

# Early Assistance Intakes

Parameters: Begin intake date: **6/21/2021** End intake date: **6/27/2021**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-059297-000-00-EA	3231 SE 50TH AVE, 97206		EA-Zoning & Inf. Bur.- no mtg	6/22/21		Pending - EA
<p><i>Review under current code. This proposal calls for a tenant improvement to the existing building and site as follows; Demo and reconstruction of non-structural interior partitions to create new enclosed and open offices. Demo and reconstruction of existing casework in some areas. Installation of a new platform lift for accessible access to the second floor. Installation of a new trash enclosure on the NW corner of the site. Installation of new windows and openings in the structural walls.</i></p>						
	Legal Description: 1S2E07BD 09500 CRESTON BLOCK 12 LOT 6&7&10 S 25' OF LOT 8&9		Applicant: PAUL WOLFE DOMINEK ARCHITECTURE LLC 2246 E BURNSIDE ST, #A PORTLAND OR 97214		Owner: PLANNED PARENTHOOD OF THE COLUMBIA/WILLAMETTE INC 3727 NE M L KING BLVD PORTLAND, OR 97212-1112	
21-059388-000-00-EA	7736 N KERBY AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	6/22/21		Application
<p><i>This project includes the construction of a new toddler play area in a location yet to be determined, as well as federally-mandated ADA updates to pathways, picnic tables, benches and other amenities.</i></p>						
	Legal Description: 1N1E10D 00200 SECTION 10 1N 1E TL 200 13.78 ACRES		Applicant: JILL HUTCHINSON PORTLAND PARKS & RECREATION 1120 SW 5TH AVE, SUITE 858 PORTLAND OR 97204 USA		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
21-054475-000-00-EA	8137 SE 13TH AVE, 97202		EA-Zoning & Inf. Bur.- w/mtg	6/23/21		Pending - EA
<p><i>North portion of site is a Four-story, 45'-0" tall, Type V construction, 19-unit apartment building. No vehicular parking provided. 29 long-term bike parking spaces provided. Stormwater is managed on-site via dry wells. South portion of the site is a three-story, 33'-6" tall, Type V construction, 19-unit apartment building. No vehicular parking provided. 29 long-term bike parking spaces provided. Stormwater is managed on-site via dry wells.</i></p>						
	Legal Description: 1S1E23CD 12900 SELLWOOD BLOCK 49 LOT 3&4		Applicant: JOHN JAMIEL TVA ARCHITECTS 920 SW 6TH AVE SUITE 1500 PORTLAND OR 97204		Owner: JAMES & NANCY NEVIN TR 40 MORNINGVIEW CIR LAKE OSWEGO, OR 97035	

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21-059175-000-00-EA	N, 97217		EA-Zoning & Inf. Bur.- w/mtg	6/21/21		Pending - EA
<p><i>RIP: New development of 9 to 10 townhouse style condos. Street vacation requested as part of this proposal.</i></p>						
	Legal Description: 1N1E03AC 01300 SECTION 03 1N 1E TL 1300 0.73 ACRES		Applicant: TALIETHA MATHIS ONTRAK DEVELOPERS LLC PO BOX 11787 PORTLAND, OR 97211		Owner: ONTRAK DEVELOPERS LLC 235 NE SOUTH SHORE RD PORTLAND, OR 97211-1152	
			Applicant: KADIR ABDULLAHI ONTRAK DEVELOPERS LLC PO BOX 11787 PORTLAND, OR 97211			
21-059086-000-00-EA	235 SE 80TH AVE, 97215		EA-Zoning & Inf. Bur.- w/mtg	6/21/21		Application
<p><i>12-unit apartment building with 7 parking spaces (main floor). Drywell or other private storm system on-site.</i></p>						
	Legal Description: 1N2E32DD 10200 MT TABOR VILLA ANX BLOCK 5 LOT 7		Applicant: PHILIP DURDEN ELEAY PROPERTIES - OREGON, LLC 330 CLAREMONT WAY MENLO PARK, CA 94025		Owner: ELEAY PROPERTIES - OREGON LLC 330 CLAREMONT WAY MENLO PARK, CA 94025	
21-059718-000-00-EA	4334 SW FAIRVALE DR, 97221		EA-Zoning & Inf. Bur.- w/mtg	6/23/21		Application
<p><i>A new 3,268 gross SF single family home on a 18,081 SF lot zoned RM1c. No infiltration for stormwater proposed due to previous slide activity. Site access to be via dedicated 20' alley on south side. Storm water collected in CB's and run through lined water quality swale. Storm drainage piping to be run to ACG495 on west side of 42nd.</i></p>						
	Legal Description: 1S1E17BC 07500 SECTION 17 1S 1E TL 7500 0.41 ACRES		Applicant: HANS ETTLIN HANS ETTLIN ARCHITECTURE 12357 HAMPTON DRIVE OREGON CITY, OR 97045		Owner: LYNNE BARTENSTEIN 4309 SW CULLEN BLVD PORTLAND, OR 97221-3540	
					Owner: DANIEL HEIMS 4309 SW CULLEN BLVD PORTLAND, OR 97221-3540	

