

Early Assistance Intakes

Parameters: Begin intake date: **11/23/2020** End intake date: **11/29/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-219065-000-00-EA	550 SE M L KING BLVD, 97214		DA - Design Advice Request	11/25/20		Application
<p><i>The proposed development is for a 7-story building occupying a site at SE MLK Blvd. and Stark Street - the site is slightly smaller than a half-block, at 17,900 square-feet. The proposed building is planned as a "5-over-2" structure, with 5 levels of Type III wood construction, over 2 levels of Type I concrete construction.</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	
20-218665-000-00-EA	3300 NE BROADWAY, 97232		EA-Zoning & Inf. Bur.- no mtg	11/25/20		Pending - EA
<p><i>Mixed-use development of existing building for retail, preschool and household living. Repair and maintenance of building envelope. Seismic upgrade. Community Design Standards to be used.</i></p>						
	Legal Description: 1N1E25DC 16500 RULLMANS ADD LOT 1-3 EXC R/W W 4.7' OF LOT 4 EXC R/W		Applicant: MELISSA MEINERS KOBLE CREATIVE 2117 NE OREGON STREET, #201 PORTLAND OR 97232		Owner: AIRCRAFT FACTORY LLC 518 W RIVERSIDE AVE #220 SPOKANE, WA 99201	
20-218824-000-00-EA	555 NE 122ND AVE, 97230		EA-Zoning & Inf. Bur.- w/mtg	11/25/20		Application
<p><i>BottleDrop Development & Facility Maintenance Manager. Existing building is getting extended and modifying existing parking layout. Drainage patterns will remain the same.</i></p>						
	Legal Description: 1N2E34AD 00600 HAZELWOOD LOT 8 TL 600		Applicant: MIKE TOWLE DOWL 720 SW WASHINGTON ST., STE 750 PORTLAND, OR 97205		Owner: GATTI NURSERY INC PO BOX 9167 SPRINGFIELD, MO 65801-9167	

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-218948-000-00-EA	615 SW CARUTHERS ST, 97201		EA-Zoning & Inf. Bur.-w/mtg	11/25/20		Application
<p><i>In an existing building in a CM3(d) zone, our client wants to create a mock-up to showcase finishes of a new senior housing residence.</i></p>						
	Legal Description: 1S1E04DD 04900 CARUTHERS ADD BLOCK 34 S 16 2/3' OF LOT 3 LOT 4		Applicant: PETER KIM LRS ARCHITECTS 720 NW DAVIS ST, STE 300 PORTLAND, OR 97209		Owner: PACIFIC SKYLINE HOLDINGS I LLC 2545 SW TERWILLIGER BLVD PORTLAND, OR 97201	
			Applicant: EMILIE LE GARF LRS ARCHITECTS 720 SW DAVIS ST., STE 300 PORTLAND, OR 97209			
20-218593-000-00-EA	5124 NE MASON ST, 97218		EA-Zoning Only - no mtg	11/25/20		Pending - EA
<p><i>Proposed 4-lot subdivision on 2 existing tax lots. Lots to be 35.5 in width and will address narrow lot standards.</i></p>						
	Legal Description: 1N2E19CA 07600 IRVINGTON ACREAGE TR BLOCK 8 TL 7600		Applicant: CHRIS HYNES 2955 NE 45TH AVENUE PORTLAND OR 97213 USA		Owner: ROSE CITY CEMETERY 5625 NE FREMONT ST PORTLAND, OR 97213-1754	
20-218972-000-00-EA	1736 NE SCHUYLER ST, 97212		EA-Zoning Only - w/mtg	11/25/20		Application
<p><i>The current project site (50' x 100') contains an existing 3,260 sf residential tri-plex (which will remain) and proposes new construction of a 3-story triplex (additional primary structure) approximately 2,196 sf. The site also contains an existing garage, which will be demolished to accommodate the new building.</i></p>						
