

Early Assistance Intakes

Parameters: Begin intake date: **10/26/2020** End intake date: **11/1/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-209785-000-00-EA	2701 NW VAUGHN ST, 97210		DA - Design Advice Request	10/29/20		Application
<p><i>Repositioning of Montgomery Park office building including significant seismic and elevator improvements. Stormwater currently via combo sewer, a variety of disposal solutions under consideration. The project is pursuing historic tax credits and Oregon special assessment.</i></p>						
	<p>Legal Description: 1N1E29D 00200 SECTION 29 1N 1E TL 200 11.06 ACRES ALSO SEE SUBS -0291 -0292</p>		<p>Applicant: SCOTT MARTIN C/O KATHERINE SCHULTZ - GBD ARCHITECTS 1120 NW COUCH ST, SUITE 300 PORTLAND OR 97209 USA</p>		<p>Owner: UPG MONTGOMERY PARK PROPERTY OWNER LLC 1215 4TH AVE STE 600 SEATTLE, WA 98161</p>	
20-210309-000-00-EA	404 SE 68TH AVE - UNIT A, 97215		EA-Zoning & Inf. Bur.- no mtg	10/30/20		Application
<p><i>Vacation of SE Pine Street, between 404 SE 68th and 6820 SE Pine Court</i></p>						
	<p>Legal Description: 1N2E32CD 12100 BROADVIEW BLOCK 1 LOT 12</p>		<p>Applicant: PAMELA O'KANE 404 SE 68TH AVE PORTLAND, OR 97215</p>		<p>Owner: PAMELA O'KANE 404 SE 68TH AVE PORTLAND, OR 97215</p>	
20-207290-000-00-EA	6335 SE 92ND AVE, 97266		EA-Zoning & Inf. Bur.- no mtg	10/26/20		Pending - EA
<p><i>Construct new 3-story, 19-unit multi-family building with exterior stairs and walkways; interior bike parking; on-site stormwater management using drywell(s); existing house to be demolished (RS 20-187317).</i></p>						
	<p>Legal Description: 1S2E16CD 22800 BROCK ADD BLOCK 1 INC STRIP 30' WIDE S OF & ADJ LOT 5</p>		<p>Applicant: MAX BRUNKE MC INVESTING LLC 906 NW 23RD AVE PORTLAND OR 97210</p>		<p>Owner: MC INVESTING LLC 2275 NW KEARNEY ST #B PORTLAND, OR 97210</p>	
20-209747-000-00-EA	3132 SW HAMPSHIRE ST, 97205		EA-Zoning & Inf. Bur.- no mtg	10/29/20		Pending - EA
<p><i>New 2-story, single family dwelling w/ attached 2-car garage. 2 bdrm, 2.5 bath w/ Level II combination filtered stormwater system connected to existing sewer. Approx. 2,000 sf.</i></p>						
	<p>Legal Description: 1N1E32CD 02200 ARLINGTON HTS & RPLT BLOCK 16 LOT 5 EXC NWLY 10' LOT 6</p>		<p>Applicant: RISA BOYER RISA BOYER ARCHITECTURE 1001 SE WATER AVE, SUITE 230 PORTLAND OR 97214 USA</p>		<p>Owner: NANCY KORNEGAY 3926 PURDUE ST HOUSTON, TX 77005</p>	