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21-054413-000-00-EA	4406 SE BELMONT ST, 97215		EA-Zoning & Inf. Bur.- w/mtg	6/23/21		Pending - EA
<p><i>Three-story, 33'-6" tall, Type V construction, 19-unit apartment building. No vehicular parking provided. 29 long-term bike parking spaces provided. Stormwater is managed on-site via dry wells.</i></p>						
	Legal Description: 1S2E06BB 11200 GLENCOE PK BLOCK 2 LOT 4 TL 11200		Applicant: JOHN JAMIEL TVA ARCHITECTS 920 SW 6TH AVE SUITE 1500 PORTLAND OR 97204		Owner: LAWRENCE PROPERTY MANAGEMENT LLC 4430 SE BELMONT ST PORTLAND, OR 97215-1634	
21-059497-000-00-EA	1015 SE STARK ST, 97214		EA-Zoning & Inf. Bur.- w/mtg	6/22/21		Application
<p><i>Interior renovation of (e) building for new tenants. verification of parking requirements and inquiry regarding converting portion of site to outdoor eating and/or food carts</i></p>						
	Legal Description: 1N1E35CD 12200 EAST PORTLAND BLOCK 222 LOT 3&4 W 1/2 OF LOT 5&6		Applicant: JOHN WEIL WEIL ARCHITECTURE 1920 N KILPATRICK ST PORTLAND, OR 97217		Owner: SAMNICK HOLDINGS II LLC PO BOX 2507 WILSONVILLE, OR 97070	
21-059812-000-00-EA	1810 SE CESAR E CHAVEZ BLVD, 97214		EA-Zoning & Inf. Bur.- w/mtg	6/23/21		Application
<p><i>A Mixed Use, 3 story with basement, higher density multi-family development with commercial spaces, tenant support spaces and a non-profit ¿Family Promise¿ facility. Tenant support spaces include community lounges &amp; decks, office spaces, an art &amp; woodworking studio, laundries, a recreational area, storage units, bike storage, and mail &amp; package lockers. Commercial spaces include a mini-bar, 24/7 vending, vendor kiosks, and computer bar seating. Commercial facilities are open to the public during business hours and remain open to the tenants 24/7. The non-profit ¿Family Promise¿ facility is open only during business hours. The 50 units are all studio apartments with 20% of the units set at 80% MFI rental rate.</i></p>						
	Legal Description: 1S1E01DA 07300 SECTION 01 1S 1E TL 7300 0.19 ACRES		Applicant: STEVEN FANG ZF DEVELOP 7340 SW HUNZIKER ST., STE 100 TIGARD, OR 97223		Owner: Z F DEVELOP LLC 17186 WARREN CT LAKE OSWEGO, OR 97035	
21-059330-000-00-EA	1963 NW KEARNEY ST, 97209		EA-Zoning Only - w/mtg	6/22/21		Pending - EA
<p><i>Request for zone change and comprehensive plan map amendment for the properties located at 1987 and 1959-1963 NW Kearney St. to change the zoning from RM3d to CM2d (MU-U). The purpose of the zone change is to alleviate a split zoned property at 1959-1963 NW Kearney St. and to conform the zoning to the long existing restaurant use at 1987 NW Kearney St.</i></p>						
	Legal Description: 1N1E33AC 11000 COUCHS ADD BLOCK 269 W 18 2/3' OF LOT 12 LOT 13&17, E 10' OF LOT 18		Applicant: VANESSA PRESTON VDC PROPERTIES LLC 1987 NW KEARNEY ST PORTLAND, OR 97209		Owner: VDC PROPERTIES LLC 2018 NW 16TH AVE PORTLAND, OR 97209-2562  Owner: MOYER ENTERPRISES LLC 22850 SE MERCER COURT DAMASCUS OR 97089 USA	

