

Early Assistance Intakes

Parameters: Begin intake date: **5/18/2020** End intake date: **5/24/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-145832-000-00-EA	1041 SE 111TH AVE, 97216		EA-Zoning & Inf. Bur.- no mtg	5/20/20		Pending - EA
<p><i>Replace two existing, unoccupied residential structures with 4 or 5 SFRs each with internal ADUs. A portion of development will be in existing disturbed "C-Zone" areas. Repair existing site access. Add stormwater planters/swales for impervious area associated with structures. Add necessary and appropriate site enhancements for development in the disturbed portions to the "C-Zone." Remove, and replace according to code, fewer than 225 inches of native trees.</i></p>						
	Legal Description: 1S2E03BA 03300 HOMESTAKE GARDENS LOT 48-51 TL 3300		Applicant: KAREN KARLSSON NONETOP LLC 906 NW 23RD AVE PORTLAND, OR 97210		Owner: REDTAIL NEST LLC 906 NW 23RD AVE PORTLAND, OR 97210	
20-147096-000-00-EA	8134 SE 6TH AVE, 97202		EA-Zoning & Inf. Bur.- no mtg	5/21/20		Application
<p><i>Construct a +/- 25 unit apartment building.</i></p>						
	Legal Description: 1S1E23CC 03700 SELLWOOD BLOCK 9 LOT 5 EXC E 24.5'		Applicant: MARK LISAC LISAC BROTHERS CONSTRUCTION INC PO BOX 2422 CLACKAMAS OR 97015		Owner: EED NULJON PO BOX 1496 PORTLAND, OR 97207	
20-147256-000-00-EA	950 NW 23RD AVE, 97210		EA-Zoning & Inf. Bur.- no mtg	5/21/20		Application
<p><i>Tenant improvements are proposed including façade updates such as a new storefront, new paint, removal of the stone veneer from the front of the building, and new awnings.</i></p>						
	Legal Description: 1N1E33BC 00300 KINGS 2ND ADD BLOCK 20 LOT 15-17		Applicant: SETH GAREY C.E. JOHN PROPERTIES 65, LLC 1701 SE COLUMBIA RIVER DR VANCOUVER WA 98661		Owner: C E JOHN PROPERTIES 22 L L C 1701 SE COLUMBIA RIVER DR VANCOUVER, WA 98661-8078	
20-147368-000-00-EA	3333 SE 87TH AVE, 97266		EA-Zoning & Inf. Bur.- no mtg	5/22/20		Application
<p><i>New development of a 10-unit, multi-family apartment building. Project includes on-site parking.</i></p>						
	Legal Description: 1S2E09BC 02000 JOHNSTON AC BLOCK 5 LOT 9		Applicant: ED BRUIN EDGE DEVELOPMENT 2233 NW 23RD AVE #100 PORTLAND OR 97210		Owner: VAUGHN,DOTTIE A TR 3348 S 17TH AVE YUMA, AZ 85365	

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20-146319-000-00-EA	4579 NE CULLY BLVD, 97218		EA-Zoning Only - no mtg	5/20/20		Pending - EA
<p><i>Collocate Verizon antenna facility onto an existing Crown Castle tower with support equipment located inside of an existing support compound. No height to be added to the tower.</i></p>						
	Legal Description: 1N2E19AD 11700 BERRY AC BLOCK 5 LOT 1		Applicant: ZACH PHILLIPS CROWN CASTLE 5111 N BOWDOIN ST PORTLAND, OR 97203		Owner: LIVE AE LITTLE LLC 4579 NE CULLY BLVD PORTLAND, OR 97218	
20-145804-000-00-EA	5050 N COLUMBIA CT, 97203		EA-Zoning Only - no mtg	5/19/20		Pending - EA
<p><i>BES is seeking early feedback and identification of issues related to condition of approval B, for the "west campus" of the CBWTP Master Plan (18-142442-LU) site and requirements related to an Interagency Agreement between BES and BDS for Nonconforming Upgrades.</i></p>						
	Legal Description: 1N1E05CC 00100 WALKERS ADD BLOCK 2 LOT 1-4 LOT 5-8 EXC PT IN ST		Applicant: LISA MOSCINSKI BUREAU OF ENVIRONMENTAL SERVICES 1120 SW 5TH AVE, ROOM 630 PORTLAND OR 97204 USA		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1000 PORTLAND, OR 97204-1912	
20-146212-000-00-EA	NW GREENLEAF RD, 97229		Public Works Inquiry	5/19/20		Pending - EA
<p><i>NOTE: This is located in a pocket of unincorporated Multnomah County.</i></p>						
	Legal Description: 1N1W36DA 00602 PARTITION PLAT 1997-192 LOT 2		Applicant: CHRISTOPHER HENDERSON 1126 NW 92ND AVE PORTLAND, OR 97229-5339		Owner: HOWARD,EMMA-JANE TR 460 NW GREENLEAF RD PORTLAND, OR 97229-6903	