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20-204765-000-00-EA	11930 SE ANKENY ST, 97216		EA-Zoning & Inf. Bur.- w/mtg	10/28/20		Pending - EA
<p><i>Renovation of building exterior siding, roofing, deck removal, entry stair replacement. ADA improvements to the parking lot.</i></p>						
	Legal Description: 1N2E34DD 06500 VENTURA PK BLOCK 29 LOT 1-17 POTENTIAL ADDITIONAL TAX		Applicant: KEVIN SAXTON KASA ARCHITECTS 4119 NE CESAR E CHAVEZ BLVD PORTLAND, OR 97211		Owner: ANKENY ARMS LIMITED PARTNERSHIP 12350 SE POWELL BLVD PORTLAND, OR 97236	
20-208425-000-00-EA	5001 N LAGOON AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	10/28/20		Pending - EA
<p><i>The site is located in the IG2ik (General Industrial 2 - River Industrial, Prime Industrial) zoning district. The site abuts parcels zoned IG2 on all sides. The site is developed with an approximately 47,460 square foot existing commercial warehouse/office building that currently is not being used, and approximately 39 parking. The site has six vehicular accesses; four accessways along N. Ballast Street including one through access around the South and West sides of the property and the other three accessing parking areas along the East end of the property, and two accessways along N. Lagoon Ave entering into the warehouse yard area on the North side of the building. The proposed project is for the addition of a ~1,200sf loading dock added to the North side of the existing warehouse building. The project scope will also include modifications to the existing parking/loading area on site to accommodate added landscaping, truck access, and new loading bays. The existing building is a single-story warehouse with a smaller 2-story office area located on the East end of the building. The existing building is fully sprinklered, including a dry sprinkler system at the exterior perimeter canopy areas around the warehouse area. The existing single-story warehouse is constructed of concrete exterior walls, perimeter concrete columns, with interior glulam columns and roof structure. The building accommodates occupancy types B, S-1, and F-1. A separate demolition permit will be requested for interior demolition work only, this demolition will further reduce the B occupancy area and restore F-1 warehouse storage area. As such, the overall building occupancy count and trip generation will be reduced. The project proposes to treat the proposed and modified roof runoff through mechanical filters and discharging to the existing storm system onsite. Due to the decrease in impervious area on the site, it is not anticipated that detention or infiltration will be required. Due to the location of existing low points on the site, it is not anticipated that planter facilities would be an option without significant impacts to the existing site circulation.</i></p>						
	Legal Description: 1N1E20A 00700 SECTION 20 1N 1E TL 700 2.67 ACRES		Applicant: MICHELLE SCHULZ GBD ARCHITECTS, INC 1120 NW COUCH, SUITE 300 PORTLAND, OR 97209		Owner: ESTEY, JOHN R TR 13363 GOODALL RD LAKE OSWEGO, OR 97034	
20-209129-000-00-EA	3580 SE 82ND AVE, 97266		EA-Zoning & Inf. Bur.- w/mtg	10/28/20		Application
<p><i>The proposed scope of work for this project is the interior demolition of the existing Dental Clinic and build out of a new Outpatient Medical Clinic. The use of the building will not change and is remaining as a medical clinic.</i></p>						
	Legal Description: 1S2E09CB 07000 GRAND VIEW HTS BLOCK 4 LOT 12-15 TL 7000		Applicant: PAUL BOROWICK PKA ARCHITECTS INC 6969 SW HAMPTON ST PORTLAND OR 97223 USA		Owner: CONFEDERATED TRIBES OF THE GRAND RONDE COMMUNITY OF OREGON 9615 GRAND RONDE RD GRAND RONDE, OR 97347	