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21-059155-000-00-EA	837 SW 11TH AVE, 97205		EA-Zoning Only - w/mtg	6/21/21		Pending - EA
<p><i>Dish Wireless proposes to install a new rooftop wireless facility consisting of (3) new panel antennas, (6) new RRUs, (1) new OVP, and rooftop equipment cabinet on the existing rooftop.</i></p>						
	Legal Description: 1S1E04AA 00400 PORTLAND BLOCK 259 LOT 3&4		Applicant: CRAIG BRUNKENHOEFER DISH WIRELESS, LLC PORTLAND OR USA		Owner: EASTERN WESTERN CORPORATION PO BOX 3228 PORTLAND, OR 97208-3228	
21-059516-000-00-EA	4334 SW FAIRVALE DR, 97221		Public Works Inquiry	6/22/21		Cancelled
<p><i>A new 3,268 gross SF single family home on a 18,081 SF lot zoned RM1c. No infiltration for stormwater proposed due to previous slide activity. Site access to be via dedicated 20' alley on south side. Storm water collected in CB's and run through lined water quality swale. Storm drainage piping to be run to ACG495 on west side of 42nd.</i></p>						
	Legal Description: 1S1E17BC 07500 SECTION 17 1S 1E TL 7500 0.41 ACRES		Applicant: HANS ETTLIN HANS ETTLIN ARCHITECTURE 12357 HAMPTON DRIVE OREGON CITY, OR 97045		Owner: LYNNE BARTENSTEIN 4309 SW CULLEN BLVD PORTLAND, OR 97221-3540	Owner: DANIEL HEIMS 4309 SW CULLEN BLVD PORTLAND, OR 97221-3540

**Total # of Early Assistance intakes: 12**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-141862-000-00-FP	7747 SE LAMBERT ST, 97206	FP - Final Plat Review	(Old) Minor	6/21/21		Application
<p><i>Approval of a Preliminary Plan for a 6-lot subdivision, that will result in five standard lots (Lots 1-4 &amp; 6) and one narrow lot (Lot 5), as illustrated with Exhibits C.1-5, subject to the following conditions:</i></p> <p><i>A. The Final Plat must show the following: 1. The applicant shall meet the street dedication requirements of the City Engineer for SE Lambert Street. The required right-of-way dedication must be shown on the final plat. 2. A public sanitary sewer easement, granted to the City of Portland, shall be shown over the relevant portions of the private street, to the satisfaction of the Bureau of Environmental Services. The easement must be labeled as "Public Sewer Easement to COP". 3. 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. 4. 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". 5. A note must be provided on the plat indicating that the private street tract will commonly owned and maintained by the owners of lots 1 through 6 or a homeowners' association. 6. A Public Access Easement must be shown over the sidewalk portion(s) of the street tract. 7. A Private Access Easement over the entirety of the private street for the benefit of adjacent property to the east (7809 SE Lambert Street) shall be shown and labeled on the final plat. The easement shall allow shared use of this area for all of the purposes that a private street would be typically used for if the adjacent property to the east is ever divided and the private street is expanded to serve this adjacent property. 8. 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&amp;Rs) as required by Condition B.12 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." B. The following must occur prior to Final Plat approval: 1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's SE Lambert 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. 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.4 and the Private Street Administrative Rule. 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 provide a clearing and grading plan with the Site Development permit required for the private street described in Condition B.2. The clearing and grading plan must substantially conform to the Preliminary Grading and Erosion Control Plan approved with this decision (Exhibit C.5). See additional conditions in attachments tab.</i></p> <p>Legal Description:  1S2E20DA 10200  D &amp; O LITTLE HMS SUB 2  LOT 20 TL 10200</p> <p>Owner:  REILLY SIGNATURE HOMES LLC  3231 NE US GRANT PL  PORTLAND, OR 97212-5144</p>						

