TAYLORS FERRY RD, 97219		EA-Zoning & Inf. Bur.- no mtg	4/9/20		Pending - EA
<p><i>New planned development with 11 to 24 homes to be constructed, to be sold to qualifying homebuyers as detached or attached condominium units. A request to rezone this property from R7 to R5 was made, and applicant is expecting an answer this month (April 2020).</i></p>						
<p>Legal Description: 1S1E28BB 06300 FIR LODGE TR LOT 3-5 TL 6300</p>			<p>Applicant: BRETT SCHULZ BRETT SCHULZ, ARCHITECT PC 2803 SW MONTGOMERY DR PORTLAND OR 97201</p>	<p>Owner: HABITAT FOR HUMANITY PORTLAND/METRO EAST PO BOX 11527 PORTLAND, OR 97211-0527</p>		
20-135153-000-00-EA	8914 SE ELLIS ST, 97266		EA-Zoning & Inf. Bur.- no mtg	4/9/20		Pending - EA
<p><i>New 3-5 story apartment building, with either 19 units proposed (not affordable housing) or 33 units proposed (affordable housing), no parking proposed.</i></p>						
<p>Legal Description: 1S2E16CA 05200 BERNHARDT PK BLOCK 2 W 1/2 OF LOT 11</p>			<p>Applicant: NATHAN EMBER INK:BUILT ARCHITECTURE 2808 NE MLK BLVD, STE G PORTLAND, OR 97212</p>	<p>Owner: 8914 ELLIS LLC 2809 NE M L KING BLVD PORTLAND, OR 97212</p>		

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20-131641-000-00-EA	9243 SE HOLGATE BLVD, 97266		EA-Zoning & Inf. Bur.- no mtg	4/3/20		Pending - EA
<p><i>30 unit multi-dwelling apartment building 3 stories inclusionary 60% MFI. Stormwater to drywell. PLA is in process to create the 60 and 40 ft lot frontages on lot 10 and 11. Existing home will be demolished</i></p>						
	Legal Description: 1S2E09DC 04800 ELMO HTS BLOCK 4 LOT 10 EXC PT IN ST		Applicant: BOB FOGLIO PO BOX 120 GLADSTONE OR 97027		Owner: LAURA SULLIVAN 9243 SE HOLGATE BLVD PORTLAND, OR 97266	
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>						
	Legal Description: 1N1E15BB 06700 GOOD MORNING ADD BLOCK 13 E 50'OF LOT 1 E 50' OF S 29 2/3' OF LOT 2		Applicant: DOUG MINARIK MINARIK ARCHITECTURE, INC 2222 NE OREGON ST #217 PORTLAND OR 97232		Owner: SCHWARTZ FAMILY TR 2808 SW 131ST ST VANCOUVER, WA 98685	
20-136595-000-00-EA	1297 SW CARDINELL DR, 97201		EA-Zoning & Inf. Bur.- no mtg	4/15/20		Cancelled
<p><i>19-unit multifamily condominium development with associated parking. Stormwater disposal methods not yet determined.</i></p>						
	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	
20-135182-000-00-EA	836 NE 24TH AVE, 97232		EA-Zoning & Inf. Bur.- no mtg	4/9/20		Pending - EA
<p><i>New 4 story, quarter-block 30,000 sf mixed-use office building core-and-shell development intended to contain warehouse and freight movement, wholesale sales, and manufacturing and production space for medical equipment. Development intent is to demo existing NW quarter-block structures to allow for new construction and to consolidate all NW quarter-block structures to allow for new construction and to consolidate all NW quarter-block properties. Both the NE quarter-block and south block properties would maintain access but remain adjacent properties. New development intends to provide roof decks on upper levels.</i></p>						
	Legal Description: 1N1E36BC 11601 PARTITION PLAT 1997-39 LOT 1		Applicant: JASON TAND LRS ARCHITECTS 720 NW DAVIS, SUITE 300 PORTLAND, OR 97209		Owner: FERGUSON FAMILY INVESTMENTS LLC 315 NE LAURELHURST PL PORTLAND, OR 97232-3338	