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20-209802-000-00-EA	4534 SE MCLOUGHLIN BLVD, 97202		EA-Zoning & Inf. Bur.-w/mtg	10/29/20		Pending - EA
<i>Site redevelopment, including demolition of existing structures and construction of a new (5) dispense fuel facility</i>						
	Legal Description: 1S1E14BA 01000 SECTION 14 1S 1E TL 1000 0.56 ACRES		Applicant: CHARLES MOSELEY BARGHAUSEN CONSULTING ENGINEERS INC 18215 72ND AVENUE SOUTH KENT WA 98032 USA		Owner: WAGON INVESTORS LLC 1615 SE 3RD AVE #100 PORTLAND, OR 97214	
20-206452-000-00-EA	N BRADFORD ST, 97203		EA-Zoning Only - w/mtg	10/27/20		Pending - EA
<i>Collocating equipment on existing utility wood pole on property</i>						
	Legal Description: 1N1W11 00300 SECTION 11 1N 1W TL 300 3.51 ACRES		Applicant: TAMMY HAMILTON ACOM CONSULTING INC FOR VERIZON WIRELESS 5200 SW MEADOWS RD, SUITE 150 LAKE OSWEGO, OR 97035		Owner: PORT OF PORTLAND PO BOX 3529 PORTLAND, OR 97208-3529	
20-205973-000-00-EA	1123 NE FREMONT ST, 97212		EA-Zoning Only - w/mtg	10/27/20		Pending - EA
<i>Inquiring if there is a path to obtain approved non-conforming use. The desired intent is to use the ground floor space as a small office.</i>						
	Legal Description: 1N1E23CD 23800 LINCOLN PK BLOCK 15 LOT 8 9		Applicant: MATT LESHNER THE AGENCY INC 805 NW GLISAN STREET PORTLAND OR 97209 USA		Owner: HMS-PDX HOLDINGS LLC 6712 N CUTTER CIR PORTLAND, OR 97217	
20-210025-000-00-EA	236 NE 12TH AVE, 97232		PC - PreApplication Conference	10/30/20		Application
<i>820,354 GSF multi-block mixed-use development with 604,086 GSF residential, 30,917 GSF retail, 10,000 GSF adaptive re-use & 165,097 GSF parking. 486 parking stalls & 670 living units including 95 affordable.</i>						
	Legal Description: 1N1E35CA 01600 LYDIA BUCKMANS ADD BLOCK 3&4 TL 1600		Applicant: KATHERINE SCHULTZ GBD ARCHITECTS 1120 NW COUCH STREET, SUITE 300 PORTLAND OR 97209		Owner: WESTON INVESTMENT CO LLC 2154 NE BROADWAY #200 PORTLAND, OR 97232-1561	

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20-208288-000-00-EA	N SCHMEER RD, 97217		PC - PreApplication Conference	10/28/20		Pending - EA
<i>New 6 story 100 guestroom hotel. Stormwater to be released into public stormwater system after being treated and detained on site</i>						
	Legal Description: 1N1E10BB 00901 LOT 1		Applicant: BRAD KAUL KAUL DESIGN ARCHITECTURE PLLC 1733 FERNDAL AVE SE RENTON WA 98058		Owner: BERNIE KUMAR LLC ET AL 4512 SE 82ND AVE PORTLAND, OR 97266	
20-210290-000-00-EA	SW CHESAPEAK AVE, 97239		Public Works Inquiry	10/30/20		Application
<i>Access for future single-family dwelling</i>						
	Legal Description: 1S1E08DA 08000 FAIRCREST LOT 18		Applicant: KIM A ZIEBELL 25 NW 23RD PL #6 PMB 440 PORTLAND, OR 97210		Owner: ZAK-ONE LLC 25 NW 23RD PL #6 PMB 440 PORTLAND, OR 97210	
			Applicant: DANELLE ISENHART EMERIO DESIGN 6445 SW FALLBROOK PLACE, SUITE 100 BEAVERTON OR 97008 USA			