Total # of Early Assistance intakes: 7

19-267627-000-00-FP	1503 SE KNIGHT ST, 97202	FP - Final Plat Review		5/20/20		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition, that will result in two lots for attached dwelling units as illustrated with Exhibit C.1, subject to the following conditions: A. The following must occur prior to Final Plat approval: Existing Development 1. A finalized permit must be obtained for demolition of the existing residence and detached garage on the site and capping the existing sanitary sewer connection. Note that Title 24 requires a 35-day demolition delay period for most residential structures. Additionally, the City's Deconstruction ordinance applies to houses built in 1916 or earlier. 2. 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 if determined necessary. B. The following conditions are applicable to site preparation and the development of individual lots: 1. Parcels 1 and 2 may only be developed with attached house on a corner (currently Zoning Code 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.</i></p>						
	Legal Description: 1S1E14DB 09400 BROWN'S TRACT BLOCK 2 LOT 2		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: KEYSTONE LLC 14237 BRIDGE CT LAKE OSWEGO, OR 97034-2177	

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19-212982-000-00-FP	11220 SE PINE CT, 97216	FP - Final Plat Review		5/18/20		Application
<p><i>Approval of a Preliminary Plan for a 3 lot subdivision, that will result in 3 standard lots with a private street (Tract A) 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, BES, and Fire Bureau 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 proposed general location of future building footprints and stormwater facilities for each of the vacant lots; √ The fire access lane with a turning radius of 28 feet inside, 48 feet outside, from both directions (if the private street is designated for fire apparatus access); √ 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 Pine Court. The required right-of-way dedication must be shown on the final plat. 2. If required, an Emergency Vehicle Access Easement, granted to the City of Portland, shall be shown over the entirety of the private street to the satisfaction of the Fire Bureau. 3. The private street tract shall be named, with approval from the City Engineer, and noted on the plat as "Tract A: Private Street name of street". 4. 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 Conditions C.9 and C.10, below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: √A Declaration of Maintenance Agreement for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records. √ C. The following must occur prior to Final Plat approval: 1. The applicant shall pay the Local Transportation Infrastructure Charge (LTIC) that applies to the site, √s SE Pine Court frontage and execute street and stormwater waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. 2. The applicant shall submit an application for a Site Development Permit for construction of the private street and related site development improvements. Street design plans must be prepared by, or under the direction of, an Oregon licensed civil engineer. The plans must be in substantial conformance with Exhibit C.1, the Private Street Administrative Rule, Arborist Report (Exhibit A.2), and Geotechnical Services Memorandum (Exhibit A.6). 3. The applicant shall furnish a financial guarantee of performance, as approved by the Bureau of Development Services, for 125 percent of the estimated construction cost for the private street and all required site development improvements. The applicant shall provide an engineer, √s estimate of the costs of performance including the costs for temporary erosion control measures required during construction. The financial guarantee of performance shall be accompanied by a performance agreement with the Bureau of Development Services to complete the required improvements. 4. 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 prior final plat approval.</i></p>						
	Legal Description: 1N2E34DC 06600 ANDERSON AC BLOCK 1 LOT 11		Applicant: RYAN WILLIAMS 11220 SE PINE CT PORTLAND OR 97216		Owner: RYAN J M WILLIAMS 11220 SE PINE CT PORTLAND, OR 97216	