	Legal Description: 1N1E26DC 05700 JOHN IRVINGS 1ST ADD BLOCK 12 LOT 12		Applicant: JASON MARSHALL LIME DESIGN COLLECTIVE LLC 208 S LANE ST PORTLAND, OR 97239		Owner: ELB INVESTMENT GROUP LLC PO BOX 19052 PORTLAND, OR 97280-0052	
20-218874-000-00-EA	11900 SW 49TH AVE, 97219		EA-Zoning Only - w/mtg	11/25/20		Application
<p><i>PCC Sylvania has entered into an Option 2 covenant with a 5-year NCU compliance period. Early assistance is requested to discuss 4 potential adjustments related to existing non-conforming conditions.</i></p>						
	Legal Description: 1S1E31D 00200 SECTION 31 1S 1E TL 200 54.77 ACRES		Applicant: RACHEL SCHOPMEYER HACKER ARCHITECTS 1615 SW 3RD AVE, FIFTH FLOOR PORTLAND OR 97214		Owner: PORTLAND COMMUNITY COLLEGE DISTRICT PO BOX 19000 PORTLAND, OR 97280-0990	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-217381-000-00-EA	SW 5TH AVE, 97204		PC - PreApplication Conference	11/23/20		Pending - EA
<p><i>Install new overhead steel coiling security doors out board of existing exit door entrances (7) total instances. No additional square footage will be added to the project. All work is on the ground level. All new overhead coiling security doors are within the existing building plane. This is an existing developed site and will not be affected and or altered regarding storm water.</i></p>						
<p>Legal Description: 1S1E03BB 90000 PIONEER PLACE CONDOMINIUM GENERAL COMMON ELEMENTS</p>			<p>Applicant: CRAIG CHINN ARCHITECTURE DESIGN COLLABORATIVE 23231 SOUTH POINTE DR LAGUNA HILLS CA 92653 USA</p>		<p>Owner: ASSOCIATION OF UNIT OWNERS OF PIONEER PLACE CONDO 700 SW 5TH AVE PORTLAND, OR 97204</p> <p>Owner: PIONEER PLACE LLC PO BOX 3487 CHICAGO, IL 60654-3487</p>	

Total # of Early Assistance intakes: 8

20-218307-000-00-LU	310 SW LINCOLN ST, 97201	AD - Adjustment	Type 2 procedure	11/23/20		Pending
<p><i>PSU has two parking lot sites on our campus that were identified in a Non-Conforming Use review in 2016: Shattuck Hall parking lot and University Place Hotel parking lot. PSU is seeking adjustments for the L2 & L3 Landscaping and Screening standards required around the perimeter of these sites</i></p>						
<p>Legal Description: 1S1E03CC 00800 SOUTH AUDITORIUM ADD BLOCK C LOT 1 TL 800 DEFERRED ADDITIONAL TAX LIABILITY</p>			<p>Applicant: SUSAN GUST PORTLAND STATE UNIVERSITY (STATE OF OREGON, BOARD OF HIGHER EDUCATION) PO BOX 751 PORTLAND OR 97207 USA</p>		<p>Owner: OREGON STATE OF (BOARD OF HIGHER EDUCATION) PO BOX 751 PORTLAND, OR 97207</p> <p>Owner: OREGON STATE OF BOARD OF HIGHER ED PO BOX 751 PORTLAND, OR 97207-0751</p>	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-218176-000-00-LU	204 NE 58TH AVE, 97213	AD - Adjustment	Type 2 procedure	11/23/20		Pending
	<p><i>Demolish the garage (leaving the adjoining studio guest room) and construct 2 new apartments between the guest room and the single family residence. Adjustments requested to side and rear setbacks (33.110.220 and Table 110-3). See CO 20-166136.</i></p>					