Total # of Early Assistance intakes: 13

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
18-226914-000-00-FP	6014 SW 18TH DR, 97239	FP - Final Plat Review		10/29/20		Application
<p><i>HO DECISION: Approval of a Preliminary Plan for a 9-lot subdivision that will result in six standard lots and three narrow lots, a private alley tract, stormwater management tract, tree preservation tract, and a public pedestrian connection, as illustrated on Exhibits C.1, C.2, and C.3, subject to the following conditions: A. The final plat must show the following: 1. The Applicant shall meet the street dedication requirements of the City Engineer for SW 18th Drive and a new public pedestrian connection. The required right-of-way dedications must be shown on the final plat. 2. An Emergency Vehicle Access Easement, granted to the City of Portland, shall be shown over the private alley tract to the satisfaction of the Fire Bureau. 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 Conditions B.11-13 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.----ô¿¿¿ Multnomah County Deed Records." 4. The Tree Preservation Tract shall be noted on the plat as "Tract C: Private Tree Preservation Tract." A note must also be provided on the plat indicating that the tract will be commonly owned and maintained by the owners of Lots 1 through 9; or Lots 4 and 5 which abut the tract. 5. The Private Alley Tract shall be noted on the plat as "Tract A: Private Alley Tract." A note must also be provided on the plat indicating that the tract will be commonly owned and maintained by the owners of Lots 1 through 9.</i></p>						
	Legal Description: 1S1E16CA 07400 HILLSDALE HTS BLOCK 1 LOT 1&2 TL 7400		Applicant: ERIC RYSTADT MAIN STREET DEVELOPMENT INC PMB 208 5331 SW MACADAM AVE SUITE 258 PORTLAND, OR 97239		Owner: MAIN STREET DEVELOPMENT INC 5331 SW MACADAM AVE #258 PMB 208 PORTLAND, OR 97239-3871	

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

Total # of Final Plat intakes: 1

20-210394-000-00-LU	5960 SE TIBBETTS ST, 97206	AD - Adjustment	Type 2 procedure	10/30/20		Pending
<p><i>Requesting two adjustments to allow conversion into an ADU an existing garage with rear (north) and side (east) setbacks of two feet.</i></p>						
	Legal Description: 1S2E07AD 08000 VALOY BLOCK 1 LOT 3		Applicant: SINAN GUMUSOGLU SINAN GUMUSOGLU ARCHITECTURE LLC 13175 SW BULL MOUNTAIN ROAD TIGARD OR 97224		Owner: CAFER ARAC 5960 SE TIBBETTS ST PORTLAND, OR 97206	
20-209790-000-00-LU	1512 SW 58TH AVE, 97221	AD - Adjustment	Type 2 procedure	10/28/20		Pending
<p><i>Adjustment to standards of PLA application (PR 20-154255) to allow adjustment of house out of development of separate parcel.</i></p>						
	Legal Description: 1S1E06CA 02500 SECTION 06 1S 1E TL 2500 0.50 ACRES		Applicant: MARK DANE MARK DANE PLANNING 12725 SW GLENHAVEN ST PORTLAND, OR 97225		Owner: OAK & PARK DEVELOPMENT LLC 4035 SW KELLY AVE PORTLAND, OR 97239	

Total # of LU AD - Adjustment permit intakes: 2

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-209741-000-00-LU	2802 NE 21ST AVE, 97212	HR - Historic Resource Review	Type 2 procedure	10/27/20		Pending
<p><i>Project consists of new garage door on detached (non-contributing) garage, replacement of (2) existing aluminum sliding basement windows with wood casement windows that will be more than 50% above grade, and 5 single-pane double hung windows with new insulated double wood windows with matching divided lites to existing. None of the windows are on the street facing elevation. (2) are in the backyard, and (3) are on the side yards. Approximately 220 sq ft change to exterior. The house is a contributing structure.</i></p>						
	Legal Description: 1N1E26AD 10400 IRVINGTON BLOCK 18 N 1/2 OF LOT 15 S 1/2 OF LOT 16		Applicant: JOE SWANK 2802 NE 21ST AVE PORTLAND, OR 97212-3407		Owner: JOE SWANK 2802 NE 21ST AVE PORTLAND, OR 97212-3407 Owner: EVELYN HAN-MEI CHIANG 2802 NE 21ST AVE PORTLAND, OR 97212-3407	
20-210269-000-00-LU	3419 NE 15TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	10/29/20		Pending
<p><i>Remove vinyl siding and trim and replace with Hardi lap siding and trim. Replace roll-up door and swinging door on detached garage.</i></p>						
	Legal Description: 1N1E26AB 07800 DIXON PL BLOCK 16 LOT 3&4 TL 7800		Applicant: NATHALIE ROLOFF ROLOFF CONSTRUCTION INC PO BOX 12142 PORTLAND, OR 97212		Owner: SARAH STANGE 3419 NE 15TH AVE PORTLAND, OR 97212-2308 Owner: ALEXANDER STANGE 3419 NE 15TH AVE PORTLAND, OR 97212-2308	
Total # of LU HR - Historic Resource Review permit intakes: 2						
20-209744-000-00-LU	1730 NE KCLICKITAT ST, 97212	HRA - Historic Design Tier A	Type 1 procedure new	10/27/20		Pending
<p><i>Restoration to front porch under 150sf. See CC 20-177593.</i></p>						
	Legal Description: 1N1E26AB 16700 IRVINGTON BLOCK 44 LOT 1		Applicant: PETER STUTHEIT 1730 NE KCLICKITAT ST PORTLAND, OR 97212		Owner: PETER STUTHEIT 1730 NE KCLICKITAT ST PORTLAND, OR 97212 Owner: KYANN KALIN 1730 NE KCLICKITAT ST PORTLAND, OR 97212	
Total # of LU HRA - Historic Design Tier A permit intakes: 1						