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

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Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-059882-000-00-LU	11900 SW 49TH AVE, 97219	AD - Adjustment	Type 2 procedure	6/23/21		Pending
<p><i>Four adjustments are requested in conjunction with non-conforming upgrade requirements, due to the unique site and orientation of the campus. Adjustments include interior parking lot landscaping; perimeter parking lot landscaping; exterior storage area paving; and screening of ground mounted mechanical equipment &amp; trash areas.</i></p>						
	Legal Description: 1S1E31D 00200 SECTION 31 1S 1E TL 200 54.77 ACRES		Applicant: RACHEL SCHOPMEYER HACKER ARCHITECTS 555 SE MLK JR BLVD, SUITE 501 PORTLAND OR 97214 USA		Owner: PORTLAND COMMUNITY COLLEGE DISTRICT PO BOX 19000 PORTLAND, OR 97280-0990	
			Applicant: EMILY HAYS HACKER 555 SE MLK AVENUE PORTLAND OR 97214 USA			
21-058956-000-00-LU	2533 NW SAVIER ST, 97210	AD - Adjustment	Type 2 procedure	6/21/21		Pending
<p><i>There are two main proposals for development on this lot which respectively require (4) separate adjustments. Proposal 1: Enclose the existing 6'-6" x 13'-8" Covered Porch for additional interior space at the Main House. Proposal requires (1) adjustment of the 5'-0" required setback to 4'-5 1/2" to enclose the Porch at the existing bearing line. Proposal 2: Construct a new 265 SF footprint Accessory Exercise/ Office shed in the rear yard within the North and East setbacks. Thus, (1) adjustment to the required North Setback and (1) adjustment to the East Setback to reduce the required 5'-0" setbacks to 0'-6" and 0'-0" respectively is requested. Further, the proposed added coverage of the structure will exceed the allowable lot coverage; therefore, an adjustment is requested to increase the allowable coverage from 1250 SF (50%) to 1310 SF (52%). Extended downspouts will be used to manage additional roof area. Proposal creates &lt;500 SF additional impervious area.</i></p>						
	Legal Description: 1N1E29DD 16000 BALCHS ADD BLOCK 319 E 1/2 OF LOT 4		Applicant: DANIEL KELLER DK DESIGN STUDIO 715 SE 35TH AVENUE PORTLAND OR 97214		Owner: MONICA SKORDILIS 2533 NW SAVIER ST PORTLAND, OR 97210	
					Owner: KYLE PEPIN 2533 NW SAVIER ST PORTLAND, OR 97210	
21-059169-000-00-LU	2351 NE 51ST AVE, 97213	AD - Adjustment	Type 2 procedure	6/22/21		Pending
<p><i>Tenant improvement of approximately 4,950 sq ft of existing ground-floor shell space in an existing 6-story mixed-use building. The project will comprise of six residential apartment units (one studio, four one-bedroom, and one two-bedroom), a shared amenity space, and circulation for those units. All units will be accessed from the current residential lobby (off NE 51st Ave). Exterior changes will be limited to alterations of the existing ground floor storefront system as required to accommodate the proposed floor plan. The proposed project will bring the total number of residential units up, from 85 to 91. An adjustment is requested for the Ground Floor Window and Frontage Standards for Dwelling Units- 33.130.230.B.4.a.(3).</i></p>						
	Legal Description: 1N2E30CA 10000 ROSE CITY PK BLOCK 33 LOT 1 EXC PT IN ST LOT 2&3		Applicant: MICHAEL PERSO WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE #440 PORTLAND OR 97227		Owner: SANDY 51 APARTMENTS LLC 3330 NW YEON AVE #100 PORTLAND, OR 97210-1531	

# Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-061011-000-00-LU	6033 NE 23RD AVE, 97211	AD - Adjustment	Type 2 procedure	6/25/21		Pending
<i>Adjustment requested to the 5' setback requirement from the north property line</i>						
	Legal Description: 1N1E14DA 13900 IRVINGTON PK BLOCK 9 LOT 10&12&14		Applicant: MARINA YUDIN 6033 NE 23RD AVENUE PORTLAND OR 97211 USA		Owner: RESIDENTIAL HOME SOLUTION LLC 12904 SE KNAPP ST PORTLAND, OR 97236	
			Applicant: DIMITRI YUDIN 6033 NE 23RD AVENUE PORTLAND OR 97211 USA			

**Total # of LU AD - Adjustment permit intakes: 4**

21-060340-000-00-LU	9722 SE WASHINGTON ST, 97216	DZ - Design Review	Type 2 procedure	6/24/21		Pending
<i>Existing restaurant is 6,275 sf. No new heated SF to the building. Exterior improvements include converting north, south and east windows into overhead and folding, full light doors, creating a new covered, patio area where 4 parking spaces currently exist and creating a screen / fence around the new covered patio area (950 sf). The patio cover will be a 14' high steel structure with a low sloping metal roof. The structure will be 40' x 25'-8" at the columns.</i>						
	Legal Description: 1S2E04A 01300		Applicant: TODD LASHER TODD LASHER DESIGN 5632 N ATLANTIC AVE PORTLAND, OR 97217		Owner: 205 PLACE ASSOCIATES LLC 19767 SW 72ND AVE #100 TUALATIN, OR 97062-8352	