Total # of FP FP - Final Plat Review permit intakes: 2

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20-146618-000-00-LU	8449 SW BARBUR BLVD, 97219	AD - Adjustment	Type 2 procedure	5/20/20		Pending
<p><i>The proposed Adjustment to 33.130.215 Setbacks, is to allow a zero front setback for the 16.5 feet of frontage for the new building along SW Barbur Boulevard. The existing shed will be retained in its current location within the setback.</i></p>						
	Legal Description: 1S1E21CC 02300 ALDER SPRINGS BLOCK 8 LOT 18 EXC PT IN HWY		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: LAWRENCE DICKINSON 4224 LAKEVIEW BLVD LAKE OSWEGO, OR 97035-5553	Owner: JOSEPHINE DICKINSON 4224 LAKEVIEW BLVD LAKE OSWEGO, OR 97035-5553

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-146511-000-00-LU	6114 SE 21ST AVE, 97202	AD - Adjustment	Type 2 procedure	5/19/20		Pending
<p><i>Convert portion of existing detached garage into an ADU. No change to building footprint. Requesting following adjustment: Reduction in required side building setback from 5 feet to 0 feet. Reduction in required rear building setback from 5 feet to 3 feet.</i></p>						
	Legal Description: 1S1E14DD 15600 WESTMORELAND BLOCK 36 LOT 5		Applicant: MARTY BUCKENMEYER BUCKENMEYER ARCHITECTURE 2517 NE 47TH AVE PORTLAND, OR 97213		Owner: DAVID RUBIN 6114 SE 21ST AVE PORTLAND, OR 97202 Owner: KERRY RUBIN 6114 SE 21ST AVE PORTLAND, OR 97202	

Total # of LU AD - Adjustment permit intakes: 2

20-147136-000-00-LU	3509 NE COLUMBIA BLVD, 97211	EN - Environmental Review	Type 1x procedure	5/20/20		Pending
<p><i>OS Resource Enhancement Project (geotechnical borings, grading, enhancement).</i></p>						
	Legal Description: 1N1E13A 01100 SECTION 13 1N 1E TL 1100 37.75 ACRES SPLIT MAP R315193 (R941121180)		Applicant: BENJAMIN BRODSKY PROLOGIS 12720 GATEWAY DR., STE 110 TUKWILA, WA 98168		Owner: BROADMOOR INC 3509 NE COLUMBIA BLVD PORTLAND, OR 97211-2037	

20-147193-000-00-LU	3255 N HAYDEN IS DR, 97217	EN - Environmental Review	Type 2 procedure	5/21/20		Pending
<p><i>The proposal addresses erosion of the riverbank at two locations within Canoe Bay. The bank was stabilized in 2013, subject to approval of LU 12-132725 EN and Site Development Permit 13-160183-000-00-SD issued on August 13, 2013. Erosion has since occurred in two areas. The project will reconstruct the riverbank in the two areas. Erosion will be controlled by armoring the slope with Envirolok, a proprietary bag-wall system, and planting trees and shrubs. The bank area will hydroseeded with native herbaceous species.</i></p>						
	Legal Description: 2N1E33A 01400 SECTION 33 2N 1E TL 1400 3.47 ACRES		Applicant: KEVIN FLANIGAN INLAND SEA MARITIME GROUP LLC 11836 SW BREYMAN AVE PORTLAND OR 97219		Owner: INLAND SEA MARITIME GROUP LLC 11836 SW BREYMAN AVE PORTLAND, OR 97219	

Total # of LU EN - Environmental Review permit intakes: 2

Total # of Land Use Review intakes: 4