

Early Assistance Intakes

Parameters: Begin intake date: **4/19/2021** End intake date: **4/25/2021**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-039560-000-00-EA	7030 NE 46TH AVE, 97218		EA-Zoning & Inf. Bur.- no mtg	4/22/21		Application
<p><i>As part of NE 46th Avenue & Bryant Street LID, City of Portland Bureau of Transportation is designing street improvements that will require stormwater runoff from NE 46th Avenue to be collected and treated within a series of street-side planters along the street and then piped north along NE 46th Avenue to a new outfall to the Whitaker Slough. Per guidance from DEQ, stormwater outfall will need to avoid 7039 NE 46th and will instead use an easement on the two affected properties noted above to outfall to Whitaker Slough.</i></p>						
	Legal Description: 1N2E18BB 01700 SECTION 18 1N 2E TL 1700 0.96 ACRES		Applicant: ANDREW AEBI CITY OF PORTLAND, BUREAU OF TRANSPORTATION 1120 SW 5TH AVE., STE. 1331 PORTLAND OR 97204 USA		Owner: FLAHERTY PROPERTIES LLC 1675 SE OAK SHORE LN PORTLAND, OR 97267 Owner: LEROY E ELLETT REV LIV TR 9502 SE 12TH ST VANCOUVER, WA 98664	
21-040002-000-00-EA	612 NE RUSSELL ST, 97212		EA-Zoning & Inf. Bur.- no mtg	4/23/21		Application
<p><i>Demolish existing home and build (2) 2-story duplexes on this site. Stormwater will be accomplished on site with a drywell.</i></p>						
	Legal Description: 1N1E26CB 01400 ALBINA BLOCK 6 W 26.67' OF LOT 19		Applicant: MELYNDA RETALLACK INK BUILT ARCHITECTURE 2808 NE MLK JR BLVD, STE G PORTLAND OR 97212		Owner: JAKE KENNEDY 1733 ARTEIQUE RD TOPANGA, CA 90290-4245	
21-038731-000-00-EA	12035 NE HALSEY ST, 97220		EA-Zoning & Inf. Bur.- w/mtg	4/20/21		Application
<p><i>Remodel existing drive-through retail building for new tenant.</i></p>						
	Legal Description: 1N2E27DD 05100 HAZELWOOD LOT 16 TL 5100		Applicant: MIKE JENKINS MAJ DEVELOPMENT CORPORATION 300 WEST 15TH ST. #200 VANCOUVER, WA 98660		Owner: ACA PROPERTIES L C 2368 MARITIME DR #100 ELK GROVE, CA 95758	

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21-039960-000-00-EA	6369 SW CAPITOL HWY, 97239		EA-Zoning & Inf. Bur.- w/mtg	4/23/21		Application
<p><i>The scope of work consists of an expansion of an existing veterinary clinic into the neighboring 1,600 sf yoga studio. Interior renovations will include removal of stud wall partitions and replacement with metal stud walls partitions with gypsum wall board. Installation of an interior ADA wheelchair lift is intended to provide accessibility between the two suites. No exterior work is proposed at this time.</i></p>						
	Legal Description: 1S1E16CD 01700 SECTION 16 1S 1E TL 1700 1.02 ACRES		Applicant: JAMES WATTS LAKEFIELD VETERINARY GROUP, INC. 19717 62ND AVE. SOUTH, STE F 103 KENT, WA 98032		Owner: WARDIN INVESTMENT CO LLC PO BOX 80885 PORTLAND, OR 97208-4827	
21-039041-000-00-EA	NW SKYLINE BLVD, 97231		EA-Zoning & Inf. Bur.- w/mtg	4/21/21		Pending - EA
<p><i>New single family residence on parcel zoned RF with overlays c, p, and s.</i></p>						
	Legal Description: 1N1W05AC 00901 PARTITION PLAT 2012-21 LOT 1		Applicant: TREVOR LEWIS WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE., STE 440 PORTLAND, OR 97227		Owner: SHANE GIBSON 830 SEVELY DR MOUNTAIN VIEW, CA 94041-1607 Owner: KATHLEEN O'NEILL 830 SEVELY DR MOUNTAIN VIEW, CA 94041-1607	
21-038776-000-00-EA	SE 92ND AVE, 97216		EA-Zoning & Inf. Bur.- w/mtg	4/20/21		Pending - EA
<p><i>This project proposes the construction of a new skate park, playground, pathways to increase access, lighting and site furnishings (i.e., drinking fountain, benches, bike racks, etc.)</i></p>						
	Legal Description: 1S2E04BD 00700 SECTION 04 1S 2E TL 700 0.28 ACRES		Applicant: TRAVIS RUYBAL PORTLAND PARKS & RECREATION 1221 SW 4TH AVE, SUITE 800 PORTLAND OR 97204 USA		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1204 PORTLAND, OR 97204-1912	