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20-134919-000-00-EA	1840 SW MAIN ST, 97205		EA-Zoning & Inf. Bur.- no mtg	4/7/20		Pending - EA
<p><i>New 4-story mixed-use, modular building with potential parking below grade, retail and shared functions at grade level, office space at the second level and residential uses on the third and fourth levels. Two options have been provided: Option 1 with below grade parking and modification of Oriel window standards. Option 2 has no on-site parking or application of the oriel window standard.</i></p>						
<p>Legal Description: 1S1E04BA 00300 AMOS N KINGS W 35' OF NLY 1/2 OF NW 1/4 OF BLOCK 2</p>			<p>Applicant: KEGAN FLANDERKA BASE DESIGN & ARCHITECTURE LLC 233 NE 28TH AVE PORTLAND OR 97232</p>		<p>Owner: MICHAEL LEIS 1840 SW MAIN ST PORTLAND, OR 97205</p> <p>Owner: MELANIE YOO 782 UNION ST SAN FRANCISCO, CA 94133</p>	
20-140619-000-00-EA	10301 SE STARK ST, 97216		EA-Zoning & Inf. Bur.- no mtg	4/30/20		Application
<p><i>Propose an interior & exterior façade remodel of an existing vacant building, including a change of use from restaurant to bank. Space will be demised to 2,960 SF for use as a bank, and an additional space will be created for future use or sub-lease. Site Improvements will include minor grading to accommodate accessible path of travel to building entrance from public right of way and accessible stalls. North of the property is a USPS office. The two parcels directly north of the project site are also owned by the same owner. There is a driveway on each street into the parking lot. The project will use the existing stormwater system & no changes are proposed. Catch basins are located just north of the site in the driveway between the project building and the post office, and there is a manhole just south of the catch basins on the project site. The storm sewer line runs south across the parking lot to the manhole in Stark Street.</i></p>						
<p>Legal Description: 1N2E34CC 01900 SECTION 34 1N 2E TL 1900 0.84 ACRES</p>			<p>Applicant: ARAIN SANDERS PM DESIGN GROUP 3860 BROADWAY, STE 110 AMERICAN CANYON, CA 94503</p> <p>Applicant: ADRIAN MORA PM DESIGN GROUP 6930 DESTINY DRIVE, STE 100 ROCKLIN, CA 95677</p>		<p>Owner: DUNSON 205 LLC 808 SW ALDER ST #200 PORTLAND, OR 97205</p>	
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>	

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20-136577-000-00-EA	2330 NE COLUMBIA BLVD, 97211		EA-Zoning & Inf. Bur.- no mtg	4/15/20		Pending - EA
	<p><i>Potential street vacation for a portion of NE 24th Ave.</i></p> <p>Legal Description: 1N1E14AA 00500 SECTION 14 1N 1E TL 500 1.22 ACRES</p>		<p>Applicant: ROBIN SCHOLETZKY URBANLENS PLANNING LLC 3439 SE HAWTHORNE, SUITE 215 PORTLAND OR 97214</p>	<p>Owner: DOUGLAS MC QUOWN 2310 NE COLUMBIA BLVD PORTLAND, OR 97211</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>		
20-136897-000-00-EA	875 NW SKYLINE BLVD, 97229		EA-Zoning & Inf. Bur.- no mtg	4/16/20		Pending - EA
	<p><i>New Residence, Environmental Review, septic / storm field to be installed on site</i></p> <p>Legal Description: 1N1W36BD 03400 SECTION 36 1N 1W TL 3400 2.09 ACRES</p>		<p>Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE #420 PORTLAND OR 97201</p>	<p>Owner: DEBRA BOTTHOF 3405 BELKNAP DR WEST LINN, OR 97068-9293</p> <p>Owner: RICK BOTTHOF 3405 BELKNAP DR WEST LINN, OR 97068-9293</p>		
20-136925-000-00-EA	1139 SW GIBBS ST, 97239		EA-Zoning Only - no mtg	4/16/20		Cancelled
	<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>		

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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>		
20-134652-000-00-EA	2340 SW CANYON RD, 97201		EA-Zoning Only - no mtg	4/6/20		Pending - EA
	<p><i>Installation of add'l wireless equipment at the east end of the TriMet "Robertson" tunnel (2340 SW Canyon Rd)</i></p> <p>Legal Description: 1S1E04BB 00100 ARDMORE BLOCK 4-6 TL 100</p>		<p>Applicant: CLAYTON BAXTER AT&T WIRELESS 20209 NORTH CREEK PARKWAY BOTHELL, WA 98011</p>			
20-131607-000-00-EA	321 NE COUCH ST, 97232		PC - PreApplication Conference	4/14/20		Pending - EA
	<p><i>A Pre-Application Conference to discuss 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. A Type III Design Review is required to amend a previous condition of approval.</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>		
20-139789-000-00-EA	1006 SE GRAND AVE, 97214		PC - PreApplication Conference	4/28/20		Pending - EA
	<p><i>Construct a new 8-story mixed-use building on the east quarter-block portion of the site, removing the 1-story, non-contributing structure in the process. The existing 3-story historic office building facing Grand Ave will be preserved. Stormwater to be managed by on-site using drywalls or similar means.</i></p> <p>Legal Description: 1S1E02BC 01300 PARK ADD TO E P BLOCK 127 LOT 1&2 EXC PT IN ST LOT 7&8</p>		<p>Applicant: NATE EMBER INK BUILT ARCHITECTURE 2208 NE MLK BLVD, STE G PORTLAND OR 97212</p>	<p>Owner: ARCOA PARTNERS LLC 2222 NE OREGON ST #201 PORTLAND, OR 97232</p>		

