

Early Assistance Intakes

Parameters: Begin intake date: **6/28/2021** End intake date: **7/4/2021**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-063065-000-00-EA	1674 NE 77TH AVE, 97213		EA-Zoning & Inf. Bur.- w/mtg	6/30/21		Application
<p><i>Review under new code for post 8/1/21 submittal. Discuss bifurcation of the parcel that do not trigger prohibitive public improvement requirements. Development exists on the parcel and no changes are proposed.</i></p>						
	Legal Description: 1N2E29DD 10000 JONESMORE BLOCK 38 LOT 19-23 TL 10000		Applicant: MICHAEL KENDIG 3913 NE HANCOCK ST #401 PORTLAND, OR 97212-5353		Owner: KATHLEEN KENDIG 3913 NE HANCOCK ST #401 PORTLAND, OR 97212-5353	
21-063016-000-00-EA	NE, 97218		EA-Zoning & Inf. Bur.- w/mtg	6/30/21		Application
<p><i>Two phases: 1, add approx. 3,500 SF metal building. 2, redevelop entire site for new industrial building and site improvements.</i></p>						
	Legal Description: 1N2E18BB 02000 SECTION 18 1N 2E TL 2000 8.39 ACRES SPLIT MAP R316952 (R942071110)		Applicant: SUZANNAH STANLEY MACKENZIE 1515 SE WATER AVE, STE 100 PORTLAND OR 97214		Owner: DOTTED LINE INVESTMENTS LLC 4030 NE BUFFALO ST PORTLAND, OR 97211	
21-062633-000-00-EA	4806 SE 115TH AVE, 97266		EA-Zoning & Inf. Bur.- w/mtg	6/30/21		Application
<p><i>RIP CODE: The proposal is to divide the existing 40,953 square foot site into seven lots. The existing house will be retained on Lot 1. Lots 2 and 3 will be narrow lots with frontage on SE 115th Avenue. Lots 4 through 7 will front on a turnaround extension of SE 116th Avenue. A maximum lot area Adjustment Review is proposed for Lot 7 to allow that lot to be larger than 8,500 square feet. Stormwater disposal is proposed via drywells.</i></p>						
	Legal Description: 1S2E15AB 01600 GUISNESS BERRY FARMS BLOCK 1 LOT 9		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: WILLIAM VAN OOSTRUM 7256 SW NEVADA TER PORTLAND, OR 97219	

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-061393-000-00-EA	3530 SE 88TH AVE, 97266		EA-Zoning & Inf. Bur.-w/mtg	6/28/21		Application
<p><i>Street vacation request. This EA is to only discuss the street vacation request.</i></p>						
	Legal Description: 1S2E09CA 01000		Applicant: DEE WALKER RIGHT-OF-WAY ACQUISITION/CITY OF PORTLAND 1120 SW 5TH, STE 800 PORTLAND, OR 97204		Owner: AGENA CORPORATION PO BOX 190 TOPPENISH, WA 98948-0190	
			Applicant: JAKE MASTRUD MACKAY SPOSITO 1325 SE TECH CENTER DR VANCOUVER, WA 98662			
21-063092-000-00-EA	7932 N UPLAND DR, 97203		EA-Zoning & Inf. Bur.-w/mtg	6/30/21		Application
<p><i>Review under new code for post 8/1/21 submittal. New industrial building on undeveloped site. Storm water proposes combination infiltration with detained release to existing public storm system.</i></p>						
	Legal Description: 1N1E06BC 00300 SECTION 06 1N 1E TL 300 2.68 ACRES		Applicant: LUCAS WINTER JARVIS GROUP ARCHITECTS PO BOX 626 KETCHUM, ID 83340		Owner: JOHNSTON HOLDINGS LLC 9205 NW KAISER RD PORTLAND, OR 97231	
			Applicant: JANET JARVIS JARVIS GROUP ARCHITECTS PO BOX 626 KETCHUM, ID 83340			
21-061883-000-00-EA	4735 NE 72ND AVE, 97218		PC - PreApplication Conference	6/29/21		Pending - EA
<p><i>RIP CODE: Modify building most recently (10+ years ago) as a printing business into a daycare.</i></p>						
	Legal Description: 1N2E20BD 01600 PADDOCK AC BLOCK 6 INC PT VAC ST-E 50' OF N 100' OF LOT 6		Applicant: DAVE SPITZER DMS ARCHITECTS, INC 2325 NE 19TH AVE PORTLAND, OR 97212		Owner: AMAN LLC 2105 NE FAIRWAY DR PORTLAND, OR 97211	