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-209635-000-00-LU	3147 NE 9TH AVE, 97212	HRC - Historic Design Tier C	Type 1 procedure new	10/26/20		Pending
<p><i>The old, noncontributing garage at 3147 NE 9th Avenue in Irvington has fallen into disrepair and needs to be replaced. The house is a contributing structure. We would like to demolish the old garage and propose building a new detached covered accessory structure in its place. The old 1 story garage has a footprint of 207 sq.ft. The proposed structure would have a footprint of 280 sq.ft. and would be 1 1/2 stories tall (partially habitable and partially uninhabitable). The new uninhabitable storage space in the structure would face the driveway in a very similar location to the old garage. This space would be for storage of outdoor and garden equipment, but it would not be long enough to house an automobile. The existing 75' long driveway has ample depth to provide the zone required on-site parking. Behind the storage area would be the first floor of a habitable space which would be used as a recreation room. This room would be accessed via french doors from the back yard. A code compliant stair would lead up to an office area which would sit above the storage space. This habitable space would not have any plumbing, bathroom or cooking facilities. The new roof will be 378 sq.ft., managed by 4 downspouts. We propose using the Simplified Approach SW-120 Downspout Extension.</i></p>						
<p>Legal Description: 1N1E26BB 13800 IRVINGTON BLOCK 111 LOT 6</p>			<p>Applicant: KIMBERLY DAHLEN KIMBERLY DAHLEN DESIGN INC 2973 N WILLAMETTE BLVD PORTLAND OR 97217</p>		<p>Owner: JEFFREY WILLIAMS 3147 NE 9TH AVE PORTLAND, OR 97212</p> <p>Owner: GRETA MIRACLE 3147 NE 9TH AVE PORTLAND, OR 97212</p>	
20-210140-000-00-LU	3036 NE 20TH AVE, 97212	HRC - Historic Design Tier C	Type 1 procedure new	10/29/20		Pending
<p><i>Construction of a new detached garage matching the design elements of the existing Main house; Garage is 2-storey with storage on the first floor and a workout/multi-use space on the second floor. This is a contributing site in the Irvington Historic District.</i></p>						
<p>Legal Description: 1N1E26AA 17500 IRVINGTON BLOCK 26 S 49' OF LOT 19</p>			<p>Applicant: RUBY CRUZ MCCULLOCH CONSTRUCTION 1729 NE SISKIYOU ST PORTLAND, OR 97212</p>		<p>Owner: JOSHUA DYLAN JONES TRUST 3036 NE 20TH AVE PORTLAND, OR 97212</p> <p>Owner: AMANDA VERIENNA HAYMAN TRUST 3036 NE 20TH AVE PORTLAND, OR 97212</p>	

Total # of LU HRC - Historic Design Tier C permit intakes: 2

Total # of Land Use Review intakes: 7