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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>						
	Legal Description: 1S2E14CC 06402 PARTITION PLAT 2007-90 LOT 2		Applicant: ERICA BAGGEN SCOTT EDWARDS ARCHITECTURE 2709 SE ANKENY ST PORTLAND OR 97214 USA		Owner: LUKE-DORF INC 8915 SW CENTER ST TIGARD, OR 97223	
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>						
	Legal Description: 1N1E22DA 06800 ALBINA HMSTD BLOCK 21 W 1/2 OF LOT 1&2		Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE #420 PORTLAND OR 97201		Owner: RUBEN J MENASHE INC 11359 NE HALSEY ST PORTLAND, OR 97220-2059	
20-134901-000-00-EA	NE MARINE DR, 97230		Public Works Inquiry	4/7/20		Completed
<p><i>new house on the vacant lot - stormwater/sewer situation unknown. Parking wil be proposed to exit onto Marine Dr. This will be a house, not a houseboat.</i></p>						
	Legal Description: 1N2E14DC 00700 REYNOLDS MTN VIEW PLAT 2 INC RIPARIAN RIGHTS LOT 17		Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201		Owner: KEN ACKERMAN 1932 MAPLELEAF RD LAKE OSWEGO, OR 97034	

Total # of Early Assistance intakes: 21

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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: ¿ 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; ¿ The reduced side setbacks allowed under 33.120.270.D, if proposed. ¿ 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¿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¿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¿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 ¿ 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>						
	Legal Description: 1S2E16BD 04000 RAYBURN PK BLOCK 2 LOT 1 N 10' OF LOT 2		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND, OR 97213		Owner: FX HOMES PO BOX 1540 SANDY, OR 97055-1540	
19-184538-000-00-FP	4515 NE 118TH AVE, 97220	FP - Final Plat Review		4/17/20		Under Review
<p><i>Final plat to create two parcels.</i></p>						
	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	
19-173290-000-00-FP	4622 SE 83RD AVE, 97266	FP - Final Plat Review		4/24/20		Application
<p><i>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.</i></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	

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19-132133-000-00-FP	14537 SE RHINE ST, 97236	FP - Final Plat Review		4/7/20		Under Review
<p><i>Final plat to create a 3 lot subdivision with a new street</i></p> <p>Legal Description: 1S2E12BC 09400 POWELL VILLAGE BLOCK 1 LOT 14</p> <p>Applicant: HENRY DINH SUNRISE CONTRATORS LLC 7531 SE HENDERSON ST PORTLAND OR 97206</p> <p>Owner: HAO TRAN 14537 SE RHINE ST PORTLAND, OR 97236-2525</p>						
19-239537-000-00-FP	7411 N PORTSMOUTH AVE, 97203	FP - Final Plat Review		4/21/20		Application
<p><i>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.</i></p> <p>Legal Description: 1N1E07DA 11900 PORTSMOUTH BLOCK 4 SWLY 20' OF LOT 12 LOT 13&14</p> <p>Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND, OR 97213</p> <p>Owner: FX HOMES 22060 SE 442ND AVE SANDY, OR 97055</p>						
19-227829-000-00-FP	7 NE 72ND AVE, 97213	FP - Final Plat Review		4/16/20		Under Review
<p><i>Final plat to create two parcels.</i></p> <p>Legal Description: 1N2E32DB 11200 MIRIAM BLOCK 4 LOT 10</p> <p>Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213</p> <p>Owner: KIMCO PROPERTIES LTD PO BOX 1540 SANDY, OR 97055-1540</p>						