Total # of Early Assistance intakes: 6

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-001996-000-00-FP	2904 SE 51ST AVE, 97206	FP - Final Plat Review		6/30/21		Application
<p><i>Approval of a Preliminary Plan for a two-parcel partition, that will result in one standard lot (Parcel 1) and one narrow lot (Parcel 2) as illustrated with Exhibit C.1, subject to the following conditions: A. Supplemental Plan. A supplemental plan shall be submitted with the final plat survey for Land Use Review and Bureau of Environmental Services (BES) 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 (including eaves, porches, minor projections) or accessory structures on the site at the time of the final plat application. √ Identify the exact location of on-site stormwater management system for existing house per BES requirements. √ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application; √ Any other information specifically noted in the conditions listed below. B. The following must occur prior to Final Plat approval: Existing Development 1. The applicant must remove the accessory structure on Parcel 2. The applicant must submit before and after photos of the removal (with the same perspective). Alternately, the applicant can execute a covenant with the City stating that the structures will be removed if a primary structure has not received final inspection on the lot(s) with the accessory structure(s) within two years of final plat approval. The covenant must be recorded with Multnomah County prior to final plat approval. 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. 3. The applicant must meet the requirements of Bureau of Environmental Services (see BES memo Exhibit E.1) for the stormwater systems on the existing house to remain on Parcel 1. Documentation of the exact location of the stormwater disposal system for the existing house shall be submitted to the Bureau of Environmental Services. The location of any existing or required stormwater systems serving the existing home must be shown on the Supplemental Plan. Specifically, the gutters and downspouts must direct water to an approved disposal point that meets setback requirements from the new lot lines. If modifications to the system are required by BES, the applicant must obtain finalized plumbing permits for this work prior to final plat approval. 4. The applicant must meet the tree density standard of 11.50.050 on Parcel 1 with the existing house by either planting trees on the lot or making the equivalent payment into the City Tree Preservation and Planting Fund. A finalized Zoning Permit must be obtained to document tree planting prior to final plat approval. Other requirements 5. The applicant must pay into the City Tree Preservation and Planting Fund [Street Trees √ Fee in Lieu of Planting and Establishment (per inch)] the amount equivalent to 1.5 inches of trees for the loss of available street tree planting area. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau. C. The following conditions are applicable to site preparation and the development of individual lots: 1. 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: 1S2E07AB 06700 CRESTON BLOCK 1 LOT 1		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: DAVID REMINGTON 33020 S DICKEY PRAIRIE RD MOLALLA, OR 97038-8853	
20-210779-000-00-FP	1951 SE 117TH AVE, 97216	FP - Final Plat Review		6/30/21		Application
<p><i>Final plat to create 2 parcels</i></p>						
	Legal Description: 1S2E03DB 04300 D & O LITTLE HMS SUB 1 LOT 18 TL 4300		Applicant: MICHAEL MANWELL MICHAEL MANWELL LAND SURVEYING LLC 2847 SE 18TH CIRCLE GRESHAM, OR 97080		Owner: DK HOMES LLC PO BOX 90277 PORTLAND, OR 97290-0277	
21-000792-000-00-FP	5254 SE BYBEE BLVD, 97206	FP - Final Plat Review		6/30/21		Application
<p><i>Final plat to create two parcels</i></p>						
	Legal Description: 1S2E19AB 11000 GREENVIEW PK LOT 9		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: GARY FLAMING 16635 NW LAKERIDGE CT BEAVERTON, OR 97006-8367	

