

Early Assistance Intakes

Parameters: Begin intake date: **7/12/2021** End intake date: **7/18/2021**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-066780-000-00-EA	1947 NW OVERTON ST, 97209		DA - Design Advice Request	7/15/21		Pending - EA
<p><i>New three-story commercial lease space development with below-grade parking garage. As an initial tenant, DoveLewis Emergency Animal Hospital will be expanding to this site on the first and second floors, with as-yet unidentified tenant(s) occupying the third floor. Green roof over 60% of roof area for on-site stormwater management with 180 cubic foot stormwater retention tank.</i></p>						
	Legal Description: 1N1E33AB 10100 COUCHS ADD BLOCK 265 W 1/2 OF LOT 6 LOT 7-9		Applicant: LEE LEIGHTON MACKENZIE 1515 SE WATER AVE, STE 100 PORTLAND OR 97214		Owner: P & S LLC 805 BROADWAY ST STE 1000 VANCOUVER, WA 98660	
			Applicant: ROY PYATT LANDERHOLM PO BOX 1086 VANCOUVER, WA 98666			
21-066965-000-00-EA	7525 N RICHMOND AVE, 97203		EA-Zoning & Inf. Bur.- w/mtg	7/15/21		Pending - EA
<p><i>Use of the existing building and site at 7524 N Richmond for dog boarding and training. Alterations include fencing of existing outdoor areas, and re-striping parking. A site ramp may be added to make the entry facing Richmond accessible pending discussions with the building department. No exterior alterations to the building itself or stormwater disposal methods are proposed.</i></p>						
	Legal Description: 1N1W12AB 10500 SECTION 12 1N 1W TL 10500 0.33 ACRES		Applicant: MICHAEL MCLAUGHLIN FLUENT DESIGN 4075 N WILLIAMS, SUITE 210 PORTLAND OR 97227		Owner: F9-7525 RICHMOND LLC 13949 VENTURA BLVD #300 SHERMAN OAKS, CA 91423	
			Applicant: COLLEEN MURPHY FLUENT DESIGN 4075 N WILLIAMS AVE PORTLAND OR 97227			
21-065851-000-00-EA	233 N FREMONT ST, 97227		EA-Zoning & Inf. Bur.- w/mtg	7/13/21		Pending - EA
<p><i>(Permit submittal AFTER 8/1 - so "RIP" code): Partial interior and exterior rehabilitation of existing affordable multi-family housing built in 1969.</i></p>						
	Legal Description: 1N1E22DC 14800 CENTRAL ALBINA BLOCK 36 TL 14800		Applicant: BELINDA LEE CPP HOUSING 17782 SKY PARK CIRCLE IRVINE, CA 92614		Owner: HAMMER PROPERTY LLC 12223 SW 29TH AVE PORTLAND, OR 97219	