Total # of FP FP - Final Plat Review permit intakes: 6

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Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-139501-000-00-LU	SE MILWAUKIE AVE, 97202	AD - Adjustment	Type 1 procedure new	4/23/20		Pending
<p><i>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.</i></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	
20-135332-000-00-LU	4436 NE 56TH AVE, 97218	AD - Adjustment	Type 2 procedure	4/3/20		Pending
<p><i>There are three violations on this property which are outlined in CC 19-222437. Adjustments requested to the following: 1) the shed on the NW corner of the yard was installed in the required 15-foot front building setback and 5-foot side building set-back 2) Tiny Home on Wheels between the front lot line and the building line 3) Over height fence installed within the required 15-foot front building setback.</i></p>						
	Legal Description: 1N2E19DB 00300 SECTION 19 1N 2E TL 300 0.11 ACRES		Applicant: LAVAIINA ALAPAI 4436 NE 56TH AVE PORTLAND, OR 97218-2167		Owner: LAVAIINA ALAPAI 4436 NE 56TH AVE PORTLAND, OR 97218-2167	
20-134580-000-00-LU	335 SE 99TH AVE, 97216	AD - Adjustment	Type 2 procedure	4/6/20		Pending
<p><i>The applicant proposes to convert the existing, 5,040-square-foot building on this site into a club facility (classified as a Retail Sales and Service use) and construct a 1,080-square-foot addition at the back of the site for a steam room, spa, and utility room. The applicant is requesting approval of two Adjustments to Zoning Code requirements: ¿ To increase the maximum floor area of a Retail Sales and Service use from 5,000 square feet to 6,120 square feet (Zoning Code Section 33.526.120.B); and ¿ To increase the maximum building setback from the east lot line (abutting SE 99th Ave.) from 10 feet to 46.5 feet for the new addition (Zoning Code Section 33.140.215.C.1).</i></p>						
	Legal Description: 1N2E33DD 08600 PRUNEDALE ADD BLOCK 8 LOT 1-4		Applicant: AARON HALL AARON HALL ARCHITECTURE 2606 SW BUCKINGHAM AVE PORTLAND, OR 97201		Owner: EQUACORP LLC 234 SE GRAND AVE PORTLAND, OR 97214	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-134237-000-00-LU	11518 SE DIVISION ST, 97266	AD - Adjustment	Type 2 procedure	4/3/20		Pending
<p><i>The applicant proposes to develop a 138-unit affordable housing development funded by the Portland Housing Bureau, with a mix of studios and one- through three-bedroom apartments. The project is a four-story wood building located near the corner of SE Division St and SE 115th Ave with large central courtyard and parking to the south and east of the building with 87 parking spaces. Because no curb cut will be allowed to be taken from SE Division Street per the Bureau of Transportation, the applicant requests an Adjustment to Zoning Code Section 33.130.215.B.1.b to allow vehicular access from a local service street across from a property zoned RF through RM2 instead. The driveway for the parking lot is located near the south end of the property. All landscaping and other requirements for the parking lot will be met. The proposal may also need an Adjustment to Zoning Code Section 33.130.215.B.2.b to reduce the required minimum landscaping in the building setback from 10 feet of L3, high-screen landscaping to 5 feet of L3 landscaping. A full plan check has not been conducted on the proposal; all relevant standards will be verified at time of building permit.</i></p>						
<p>Legal Description: 1S2E10AB 00300 SECTION 10 1S 2E TL 300 2.04 ACRES</p>			<p>Applicant: RYAN HOOD RELATED NW 111 SW COLUMBIA, SUITE 1380 PORTLAND OR 97201</p>	<p>Owner: KYUNG LEE 2900 RAWHIDE ST WEST LINN, OR 97068-2313</p>		
			<p>Applicant: SUZANNE ZUNIGA PORTLAND HOUSING BUREAU 421 SW 6TH AVENUE, SUITE 500 PORTLAND OR 97204</p>	<p>Owner: EUNG LEE 2900 RAWHIDE ST WEST LINN, OR 97068-2313</p>		
			<p>Applicant: LAURIE LINVILLE-GREGSTON ANKROM MOISAN ARCHITECTS 38 NW DAVIS STREET, SUITE 300 PORTLAND OR 97209 USA</p>			
20-134467-000-00-LU	SE, 97214	AD - Adjustment	Type 2 procedure	4/6/20		Pending
<p><i>The applicant is proposing to construct an 83,045-sf building with approximately 59,000-sf of industrial office, 5,000 sf of traditional office, some ground floor retail and structured parking in the basement. Loading space requirements are found in Portland Zoning Code Section 33.266.310.C. Buildings with more than 50,000-sf in uses other than Household Living are required to have two on-site Standard A loading spaces, with each space being 35-ft long, 10-feet wide, and having a clearance of 13-feet (33.266.310.C.2.c). The applicant is seeking to locate one Standard A loading space located in the Right-of-Way of SE Ash and to reduce the size of the other required Standard A loading space to the size of a Standard B loading space (18-feet long, 9-feet wide, and a clearance of 10-feet). Reduction of the size of the loading space would effectively replacing one required Standard A loading space for a Standard B. Because the applicant is requesting to reduce the required loading spaces on site from two to one and replace that Standard A on-site loading space with a Standard B space, two Adjustments are required.</i></p>						
<p>Legal Description: 1N1E34DD 02700 FRUSHS SQUARE ADD BLOCK 5 LOT 1&4 LOT 2&3 EXC E 43'</p>			<p>Applicant: AGUSTIN ENRIQUEZ V GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209</p>	<p>Owner: SECOND & ASH OPERATIONS LLC 733 SW OAK ST PORTLAND, OR 97205</p>		