Final Plat Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-207612-000-00-FP	1535 SE PINE ST, 97214	FP - Final Plat Review		6/30/21		Application
<i>Final plat to create two parcels.</i>						
	Legal Description: 1N1E35DC 10800 AIKENS BLOCK 319 LOT 5		Applicant: STEPHEN HAMILTON 1535 SE PINE ST PORTLAND, OR 97214-1455		Owner: STEPHEN HAMILTON 1535 SE PINE ST PORTLAND, OR 97214-1455	

Total # of FP FP - Final Plat Review permit intakes: 4

Total # of Final Plat intakes: 4

21-062600-000-00-LU	1333 S PALATINE HILL RD, 97219	AD - Adjustment	Type 2 procedure	7/1/21		Pending
<i>Adjustment requested to 33.110.225, Building Coverage. The project includes removal of an existing 3,368 sq. ft. two story residence and shall be replaced with a new two-story residence which is to include the following: 3,179 sq. ft. liveable first floor area, 3,122 sq. ft. 2nd floor liveable area, 1,575 sq. ft. garage area and 602 sq. ft. covered outdoor area. The total footprint of the home = 5,425 sq. ft., and includes all first floor area, garage area and outdoor covered area.</i>						
	Legal Description: 1S1E34AA 02200 PALATINE HILL 3 BLOCK 110 INC PT VAC ST-S 1/2 OF LOT 9 INC PT VAC ST LOT 10&11		Applicant: PHIL SYDNOR INTEGRATE ARCHITECTURE & PLANNING INC 1715 N TERRY ST PORTLAND, OR 97217		Owner: ERNEST III SPADA 8448 NE 33RD DR PORTLAND, OR 97211	

21-062574-000-00-LU	3901 SW BRIDLEMILE CT, 97221	AD - Adjustment	Type 2 procedure	6/30/21		Pending
<i>Adjustment to 33.266.120 C.1.b to allow a carport in a side setback where an existing driveway exists, creating 30% of the area forward of the side building line used for parking.</i>						
	Legal Description: 1S1E08CD 01500 SECTION 08 1S 1E TL 1500 0.62 ACRES		Applicant: KENDRA DUONG KENDRA C DUONG ARCHITECT 3415 NE FREMONT ST PORTLAND, OR 97212		Owner: DALE SUZUKI 3901 SW BRIDLEMILE CT PORTLAND, OR 97221	Owner: TRACY SUZUKI 3901 SW BRIDLEMILE CT PORTLAND, OR 97221

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-061486-000-00-LU	1600 SE 59TH AVE, 97215	AD - Adjustment	Type 2 procedure	6/28/21		Pending
<i>Adjustment to Zoning Code section 33.110.220.C.1.a for 30% extension into side setback for chimney replacement.</i>						
	Legal Description: 1S2E06DA 09500 JACKSON PL BLOCK 1 LOT 50		Applicant: COREY CLIFFE LIMITLESS BLUE ARCHITECTURE AND SUSTAINABLE DESIGN 2865 SE CARUTHERS ST PORTLAND, OR 97214		Owner: JOEL STIMKORB 1600 SE 59TH AVE PORTLAND, OR 97215 Owner: HOLLY STIMKORB 1600 SE 59TH AVE PORTLAND, OR 97215	

Total # of LU AD - Adjustment permit intakes: 3

21-062778-000-00-LU	1222 NE 102ND AVE, 97220	DZ - Design Review	Type 2 procedure	7/1/21		Pending
<i>The proposal is to install a new backup generator at the rear of the WinCo store, adjacent to the existing transformer. An existing 10' high chain link cart storage will be removed, and we propose to construct a new 10' heavy duty galvanized chain link enclosure in the same approximate location of the previous fence. The enclosure will encompass the generator as well as the transformer. For screening purposes, we will install decorative vinyl slats that will match the color of the existing building.</i>						
	Legal Description: 1N2E34BB 04300 SECTION 34 1N 2E TL 4300 5.42 ACRES		Applicant: LEE LIZAMA PETERSEN STAGGS ARCHITECTS 5200 W STATE STREET BOISE ID 83703 USA		Owner: TJS INC PO BOX 990 MINNEAPOLIS, MN 55440-0990	