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21-039684-000-00-EA	1341 N KILLINGSWORTH ST, 97217		EA-Zoning & Inf. Bur.- w/mtg	4/22/21		Application
<p><i>5-story apartment building with no off-street parking (70 units proposed). Stormwater to be mechanically treated, detained and then disposed to the City system.</i></p>						
	<p>Legal Description: 1N1E15CC 16200 NORTH ALBINA BLOCK 2 LOT 3&4</p>		<p>Applicant: RYAN SCHERA DEACON DEVELOPMENT 901 NE GLISAN ST # 100 PORTLAND OR 97214</p>		<p>Owner: ADORACION LIM 5416 N MICHIGAN AVE PORTLAND, OR 97217</p>	
					<p>Owner: JAIME LIM 5416 N MICHIGAN AVE PORTLAND, OR 97217</p>	
21-039268-000-00-EA	2060 N MARINE DR, 97217		EA-Zoning & Inf. Bur.- w/mtg	4/21/21		Application
<p><i>Reduce Expo Center Conditional Use Master Plan 60 acre site by approximately 12,000sqft to allow for METRO to grant an easement to City of Portland Bureau of Environmental Services (BES). BES will then use that area for a use that is allowed by right per IG2 zoning, specifically a waste water pump station.</i></p>						
	<p>Legal Description: 2N1E33 00200 SECTION 33 2N 1E TL 200 37.90 ACRES SPLIT MAP & SPLIT LEVY R314517 (R941040110)</p>		<p>Applicant: CYRUS OSBORN CITY OF PORTLAND BUREAU OF ENVIRONMENTAL SERVICES 1120 SW 5TH AVENUE, ROOM 613 PORTLAND OR 97204 USA</p>		<p>Owner: METRO 600 NE GRAND AVE PORTLAND, OR 97232-2799</p>	
			<p>Applicant: HILLARY WILTON METRO 600 NE GRAND AVE PORTLAND OR 97232 USA</p>			
			<p>Applicant: MATTHEW ROTCHFORD PORTLAND EXPO CENTER 2060 N MARINE DR PORTLAND OR 97217 USA</p>			