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-139856-000-00-LU	504 NW MARLBOROUGH AVE, 97210	AD - Adjustment	Type 2 procedure	4/24/20		Application
<p><i>Adjustment requested to 33.266.110 Minimum Required Parking Spaces. Conversion of the existing single car garage to livable space. The converted garage space shall mostly be utilized for access to an approximately 15'-6" x 14'-7" addition on the east side of the existing home to provide a new stair system and single family residential elevator to access all three floors of the existing home. The existing stair system (to be removed) within the home is deficient in size, layout, tread depth, and riser height. The converted garage space shall also be utilized for a new half bathroom on the main floor (there is currently no bathroom on this floor), a mudroom, and designated garbage/ recycling/ compost storage.</i></p>						
<p>Legal Description: 1N1E32AD 07300 ST FRANCES HILL BLOCK 7 LOT 4</p>			<p>Applicant: PHIL SYDNOR INTEGRATE ARCHITECTURE & PLANNING INC 1715 N TERRY ST PORTLAND, OR 97217</p>		<p>Owner: KIMBERLY TARDIE 504 NW MARLBOROUGH AVE PORTLAND, OR 97210</p>	
20-134213-000-00-LU	, 97201	AD - Adjustment	Type 2 procedure	4/2/20		Pending
<p><i>Proposal to reduce the front building setback on Parcel 1 from 10 feet to 0 feet in order to create a building site as close to the west lot line of Parcel 1 as possible. If the Adjustment is granted the building can abut the front lot line, which is adjacent to the unimproved right-of-way for SW 16th Avenue. The applicant plans to build a structural driveway over SW 16th Avenue to provided access to Parcel 1 from SW Upper Hall St. Note there is an expired case (LUR 01-00633 MP AD).</i></p>						
<p>Legal Description: 1S1E04BD 06101 PARTITION PLAT 2003-51 LOT 1</p>			<p>Applicant: DIEM LE 6360 MCEWAN RD LAKE OSWEGO, OR 97035</p>		<p>Owner: DIEM LE 6360 MCEWAN RD LAKE OSWEGO, OR 97035</p>	
20-139496-000-00-LU	SE MILWAUKIE AVE, 97202	AD - Adjustment	Type 2 procedure	4/27/20		Void/ Withdrawn
<p><i>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.</i></p>						
<p>Legal Description: 1S1E11BA 11900 SECTION 11 1S 1E TL 11900 0.15 ACRES LAND ONLY SEE R328019 (R991111191) FOR BILLBOARD</p>			<p>Applicant: ZACH PHILLIPS CROWN CASTLE 5111 N BOWDOIN ST PORTLAND, OR 97203</p>		<p>Owner: LINDQUIST DEVELOPMENT INC PO BOX 42135 PORTLAND, OR 97242-0135</p>	
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>						
<p>Legal Description: 1S1E02BB 02000 EAST PORTLAND BLOCK 101 LOT 1-4 TL 2000</p>			<p>Applicant: MARCUS LIMA GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209</p>		<p>Owner: BURNS BROS INC 4949 MEADOWS RD #330 LAKE OSWEGO, OR 97035-3162</p>	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-137594-000-00-LU	1635 SW PALATINE ST, 97219	AD - Adjustment	Type 2 procedure	4/16/20		Incomplete
<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>						
	Legal Description: 1S1E33BA 03300 ALDERCREST 2 LOT 16 TL 3300		Applicant: STEPHANIE LINCK JDL DEVELOPMENT 2314 NW SAVIER STREET PORTLAND, OR 97210		Owner: PATRICIA BLANCO 1635 SW PALATINE ST PORTLAND, OR 97219-7665	
					Owner: CARLOS BLANCO-SANCHEZ 1635 SW PALATINE ST PORTLAND, OR 97219-7665	
20-140305-000-00-LU	SE 52ND AVE, 97206	AD - Adjustment	Type 2 procedure	4/24/20		Application
<p><i>Adjustment to the side setback on lot 8 from 10' to 5'.</i></p>						
	Legal Description: 1S2E19DB 17402 DARLINGTON BLOCK 1 LOT 8		Applicant: MICHAEL MALONEY 4390 SUNSET DR LAKE OSWEGO, OR 97035			
20-140381-000-00-LU	NW SUSSEX AVE, 97210	AD - Adjustment	Type 2 procedure	4/27/20		Application
<p><i>Adjustment requested to facade length, 33.120.230.B 7 unit condo development, sloped lot, c overlay, half st improvements</i></p>						
	Legal Description: 1N1E29BC 01600 BLYTHSWOOD LOT 52		Applicant: NATHANIEL ROSEMEYER MAIN STREET DEVELOPMENT 5331 SW MACADAM AVE #258 PMB 208 PORTLAND OR 97239		Owner: MAIN STREET DEVELOPMENT INC 5331 SW MACADAM AVE #258 PMB 208 PORTLAND, OR 97239	
<p>Total # of LU AD - Adjustment permit intakes: 12</p>						
20-137084-000-00-LU	2743 NE RODNEY AVE - UNIT A, 97212	CU - Conditional Use	Type 2 procedure	4/13/20		Pending
<p><i>The applicant is proposing a Type B Accessory Short-Term Rental (ASTR) in the existing house on the property consisting of three bedrooms for six guests pursuant to Portland Zoning Code Section 33.207. The owner is the long-term tenant and operator and will occupy the Accessory Dwelling Unit (ADU) in the basement at least 270-days a year. The proposal requests using the ADU and its one bedroom for two additional guests as part of the accessory short-term rental for the 95-days allowed under 33.207.050.A for a total of 4 bedrooms and 8 guests during that time. Type B ASTRs are allowed if approved as Type II Conditional Uses in the single-dwelling zones.</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	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
Total # of LU CU - Conditional Use permit intakes: 1						
20-137517-000-00-LU	208 SE 148TH AVE, 97233	DZ - Design Review	Type 2 procedure	4/16/20		Pending
	<i>Multi-family affordable development with approximately 182 dwellings units and associated bike/vehicle parking.</i>					
	Legal Description: 1N2E36CD 04700 ASCOT AC LOT 247&248 EXC PT IN ST N 46.5' OF LOT 249 EXC PT IN ST		Applicant: WALTER GRODAHL DBG PROPERTIES LLC 2164 SW PARK PL PORTLAND OR 97205		Owner: THE NORTHWEST BAPTIST HOME MISSION PO BOX 4103 SALEM, OR 97302-8103	
			Applicant: DONALD MAZZIOTTI OREGON TRAIL OF HOPE DBA OREGON HARBOR OF HOPE 1616 NW 13TH AVE PORTLAND OR 97209 USA			
20-135541-000-00-LU	730 SW 10TH AVE, 97205	DZ - Design Review	Type 2 procedure	4/6/20		Pending
	<i>Addition of a canopy structure to protect elevator openings at the NE elevator tower, where wind-driven rain intrusion has occurred. The canopy structure is intended to be an extrusion of the existing elevator landing guardrail, with panels of laminated glass between the vertical structure and the overhead structure. Rainwater collected on the canopy will drain to an integral gutter at the back of the canopy. This will then drain to a downspout near the west end of the canopy and will daylight on the parking deck in the same vicinity as the existing downspout serving the hoistway roof.</i>					
	Legal Description: 1N1E34CC 09500 PORTLAND BLOCK 218 LOT 1-8 SEE ALSO SUB-ACCT -3301		Applicant: CHRISTINE RUMI FFA ARCHITECTURE & INTERIORS 520 SW YAMHILL ST #900 PORTLAND OR 97204		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1204 PORTLAND, OR 97204	
20-140787-000-00-LU	245 SW SALMON ST, 97204	DZ - Design Review	Type 2 procedure	4/28/20		Application
	<i>Approximately 180,000 gross square foot hotel project with 250 guest rooms, ballroom, conference center, fitness center, ground floor restaurant, bar/market, support spaces and rooftop bar. The total project consists of twenty one stories of Type I construction with one basement level. This Review application is for proposed revisions to previously approved design review LU-16-111127 DZM AD.</i>					
	Legal Description: 1S1E03BA 04000 PORTLAND BLOCK 23 LOT 3&4 EXC PT IN ST LOT 5		Applicant: BRAD BANE ANKROM MOISAN ARCHITECTS 38 NW DAVIS ST, SUITE 300 PORTLAND OR 97209		Owner: URBAN PORTLAND DOWNTOWN HOTEL COMPANY LLC 812 GRAVIER ST #200 NEW ORLEANS, LA 70112-1467	