21-061466-000-00-LU	200 SW MARKET ST, 97201	DZ - Design Review	Type 2 procedure	6/28/21		Pending
<i>Installation of freestanding sign "200 MARKET BUILDING". 42.14 sq ft. Single faced. Internal illumination. Height 10 ft TOH.</i>						
	Legal Description: 1S1E03CB 00800 SOUTH AUDITORIUM ADD BLOCK A LOT 2 TL 800		Applicant: CYNDI STOCKS SECURITY SIGNS 2424 SE HOLGATE BLVD PORTLAND OREGON 97202		Owner: TWO HUNDRED MARKET ASSOC LP 200 SW MARKET ST #1720 PORTLAND, OR 97201	

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

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-061842-000-00-LU	550 SE M L KING BLVD, 97214	DZM - Design Review w/ Modifications	Type 3 procedure	6/29/21		Pending
<p><i>A new 7-story (5-over-2) mixed use, residential building with retail and parking. The basement consists of mechanical spaces and residential amenities (bike parking and fitness), the ground floor consists of building services, residential lobby, a garage with semi-automated parking stackers and future commercial/retail use core and shell spaces. Floors 2-7 consist of 132 apartments. Amenity spaces are provided at the ground floor. The building has a vegetated roof system. Two modifications are being requested: one to ground floor windows in the EX zone (33.140.230) and one to the ground floor active uses (33.510.225).</i></p>						
<p>Legal Description: 1S1E02BB 02000 EAST PORTLAND BLOCK 101 LOT 1-4 TL 2000</p>			<p>Applicant: MARCUS LIMA GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209</p>		<p>Owner: BURNS BROS INC 4949 MEADOWS RD #330 LAKE OSWEGO, OR 97035-3162</p>	

Total # of LU DZM - Design Review w/ Modifications permit intakes: 1

21-061740-000-00-LU	1010 SE ASH ST, 97214	HR - Historic Resource Review	Type 1x procedure	6/30/21		Pending
<p><i>New construction of a 6-story building with grade parking, ground floor retail and amenity, outdoor roof amenity and residential/extended stay units above. Elevator Overrun</i></p>						
<p>Legal Description: 1N1E35CD 08400 EAST PORTLAND BLOCK 224 LOT 1&2&7&8</p>			<p>Applicant: MIRANDA WRIGHT HARTSHORNE PLUNKARD ARCHITECTURE 232 N CARPENTER STREET CHICAGO IL 60607 USA</p>		<p>Owner: TROY LAUNDRY RESIDENTIAL PROPERTY HOLDER LLC 133 N JEFFERSON ST 4TH FL CHICAGO, IL 60661</p>	