**Total # of LU DZ - Design Review permit intakes: 1**

21-058984-000-00-LU	6400 SE 101ST AVE, 97266	EN - Environmental Review	Type 2 procedure	6/21/21		Pending
<i>Environmental Review and Tree Review to enable ancillary site improvements that are necessary for the site's redevelopment and support of approximately 870,000 square feet of industrial space spread across three Class A industrial buildings.</i>						
	Legal Description: 1S2E21A 00100 SECTION 21 1S 2E TL 100 70.21 ACRES LAND & IMPS SEE R606684 (R992222591) FOR MACH & EQUIP SPLIT MAP R336871 (R992222590)		Applicant: KEN BARNHART PROLOGIS 4380 S Macadam Ave, Ste 285 Portland, OR 97239		Owner: PROLOGIS-EXCHANGE 6400 SE 101ST LLC 1800 WAZEE ST #500 DENVER, CO 80202	

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

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-059883-000-00-LU	1402 N RIVER ST, 97227	GW - Greenway	Type 2 procedure	6/23/21		Pending
<i>Install new stormwater flow-through planter facility for compliance under Oregon DEQ 1200Z Stormwater Permit</i>						
	Legal Description: 1N1E28D 00200 SECTION 28 1N 1E TL 200 3.23 ACRES LAND & IMPS SEE R646404 (R941280351) FOR MACH & EQUIP		Applicant: DAN WILLIAMS FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND OR 97201		Owner: SAKRETE OF PACIFIC NORTHWEST INC 16310 E MARIETTA AVE SPOKANE VALLEY, WA 99216-1837	

**Total # of LU GW - Greenway permit intakes: 1**

21-061006-000-00-LU	1016 NE TILLAMOOK ST, 97212	HRA - Historic Design Tier A	Type 1 procedure new	6/25/21		Pending
<i>The Wan Residence is a Queen Anne style Victorian duplex built in 1894 and located in Portland's Irvington Historic District. Time and weather have taken a serious toll on much of the existing front porch, specifically on the entry stairs, porch floor, and the hand railing assembly. Unfortunately, these elements have decayed beyond the point of repair (see A3). This project proposes to rebuild the stairs and porch floor, faithful to the original design and aesthetic. The current railing assembly, which is not original, will be replaced with a new decorative cedar balustrade that is historically appropriate and complies with current building code (see A4 &amp; A5). The existing newel post and porch post will be carefully recreated in cedar with some minor modifications to make them compatible with the new 36" high railing assembly (See details 3/A5 - 6/A5). The rest of the original decorative porch elements (turned spandrels, decorative brackets, etc.) will be preserved. The project is designed to comply with all relevant zoning code approval criteria (33.846.060 Section G).</i>						
	Legal Description: 1N1E26CD 04900 WEST IRVINGTON BLOCK 123 LOT 3		Applicant: TARA VELARDE VELARDE DESIGNS 5008 NE MULTNOMAH STREET PORTLAND OR 97213 USA		Owner: SAMUEL WAN 1012-1016 NE TILLAMOOK ST PORTLAND, OR 97212	

**Total # of LU HRA - Historic Design Tier A permit intakes: 1**

21-058925-000-00-LU	11124 NE FARGO ST, 97220	LDP - Land Division Review (Partition)	Type 1x procedure	6/21/21		Pending
<i>Two lot land division, existing dwelling to remain. New lot will be a flag lot.</i>						
	Legal Description: 1N2E27BA 08000 PARKROSE HTS BLOCK 5 E 80' OF LOT 8		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: ZHANNA ANTONOVICH 11124 NE FARGO ST PORTLAND, OR 97220	Owner: SAMUEL ANTONOVICH 11124 NE FARGO ST PORTLAND, OR 97220

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



# Land Use Review Intakes

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Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-059815-000-00-LU	3546 SW HILLSIDE DR, 97221	RP - Replat	Type 1x procedure	6/22/21		Pending
<i>A replat of lot 7 of Tualatin View Park to bring it into minimum lot size compliance in the R10 zone.</i>						
Legal Description: 1S1E08BD 00300 TUALATIN VIEW PK BLOCK 4 LOT 5&6			Applicant: ERIC RYSTADT MAIN STREET DEVELOPMENT INC 5331 SW MACADAM AVENUE SUITE 258 PORTLAND OR 97239		Owner: STEVEN YOUNG 3546 SW HILLSIDE DR PORTLAND, OR 97221	

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**Total # of LU RP - Replat permit intakes: 1**

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**Total # of Land Use Review intakes: 10**