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>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.</p>						
	Legal Description: 1N1E34CA 02300 COUCHS ADD BLOCK 47 LOT 5&8		Applicant: ADAM HOSTETLER WORKS PROGRESS ARCHITECTURE LLP 811 SE STARK ST, STE 210 PORTLAND, OR 97214		Owner: PORTLAND CITY OF 421 SW 6TH AVE #500 PORTLAND, OR 97204	
20-134841-000-00-LU	333 SW PARK AVE, 97205	DZ - Design Review	Type 3 procedure	4/7/20		Pending
<p>Accessibility upgrades, expansion of ground floor storefront, window replacement, roof leveling and membrane replacement, and eco-roof installation. New vertical circulation systems are also proposed which will bring the building up to current egress codes. North of the existing building, the current surface parking lot will be converted into a private plaza. This will include bicycle parking, a trash and recycling area, stormwater planters, paved recreation area, and covered seating.</p>						
	Legal Description: 1N1E34CC 03100 PORTLAND BLOCK 86 S 1/2 OF LOT 5 E 80' OF LOT 6		Applicant: COREY MORRIS CARELTON HART 830 SW 10TH AVE, STE 200 PORTLAND OR 97205		Owner: MULTNOMAH COUNTY FACILITIES & PROPERTY MANAGEMENT 501 N DIXON ST PORTLAND, OR 97227	
20-134634-000-00-LU	333 SW PARK AVE, 97205	DZ - Design Review	Type 3 procedure	4/6/20		Cancelled
<p>Land Use Review This folder was cancelled during the automatic add phase.</p>						
	Legal Description: 1N1E34CC 03100 PORTLAND BLOCK 86 S 1/2 OF LOT 5 E 80' OF LOT 6		Applicant: COREY MORRIS CARELTON HART 830 SW 10TH AVE, STE 200 PORTLAND OR 97205		Owner: MULTNOMAH COUNTY FACILITIES & PROPERTY MANAGEMENT 501 N DIXON ST PORTLAND, OR 97227	
<p>Total # of LU DZ - Design Review permit intakes: 6</p>						
20-137735-000-00-LU	585 SW 10TH AVE, 97205	DZM - Design Review w/ Modifications	Type 2 procedure	4/14/20		Pending
<p>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. Modification requested to the total square footage of signs allowed.</p>						
	Legal Description: 1N1E34CC 05600 PORTLAND BLOCK 253 S 1/2 OF LOT 3 LOT 4		Applicant: JAYLENE PAULUS INTEGRITY SIGNS OREGON PO BOX 88 HUBBARD OR 97032		Owner: L-63 LLC 920 SW 6TH AVE #223 PORTLAND, OR 97204	
<p>Total # of LU DZM - Design Review w/ Modifications permit intakes: 1</p>						