Early Assistance Intakes

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21-038800-000-00-EA	1926 SE 54TH AVE, 97215		EA-Zoning Only - w/mtg	4/21/21		Pending - EA
<p><i>RIP CODE: The proposed project looks to utilize two adjacent properties both owned by the clients Kelly Fallert and Deb Namestka, that currently holds their primary residence on 1926 SE 54th Avenue, and a secondary residence that is currently being used by parents of the client on the 1908 SE 54th Avenue property. The final project goal is to fully remodel the primary residence at 1926, enlarging the footprint and creating a finished basement while removing the existing structure on the 1908 residence and replacing it with a garage and ADU unit that is attached to the primary structure utilizing a conditioned underground walkway that connects the basements of each structure.</i></p>						
	Legal Description: 1S2E06DB 11300 CRYSTAL SPR PK & PLAT 2 BLOCK 2 LOT 7 S 1/2 OF LOT 8		Applicant: JAMES KISTNER JDL DEVELOPMENT INC 2314 NW SAVIER ST PORTLAND, OR 97210		Owner: DEBORAH NAMESTKA 1926 SE 54TH AVE PORTLAND, OR 97215-3336 Owner: KELLY FALLERT 1926 SE 54TH AVE PORTLAND, OR 97215-3336	
21-039722-000-00-EA	5100 S MACADAM AVE, 97239		EA-Zoning Only - w/mtg	4/22/21		Application
<p><i>Tenant Improvement of Suite 575, including addition of rooftop equipment, emergency generator at grade and relocation of long-term bike parking.</i></p>						
	Legal Description: 1S1E15BD 00200 SECTION 15 1S 1E TL 200 1.80 ACRES		Applicant: SHAWN HOMBERG FFA ARCHITECTURE AND INTERIORS, INC. 520 SW YAMHILL ST, STE 900 PORTLAND, OR 97204		Owner: WL-SKB JOHNS LANDING 5100 OWNER LLC 222 SW COLUMBIA ST #700 PORTLAND, OR 97201	
21-038618-000-00-EA	5138 NE 23RD AVE, 97211		EA-Zoning Only - w/mtg	4/20/21		Pending - EA
<p><i>Conditional Use Approval for Community Services Use</i></p>						
	Legal Description: 1N1E23AA 13500 VERNON BLOCK 33 LOT 1		Applicant: MATTHEW HOLLINGSWORTH 6333 NE MALLORY AVE PORTLAND OR 97211		Owner: JEANNETTE D'ANTONIO 4428 NE SUMNER ST PORTLAND, OR 97218 Owner: FLOYD LABAR 4428 NE SUMNER ST PORTLAND, OR 97218	

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21-038212-000-00-EA	3632 SW BAIRD ST - Unit 5, 97219		EA-Zoning Only - w/mtg	4/19/21		Application
	<p>Portions of the exterior of the buildings require re-cladding. The site has complex zoning which includes areas of RM2, R7, and CM2d. The line between zones cuts across one of the buildings. We seek a better understanding of how the zoning complexities of the site affect possible Design Review considerations for a partial re-cladding project on some of the buildings. Scope is undefined yet so valuation is not accurate.</p>					
	Legal Description: 1S1E29BD 90007 EASTVIEW RIDGE CONDOMINIUMS LOT 5		Applicant: ERIK LAWRENCE RDH BUILDING SCIENCE INC 5331 SW MACADAM AVE, SUITE 314 PORTLAND OR 97239 USA		Owner: EASTVIEW DEVELOPMENT INC 8940 SW JAMIESON RD PORTLAND, OR 97225	
21-038774-000-00-EA	5415 SE MILWAUKIE AVE, 97202		PC - PreApplication Conference	4/21/21		Application
	<p>Pursuing a rezoning and Comprehensive Plan amendment to rationalize the zoning pattern and therefore the design and development options for the property</p>					
	Legal Description: 1S1E14AC 06000 SECTION 14 1S 1E TL 6000 0.45 ACRES		Applicant: BLAINE WHITNEY CCG MANAGEMENT LLC 8555 SW APPLE WAY #110 PORTLAND, OR 97225		Owner: SUSAN LA PORTE 5515 SE MILWAUKIE AVE PORTLAND, OR 97202	