	Legal Description: 1N2E31DA 06000 APPLEDALE BLOCK 1 S 65.2' OF LOT 11&12		Applicant: NICOLAS HARALAMBIDES 127 BELL AVENUE PIEDMONT, CA 94611		Owner: MARGARITE CORREA LIV TR 204 NE 58TH AVE PORTLAND, OR 97213	
					Owner: NICOLAS HARALAMBIDES 204 NE 58TH AVE PORTLAND, OR 97213	
					Owner: MICHAEL HARALAMBIDES 204 NE 58TH AVE PORTLAND, OR 97213	
20-218567-000-00-LU	1930 NW CEDAR RIDGE DR, 97229	AD - Adjustment	Type 2 procedure	11/24/20		Pending
	<p><i>Exterior retaining walls for sloped area and concrete patio extension that requires a wall greater than 4' tall. A portion of the wall at the patio extension is located within the 10' setback, therefore an adjustment review is being requested.</i></p>					
	Legal Description: 1N1W25CC 03620 RIDGEVIEW NO 2 LOT 44		Applicant: RONALD STARK 2018 TRUST 1930 NW CEDAR RIDGE DR PORTLAND, OR 97229		Owner: SIMMONS LIVING TRUST 1930 NW CEDAR RIDGE DR PORTLAND, OR 97229	
			Applicant: ERIN HOLSONBACK OTTEN & ASSOCIATES LANDSCAPE ARCHITECTURE 3933 S KELLY AVE SUITE B PORTLAND, OR 97239		Owner: RONALD STARK 2018 TRUST 1930 NW CEDAR RIDGE DR PORTLAND, OR 97229	
20-218768-000-00-LU	3807 N KERBY AVE, 97227	AD - Adjustment	Type 2 procedure	11/23/20		Pending
	<p><i>New above ground pool at existing duplex. This proposal requests an adjustment for the 5'-0" side (north) setback. We are proposing a north setback of 2'-5". A 6'-0" fully site obscuring fence is proposed on the north property line.</i></p>					
	Legal Description: 1N1E22CD 12900 CENTRAL ALBINA BLOCK 29 LOT 4		Applicant: SAM HEHR BAMA ARCHITECTURE 7350 SE MILWAUKIE AVE PORTLAND, OR 97202		Owner: JEREMY PRATT 3805 N KERBY AVE PORTLAND, OR 97227	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-218473-000-00-LU	6745 SE 60TH AVE, 97206	AD - Adjustment	Type 2 procedure	11/23/20		Pending
<i>Adjustment and Replat into two parcels, 7.3 acres and 5.5 acres.</i>						
	Legal Description: 1S2E19AA 04000 SECTION 19 1S 2E TL 4000 12.84 ACRES SEE ALSO SUB R336102 (R992190071)		Applicant: BEN SCHONBERGER WINTERBROOK PLANNING 610 SW ALDER ST #810 PORTLAND OR 97205		Owner: SCHOOL DISTRICT #1J 1120 SW 5TH AVE #1302 PORTLAND, OR 97204 Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204	
20-218551-000-00-LU	1335 SE YUKON ST, 97202	AD - Adjustment	Type 2 procedure	11/23/20		Pending
<i>Conversion of garage into an ADU. Adjustment requested to off-street parking space requirement (33.266.110, Table 266-2),</i>						
	Legal Description: 1S1E14CA 02400 P J MARTINS TR BLOCK 11 LOT 5		Applicant: STEPHANIE DYER DYER STUDIO INC 2156 N WILLAMETTE BLVD PORTLAND, OR 97217		Owner: HOUNDOG HOMES LLC 1311 SE YUKON ST PORTLAND, OR 97202	
Total # of LU AD - Adjustment permit intakes: 6						
20-218365-000-00-LU	SE 118TH PL, 97266	AS - Land Division Amend (Subdivision)	Type 2x procedure	11/23/20		Pending
<i>Amend Land Use approval LU 15-277518 LDS to change the ADU from Lot 6 to Lot 9.</i>						
	Legal Description: 1S2E15AA 05708 LOT 7		Applicant: KELLI GROVER FDG - FIRWOOD DESIGN GROUP 359 E HISTORIC COLUMBIA RIVER HWY TROUTDALE OR 97060		Owner: CHUN XIA KWONG 3035 SE 92ND AVE PORTLAND, OR 97266-1431	
Total # of LU AS - Land Division Amend (Subdivision) permit intakes: 1						