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-136055-000-00-LU	NW LEIF ERIKSON DR, 97229	EN - Environmental Review	Type 3 procedure	4/7/20		Pending
<p><i>Repair and stabilize a section of steep slope that is experiencing soil loss around Kinder Morgan's LS-14 pipeline. Overall goal is to restore the long-term stability of the slope and structural integrity of the pipeline in this area with little need for cumulative slope repairs.</i></p>						
<p>Legal Description: 1N1W14 00600 SECTION 14 1N 1W TL 600 157.63 ACRES</p>			<p>Applicant: NICOLE RODRIGUEZ KINDER MORGAN 1001 LOUISIANA STREET, STE 1000 HOUSTON TX 77002</p>		<p>Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912</p>	

Total # of LU EN - Environmental Review permit intakes: 1

20-134201-000-00-LU	NW FRONT AVE, 97210	GW - Greenway	Type 2 procedure	4/3/20		Pending
<p><i>The applicant is requesting approval for the placement of approximately 2,260 cubic yards of clean sand and gravel cover over 0.9 acres of river bottom at River Mile 7.8 on the Lower Willamette River, as part of a maintenance dredging project. The placement of a clean sand and gravel cover is a surface management requirement of the Portland Sediment Evaluation Team (PSET) and U.S. Environmental Protection Agency (EPA) and is required as a function of the maintenance dredging. The project area is located entirely within the Lower Willamette River, approximately 200 feet riverward of the ordinary high water mark at the McCall Terminal Berth. The dredging project will have a total of nine Dredged Material Management Units (DMMUs); however, the sand and gravel will only be placed over DMMUs 8 and 9 as shown on the attached site plan. The PSET and EPA require that this clean sand and gravel cover be placed to reduce exposures by aquatic organisms due to elevated levels of tributyltin and dioxins above PSET screening levels and EPA Portland Harbor remediation action levels. The site is within the City's Greenway overlay zone. Dredging activities are exempt per Zoning Code Section 33.440.320.H; however, Zoning Code Section 33.440.310.D requires Greenway Review for fill in the river within the Greenway overlay zones. The work must therefore be approved through a Greenway Review.</i></p>						
<p>Legal Description: 1N1E18C 01300 SECTION 18 1N 1E TL 1300 18.02 ACRES LAND ONLY SEE R315787 (R941180261) FOR IMPS</p>			<p>Applicant: EDGAR "TED" MCCALL MCCALL OIL AND CHEMICAL CORPORATION 5480 NW FRONT AVE PORTLAND, OR 97210</p>		<p>Owner: TANKER BASIN LLC 5480 NW FRONT AVE PORTLAND, OR 97210</p>	

Total # of LU GW - Greenway permit intakes: 1

20-134119-000-00-LU	NW COUCH ST, 97209	HR - Historic Resource Review	Type 2 procedure	4/3/20		Cancelled
<p><i>Land Use Review This folder was cancelled during the automatic add phase.</i></p>						
<p>Legal Description: 1N1E33DB 40000 MEDITERRANEAN ARMS CONDOMINIUMS GENERAL COMMON ELEMENTS</p>			<p>Applicant: JERRY WYATT FORENSIC BUILDING CONSULTANTS 15 82ND DRIVE, SUITE 10 GLADSTONE OR 97027 USA</p>		<p>Owner: MEDITERRANEAN ARMS CONDOMINIUMS OWNERS ASSOCIATION 11014 NE SISKIYOU ST PORTLAND, OR 97220</p>	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-136009-000-00-LU	1025 SE PINE ST, 97214	HR - Historic Resource Review	Type 3 procedure	4/7/20		Pending
<i>Adaptive reuse of the Troy Laundry Building, with exterior rehabilitation of the historic windows and façade, and the addition of a third floor rooftop with outdoor terrace.</i>						
	Legal Description: 1N1E35CD 08401 BLOCK 224 LOT 3-6		Applicant: ANDREW BECKER HARTSHORNE PLUNKARD ARCHITECTURE LLC 232 N CARPENTER ST CHICAGO IL 60607		Owner: TROY LAUNDRY PROPERTY HOLDER LLC 133 N JEFFERSON ST 4TH FLR CHICAGO, IL 60661	
20-136006-000-00-LU	1010 SE ASH ST, 97214	HR - Historic Resource Review	Type 3 procedure	4/13/20		Cancelled
<i>Land Use Review This folder was cancelled during the automatic add phase.</i>						
	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	