Total # of Early Assistance intakes: 13

21-038593-000-00-LU	3727 NE 10TH AVE, 97212	AD - Adjustment	Type 2 procedure	4/20/21		Void/ Withdrawn
	<p>Construct a second floor addition on top of an existing one-story home, located in the R2.5 zone. The addition will include two bedrooms, one bathroom, and a new stair connecting the first and second levels of the house. Adjustments requested to the 5 foot setback standard for the north, south, and rear property lines.</p>					
	Legal Description: 1N1E23CD 10600 LINCOLN PK BLOCK 6 N 1/2 OF LOT 10 EXC N 7' OF W 44'		Applicant: SEAN BARNETT POLYMATH STUDIO 2505 SE 11TH AVE STE 342 PORTLAND OR 97202		Owner: NATHAN RAMSEY 3727 NE 10TH AVE PORTLAND, OR 97212	
21-040180-000-00-LU	5403 SE 122ND AVE, 97236	AD - Adjustment	Type 2 procedure	4/23/21		Pending
	<p>Proposed building is a single 4-story, wood-framed structure, providing 65 units of affordable housing and approx. 11 covered, but not enclosed parking spaces. R-2 Occupancy, Type V-A, NFPA 13R sprinklered. Building is U-shaped, ground floor common room and support spaces, surrounding an interior court/garden. Adjustment requested to allow vehicular access through the setback (33.130.215).</p>					
	Legal Description: 1S2E15AD 09300 SECTION 15 1S 2E TL 9300 0.31 ACRES		Applicant: DAVID HORSLEY DAO ARCHITECTURE LLC 310 SW 4TH AVE ST 810 PORTLAND OR 97204		Owner: LMC INC 19200 SW TETON AVE TUALATIN, OR 97062	

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21-039412-000-00-LU	4607 N CAMPBELL AVE, 97217	AD - Adjustment	Type 2 procedure	4/21/21		Pending
<p><i>Adjustment requested to 33.120.215 Height. The project requests a 30' height increase to the base zone limits. The project's goal is to create a livable, higher-density residential community in keeping the base zone goals while maintaining a massing and patterning consistent with the historical zoning and neighborhood development.</i></p>						
	Legal Description: 1N1E21AD 11400 PITTENGERS ADD BLOCK 3 LOT 4-6		Applicant: NATHAN ARNOLD FASTER PERMITS 2000 SW 1ST AVE #420 PORTLAND OR 97201		Owner: 4641 N CAMPBELL HOUSES LLC 931 SW KING AVE PORTLAND, OR 97205-1319	
21-038640-000-00-LU	4957 NE 8TH AVE, 97211	AD - Adjustment	Type 2 procedure	4/20/21		Pending
<p><i>Adjustments requested to Required Bike Parking (33.266.200) & Required Outdoor Area (33.130.228). Alberta Alive is a scattered site development on Portland's NE Alberta Street that stakes out a different model for African American and homeless Veteran communities and puts a Black-led organization in an ownership role. One of the two affordable housing developments is a new five-story wood framed R-2 occupancy building on this site. The building will contain a total of 31 apartments. Five units will be designated as Type A Accessible and all other units will be designated as Type B Accessible. Building Amenities include a ground floor community room, indoor bike storage room, computer room and resident services. A common laundry room is provided on each floor.</i></p>						
	Legal Description: 1N1E23BC 01300 LESH'S ADD BLOCK 4 N 3 1/2' OF LOT 11 LOT 12 EXC PT IN ST		Applicant: CAITLIN MCKEE ACCESS ARCHITECTURE 400 COLUMBIA STREET, SUITE 120 VANCOUVER WA 98660 USA		Owner: CDP DEVELOPERS LLC 3416 VIA OPORTO #310 NEWPORT BEACH, CA 92663	
			Applicant: BRENDAN SANCHEZ ACCESS ARCHITECTURE 400 COLUMBIA STREET, SUITE 120 VACOUVER WA 98660 USA			