21-062739-000-00-LU	113 SW NAITO PKWY, 97204	HR - Historic Resource Review	Type 2 procedure	7/1/21		Pending
<p><i>Exterior improvement of approx. 2,400 SF to an existing exterior open area of the property to renovate from a former surface parking lot to an exterior courtyard for use by adjacent on-site building tenant w/ separate exterior building egress path. (See "Project Description" sheet for a more detailed description). Improvements include: √ Uncovered exterior courtyard w/ enclosing perimeter fence for adjacent building tenant use/occupancy √ Hardscape Screening (Perimeter Fence w/ convenience gate) √ Covered trash enclosure structure (~190 SF) √ Pedestrian egress path from existing building egress door/stair to public way (SW Front/Naito sidewalk) √ Landscaping within proposed tenant courtyard √ Repaving (Courtyard pavers w/ asphalt repaving at egress path) √ Exterior lighting for security and exterior building egress path (includes (2) new wall fixtures on adjacent building) No alterations other than above light fixtures proposed for existing adjacent historic building (Smith's Block). Contributing Resource</i></p>						
<p>Legal Description: 1N1E34DC 01600 PORTLAND BLOCK 27 LOT 1-3&7 TL 1600 HISTORIC PROPERTY 15 YR 2007, POTENTIAL ADDITIONAL TAX</p>			<p>Applicant: JON MCGREW HENNEBERY EDDY ARCHITECTS 921 SW MORRISON ST SUITE 250 PORTLAND OR 97205</p>		<p>Owner: MMI SMITH BLOCK LLC 111 SW COLUMBIA ST #1380 PORTLAND, OR 97201</p>	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-061185-000-00-LU	2877 NW WESTOVER RD, 97210	HR - Historic Resource Review	Type 2 procedure	6/28/21		Pending
<p><i>Conversion of detached garage to a sauna room and art studio space, with a kiln, and additional storage space within the garage, while maintaining garage door access and parking for one car. Exterior impacts are as follows: Reduce the roll up garage door from a 17' span to a 9' span, maintaining the 7' height, and retaining current roll up garage door style. Door is wood and has an automated lift. That exterior wall will be covered in the exact lap, beveled, cedar siding to match the original building siding currently on the garage (any other siding needs, where rot exists, will also be replaced with equivalent materials and profile). Replace the single paned casement windows with double paned casement windows (all units), matching the windows in their entirety, maintaining them as wood windows with divided light spacers throughout. The windows will be purchased as inset pieces, so all exterior casing, window boxes and trim will be maintained as it currently is. Where some dry rot replacement may be required, equivalent materials will be used. Trim, flashing and casement details will be matched to existing. Replace the back door with a solid wood door in the same 6-panel style, and placed into the same rough opening. All needed trim will be replaced to match existing. Where siding patches are necessary, and wherever any trim or casing is to be replaced, the areas will be painted to match the existing color scheme, which matches the main residence.</i></p>						
<p>Legal Description: 1N1E32AB 02700 WESTOVER TERR BLOCK 2 LOT 1</p>		<p>Applicant: RHONDA MCCUTCHEN DON YOUNG & ASSOCIATES INC PO BOX 10857 PORTLAND, OR 97296</p>		<p>Owner: LEE STEWART 2877 NW WESTOVER RD PORTLAND, OR 97210-2825</p> <p>Owner: CHRISTOPHER SHERRY 2877 NW WESTOVER RD PORTLAND, OR 97210-2825</p>		

Total # of LU HR - Historic Resource Review permit intakes: 3

21-062116-000-00-LU	4125 SE 102ND AVE, 97266	LDP - Land Division Review (Partition)	Type 2x procedure	6/30/21		Pending
<p><i>A land division is proposed to divide the site into two lots. The existing house and detached garage will be retained on Parcel 2. A new house will be built on Parcel 1. An Adjustment Review to maximum lot area is requested.</i></p>						
<p>Legal Description: 1S2E09DD 00800 RIZA PK LOT 7&8 TL 800</p>		<p>Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290</p>		<p>Owner: BRENT KETTNER 4125 SE 102ND AVE PORTLAND, OR 97266</p> <p>Owner: JENNIFER KETTNER 4125 SE 102ND AVE PORTLAND, OR 97266</p>		
21-061271-000-00-LU	12346 SW ORCHARD HILL RD, 97035	LDP - Land Division Review (Partition)	Type 2x procedure	6/28/21		Pending
<p><i>3-lot land division</i></p>						
<p>Legal Description: 1S1E33CC 01700 SECTION 33 1S 1E TL 1700 1.80 ACRES</p>		<p>Applicant: LAURIE SIMPSON CONNECT ARCHITECTURE 4072 N WILLIAMS ST #A PORTLAND OR 97227</p>		<p>Owner: LINDQUIST DEVELOPMENT CO INC PO BOX 42135 PORTLAND, OR 97242-0135</p>		

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

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
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Total # of Land Use Review intakes: 11