Total # of LU HR - Historic Resource Review permit intakes: 3

20-139558-000-00-LU	1608 NE STANTON ST, 97212	HRB - Historic Design Tier B	Type 1 procedure new	4/23/20		Pending
<i>The applicant is seeking Historic Resource Review approval for alterations to a Contributing property in the Irvington Historic District. The alterations include: ζ Replacement of 3 non-historic aluminum slider windows on the south and east elevations with wood, double hung windows with simulated divided lights to match original windows that exist. ζ Replacement of the rear wood door on the south elevation with a new wood door. Historic Resource Review approval is required for non-exempt exterior alterations on properties in the Irvington Historic District.</i>						
	Legal Description: 1N1E26AC 09300 IRVINGTON BLOCK 53 LOT 20		Applicant: SUSAN COLLARD IN-HOUSE ARCHITECTURE 3734 SE MORRISON ST PORTLAND OR 97214		Owner: MARY LIEBERT 1608 NE STANTON ST PORTLAND, OR 97212 Owner: JEFFREY LIEBERT 1608 NE STANTON ST PORTLAND, OR 97212	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-135623-000-00-LU	2700 NE THOMPSON ST, 97212	HRB - Historic Design Tier B	Type 1 procedure new	4/6/20		Pending
<p><i>The applicant is seeking Historic Resource Review approval for alterations to a contributing resource in the Irvington Historic District. The alterations proposed include the replacement of existing concrete front steps with new stone steps and iron guardrails, extension of a dry stacked split basalt stone retaining wall and resurfacing an existing asphalt driveway with stone pavers. Historic Resource Review is required for non-exempt exterior alterations within a Historic District.</i></p>						
	Legal Description: 1N1E25CB 14000 SECTION 25 1N 1E TL 14000 0.14 ACRES		Applicant: TOM CANTRELL 2700 NE THOMPSON ST PORTLAND OR 97212		Owner: CANTRELL-LANE TR 2700 NE THOMPSON ST PORTLAND, OR 97212	
			Applicant: LINDA RICHARDSON FOREST LANDSCAPE INC 3975 NW SUSBAUER RD CORNELIUS, OR 97113			

Total # of LU HRB - Historic Design Tier B permit intakes: 2

20-140206-000-00-LU	SE, 97266	LC - Lot Consolidation	Type 1x procedure	4/27/20		Pending
<p><i>Consolidate Section 09 1S 2E, TL 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700 & 18000</i></p>						
	Legal Description: 1S2E09CA 01000 SECTION 09 1S 2E TL 1000 0.13 ACRES		Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201		Owner: AGENA CORPORATION PO BOX 190 TOPPENISH, WA 98948	

Total # of LU LC - Lot Consolidation permit intakes: 1

20-135368-000-00-LU	2719 SE 103RD AVE, 97266	LDP - Land Division Review (Partition)	Type 1x procedure	4/6/20		Pending
<p><i>Divide into three parcels.</i></p>						
	Legal Description: 1S2E10BB 04500 PITTOCK GROVE BLOCK 10 LOT 5 EXC W 85' N 10' OF LOT 6 EXC W 85'		Applicant: MICHAEL SUSAK SUSAK PROPERTIES 6663 SW BEAVERTON HILLSDALE HWY #194 PORTLAND OR 97225		Owner: DK HOMES LLC PO BOX 90277 PORTLAND, OR 97290-0277	

Total # of LU LDP - Land Division Review (Partition) permit intakes: 1

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-139526-000-00-LU	5936 NE 42ND AVE, 97218	PD - Planned Development Review	Type 3 procedure	4/23/20		Application
<p><i>Develop the site with 12 detached homes, each with a ground floor garage. The units will be accessed by a driveway from NE 42nd Ave. This planned development review is to transfer the density (floor area) from the CM2 portion of e site to the R10 portion. Also, reductions in setbacks from 10ft to five ft will be requested for some portions of the site. The project is expected to add between 10,000 and 25,000 sq ft of net building area within the CM2 and R10 zones.</i></p>						
<p>Legal Description: 1N2E18CC 04300 STOKES TR INC PT VAC ST W OF & ADJ N 70' OF LOT 52</p>			<p>Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290</p>		<p>Owner: JSM EQUITIES LLC 4110 SE HAWTHORNE BLVD PMB 166 PORTLAND, OR 97214-5246</p>	

Total # of LU PD - Planned Development Review permit intakes: 1

Total # of Land Use Review intakes: 30