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-039570-000-00-LU	3121 S MOODY AVE, 97239	AD - Adjustment	Type 2 procedure	4/22/21		Pending
<p><i>Adjustment requested to 33.613.100 Minimum Front Lot Line Standard. The Property is being adjusted under 3 separate Property Line Adjustments (2 PLA's) PR 20-227399, PR 20-227561, and PR 20-227581), which currently have street lot line frontage on S Moody Avenue. Subsequent to adjustment, the Property will not have street lot line frontage on S Moody Avenue but will have frontage on a planned and to be dedicated street consistent with the South Waterfront Street Plan. Thus, because of the timing of the PLA, the City advises that we submit this adjustment to the front lot line standard together with a Covenant to Dedicate the Right of Way prior to development of the subject parcels.</i></p>						
	Legal Description: 1S1E10AC 00200 SECTION 10 1S 1E TL 200 8.40 ACRES		Applicant: TROY TETSUKA KPFF 111 SW 5TH AVE, STE 2500 PORTLAND OR 97204 USA		Owner: Z R Z REALTY COMPANY 2020 SW 4TH AVE #600 PORTLAND, OR 97201	
			Applicant: JAY ZIDELL ZRZ REALTY COMPANY 202 SW 4TH AVE, STE 600 PORTLAND OR 97201 USA			
21-039087-000-00-LU	1940 NW RAMSEY DR, 97229	AD - Adjustment	Type 2 procedure	4/20/21		Pending
<p><i>Remove the existing storage shed and replace it with a new storage shed that will extend into the front yard setback on the west side by 6 feet 9 inches and 1 foot on the east side. The shed will extend 6 feet 2 inches into the side yard setback. The proposed shed includes a rooftop deck that extends the existing patio area to the west, towards the driveway. The existing staircase to the patio is relocated to the northeast side.</i></p>						
	Legal Description: 1N1W25CD 00500 SKYLINE HTS BLOCK 1 LOT 4		Applicant: SEAN GREEN AFORMA LLC 3617 NE 16TH AVE PORTLAND, OR 97212		Owner: NANCY MONSARRAT 1940 NW RAMSEY DR PORTLAND, OR 97229-4239	
					Owner: PATRICK HELLBERG 1940 NW RAMSEY DR PORTLAND, OR 97229-4239	
21-038582-000-00-LU	2715 NE DEKUM ST, 97211	AD - Adjustment	Type 2 procedure	4/20/21		Pending
<p><i>Adjustment to Setbacks: 33.110.220 requested to allow a chimney to remain when the lot line is centered between the two lots. The chimney extends a foot more than the code allows.</i></p>						
	Legal Description: 1N1E13BC 04500 IRVINGTON PK BLOCK 86 LOT 4&5		Applicant: PETER F FRY 303 NW UPTON TERRACE #1B PORTLAND OR 97210		Owner: CONCORDIA UNIVERSITY FOUNDATION PO BOX 23572 TIGARD, OR 97281	

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21-038600-000-00-LU	926 SE UMATILLA ST, 97202	AD - Adjustment	Type 2 procedure	4/20/21		Pending
<p><i>Adjustment requested to 33.266.120.C.2 Convert existing garage into living space, effectively removing legal parking. Adjustment requested to reduce the front setback requirement for a parking space - allowing the existing driveway to be considered the legal parking for this site.</i></p>						
	Legal Description: 1S1E23CC 11300 SELLWOOD BLOCK 38 LOT 14		Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201		Owner: MICHAEL REYNOLDS 926 SE UMATILLA ST PORTLAND, OR 97202	

Total # of LU AD - Adjustment permit intakes: 8

21-038834-000-00-LU	SW ALDER ST, 97204	DZ - Design Review	Type 1 procedure new	4/20/21		Pending
<p><i>Remove (6) Antennas, (20) RRUs. Install (2) Antennas, (15) RRUs. In Equipment Shelter: Remove (1) Power Plant with battery racks and batteries. Install (1) Netsure Power Plant with (3) battery strings. Install 5G Growth Kit. Install 12" pipe to existing Beta sector in POS 4 to stack (2) Antennas in that position.</i></p>						
	Legal Description: 1N1E34CD 09000 PORTLAND BLOCK 48 LOT 5-8 LAND ONLY SEE R246083 (R66770-5811) FOR IMPS		Applicant: COURTNEE GOMEZ SMARTLINK GROUP 3612 SE 168TH AVE VACOUVER WA 98683 USA		Owner: MARK CENTRAL PLAZA LLC 111 SW COLUMBIA ST #1380 PORTLAND, OR 97201-5845	
			Applicant: KELLEY SWANSEN AT&T 19801 SW 72ND AVE, STE 200 TUALATIN OR 97062 USA			