20-218175-000-00-LU	900 SW 5TH AVE, 97204	DZ - Design Review	Type 2 procedure	11/23/20		Pending
<i>Requesting approval of ATM machine placement in a portion of the window system of the West façade of the Standard Insurance Center. The ATM machine will provide rapid access to banking needs for tenant clientèle in the area. The proposed installation will have a minimal impact in the existing window system since only a single window bay will be moderately modified. Revolving doors, side doors, and concrete column bays will not be affected by the aforementioned ATM. The proposed ATM machine will serve bank's clientèle in the area while respecting other existing architectural elements in the building.</i>						
	Legal Description: 1S1E03BB 00200 PORTLAND BLOCK 59 LOT 1-8		Applicant: MIKE COYLE FASTER PERMITS 2000 SW 1ST AVE, STE 420 PORTLAND, OR 97201		Owner: STANDARD INS CO PO BOX 711 PORTLAND, OR 97204	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
Total # of LU DZ - Design Review permit intakes: 1						
20-219049-000-00-LU	3700 N WILLIAMS AVE, 97227	DZM - Design Review w/ Modifications	Type 2 procedure	11/25/20		Pending
<p><i>Remodel existing garage and add square footage for offices. These offices are supplemental to the business located in the other building on the property. Modifications are requested to 33.258.070.C & 33.130.215.B.2.b Setback from abutting R2.5 zone and 33.258.070 & 33.415.320 Maximum Setback</i></p>						
<p>Legal Description: 1N1E22DD 08000 ALBINA HMSTD BLOCK 24 LOT 9</p>			<p>Applicant: KARI LLOYD-JONES WEITZER COMPANY 3909 SE LINCOLN STREET PORTLAND OR 97214</p>		<p>Owner: JL SQUARED PROPERTIES LLC 3700 N WILLIAMS AVE PORTLAND, OR 97227-1441</p>	
Total # of LU DZM - Design Review w/ Modifications permit intakes: 1						
20-218413-000-00-LU	208 NW 5TH AVE, 97209	HR - Historic Resource Review	Type 2 procedure	11/23/20		Application
<p><i>Install a new roof deck. No change to impervious area. Contributing Resource</i></p>						
<p>Legal Description: 1N1E34CA 05700 COUCHS ADD BLOCK 34 LOT 2&3</p>			<p>Applicant: STEVEN EHLBECK SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209</p>		<p>Owner: MASON EHRMAN BUILDINGS LLC 222 SW COLUMBIA ST, SUITE 700 PORTLAND, OR 97201</p>	
20-218490-000-00-LU	2726 NE 14TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	11/23/20		Pending
<p><i>The project consists of a kitchen and master bedroom remodel. Exterior alterations include the direct replacement of 2 windows, and the addition of a french door unit, and 2 double-hung windows replaced with 2 sets of double-hung windows. This is a contributing structure.</i></p>						
<p>Legal Description: 1N1E26AC 06800 IRVINGTON BLOCK 67 LOT 13 S 4' OF LOT 14</p>			<p>Applicant: ANGIE AMATO WIELAND ANGIE AMATO WIELAND ARCHITECTURE, LLC 2726 NE 14TH AVE PORTLAND, OR 97212</p>		<p>Owner: DIETRICH WIELAND 2726 NE 14TH AVE PORTLAND, OR 97212</p> <p>Owner: ANGIE WIELAND 2726 NE 14TH AVE PORTLAND, OR 97212</p>	
Total # of LU HR - Historic Resource Review permit intakes: 2						
Total # of Land Use Review intakes: 11						