21-038539-000-00-LU	SW SALMON ST, 97205	DZ - Design Review	Type 3 procedure	4/19/21		Pending
<p><i>17-story, 336 mixed unit, residential apartment building with 403 structured residential parking spaces and 504 long-term bicycle parking stalls.</i></p>						
	Legal Description: 1N1E33CD 09400 AMOS N KINGS BLOCK 7 TL 9400		Applicant: FRANCIS DARDIS ANKROM MOISAN ARCHITECTS 38 NW DAVIS ST, STE 300 PORTLAND OR 97209		Owner: MAC BLOCK 7 LLC 1849 SW SALMON ST PORTLAND, OR 97205-1726	

Total # of LU DZ - Design Review permit intakes: 2

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-040102-000-00-LU	SW ELM ST, 97201	HR - Historic Resource Review	Type 1x procedure	4/23/21		Pending
<i>The proposal is for a new roof vent in a Historic Resource (Landmark Building).</i>						
	Legal Description: 1S1E04CA 90000 HEIGHTS CONDOMINIUM GENERAL COMMON ELEMENTS		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: ASSOCIATION OF UNIT OWNERS OF HEIGHTS CONDO 1837 SW ELM ST #1 PORTLAND, OR 97201	
					Owner: MEGAN HULL 1837 SW ELM ST #6 PORTLAND, OR 97201	
21-038129-000-00-LU	2923 NE 12TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	4/19/21		Void/ Withdrawn
<i>Replace rotting shingle siding with new more water/weather-resistant cement-board shingle siding. Contributing Resource</i>						
	Legal Description: 1N1E26BD 02700 IRVINGTON BLOCK 87 LOT 8		Applicant: DANIEL RACHI 2923 NE 12TH AVE PORTLAND, OR 97212		Owner: DANIEL RACHI 2923 NE 12TH AVE PORTLAND, OR 97212	
					Owner: BIANCA RACHI 2923 NE 12TH AVE PORTLAND, OR 97212	
Total # of LU HR - Historic Resource Review permit intakes: 2						
21-040119-000-00-LU	538 SE 62ND AVE, 97215	LDP - Land Division Review (Partition)	Type 1x procedure	4/23/21		Pending
<i>The applicant is requesting a 2-lot partition of the subject site.</i>						
	Legal Description: 1S2E06AA 00400 BELMONT PL N 97' OF LOT 20		Applicant: CARLOS CALLAVA 3J CONSULTING, INC. 9600 SW NIMBUS AVE #100 BEAVERTON, OR 97008		Owner: WATTS, SHAUNA T TR 538 SE 62ND AVE PORTLAND, OR 97215-1917	
					Owner: MERRILL WATTS 538 SE 62ND AVE PORTLAND, OR 97215-1917	
					Owner: SHAUNA WATTS 538 SE 62ND AVE PORTLAND, OR 97215-1917	

Land Use Review Intakes

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21-039365-000-00-LU	534 SE 46TH AVE, 97215	LDP - Land Division Review (Partition)	Type 1x procedure	4/21/21		Pending
<i>2-parcel partition. Existing house to remain on one parcel (facing SE 46th Ave). New lot to access off SE 47th Avenue.</i>						
Legal Description: 1S2E06BA 08000 PARADISE SPR TR BLOCK 7 LOT 4			Applicant: DANELLE ISENHART ISENHART CONSULTING LLC PO BOX 2364 BEAVERTON OR 97075		Owner: LINSEY OWENS 534 SE 46TH AVE PORTLAND, OR 97215	

Total # of LU LDP - Land Division Review (Partition) permit intakes: 2

Total # of Land Use Review intakes: 14