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21-066754-000-00-EA	11444 NW ST HELENS RD, 97231		EA-Zoning & Inf. Bur.- w/mtg	7/15/21		Pending - EA
<p><i>Proposal to install a new 70-foot diameter above-ground tank, measuring approximately 40-feet in height and having an estimated weight of 9,300 kips when fully loaded. Site improvements will also include piping and pipe racks.</i></p>						
	Legal Description: 2N1W34 01300 SECTION 34 2N 1W TL 1300 28.99 ACRES LAND & IMPS SEE R646221 (R971340061) FOR MACH & EQUIP SPLIT MAP R499025 (R961030310)		Applicant: TJ WILLIAMS OWENS CORNING 11958 DEER VALLEY TRAIL DUBUQUE IA 52001 USA		Owner: OWENS CORNING ROOFING & ASPHALT LLC 13155 NOEL RD #100 DALLAS, TX 75240	
21-067064-000-00-EA	6666 N COLUMBIA WAY, 97203		EA-Zoning & Inf. Bur.- w/mtg	7/15/21		Pending - EA
<p><i>Lot Confirmations to separate lots and prepare for future development. A potential property line adjustment between southwesterly 7 feet of Lot 11 and the remainder of Lot 11. Onsite stormwater disposal is proposed.</i></p>						
	Legal Description: 1N1E06DC 05500 EAST ST JOHNS BLOCK 1 LOT 12-26		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: WARNER PACIFIC UNIVERSITY 2219 SE 68TH AVE PORTLAND, OR 97215	
			Applicant: ANTOINE DEAN DEAN ESTATES 2800 N LOMBARD ST #205 PORTLAND, OR 97217			
21-066992-000-00-EA	, 97219		EA-Zoning Only - no mtg	7/15/21		Pending - EA
<p><i>Review under post 8/1 code changes. Construction of a single family home. No road frontage. Easement for access and utilities.</i></p>						
	Legal Description: 1S1E32DC 02500 SECTION 32 1S 1E TL 2500 1.00 ACRES		Applicant: BRIAN NELSON 11606 SW OAK CREEK DR PORTLAND, OR 97219		Owner: HOLLMAN INC 1825 WALNUT HILL LN IRVING, TX 75038	
21-064605-000-00-EA	2305 SE 82ND AVE, 97216		EA-Zoning Only - w/mtg	7/14/21		Pending - EA
<p><i>PCC is considering options for future alterations at the Southeast Campus and is seeking clarification and input from City staff on a number of questions related to the zoning applicable to the site.</i></p>						
	Legal Description: 1S2E05DD 00300 SECTION 05 1S 2E TL 300 11.29 ACRES		Applicant: REBECCA OCKEN PORTLAND COMMUNITY COLLEGE PO BOX 19000 PORTLAND, OR 97280-0990		Owner: PORTLAND COMMUNITY COLLEGE PO BOX 19000 PORTLAND, OR 97280-0990	

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Total # of Early Assistance intakes: 7

20-102416-000-00-FP	8725 SE 91ST AVE, 97266	FP - Final Plat Review		7/13/21		Application
<p><i>Approval of a Preliminary Plan for a two-parcel partition, that will result in residential flag lot and a standard residential lot 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 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 or accessory structures on the site at the time of the final plat application; √ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application; √ Identify the Drainage Reserve area per Bureau of Environmental Services requirements; √ Exact location of all easements (private and public) must be shown on the supplemental site utility plan and tree preservation plan. √ All impervious surfaces on Parcel 1 after the work has been completed to remove impervious area to be in compliance with Condition C.5 noted below. Impervious surface calculations must be noted on the survey. √ Any other information specifically noted in the conditions listed below. B. The final plat must show the following: 1. The applicant shall meet the street dedication requirements of the City Engineer for SE 91st Avenue. The required right-of-way dedication must be shown on the final plat. 2. A private sanitary sewer easement, for the benefit of Parcel 1, shall be shown and labeled over the relevant portions of Parcel 2. 3. A sewer and access easement, granted to the City of Portland, shall be shown over the relevant portions of Parcel 2, to the satisfaction of the Bureau of Environmental Services. 4. 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 C.6, C.7 and C.8 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. √ C. The following must occur prior to Final Plat approval: Streets 1. The applicant shall pay the Local Transportation Infrastructure Charge (LTIC) as it applies to SE 91st Avenue and complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. Waiver forms and instructions will be provided to the applicant during the final plat review process. Utilities 2. The applicant must locate the existing public sanitary sewer to place the public sanitary easement on the final plat survey accurately. A revised site utility supplemental survey must be submitted reflecting all public and private sanitary easements. This condition must be met to the satisfaction of the Bureau of Environmental Services (See BES memo, Exhibit E.1 for specific details). Existing Development 3. The applicant must remove the shed/accessory structure(s) 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.</i></p>						
	Legal Description: 12E28BA03200		Applicant: RUSS PETRUSHA LAUNCH NEGOTIATIONS, LLC 14310 SE STEELE ST PORTLAND OR 97236		Owner: SHAWN WHITE WRS PROPERTIES PO BOX 613 OREGON CITY, OR 97045	

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
21-067592-000-00-LU	9110 N CENTRAL ST, 97203	AD - Adjustment	Type 2 procedure	7/16/21		Pending
<p><i>The applicant is requesting an adjustment to the front yard setback for a 50% of the house frontage, above the garage, because while the garage is permitted a 5-ft setback the body of the house must be setback 10-feet. However the garage cannot be in front of the main house facade. So to comply with this standard the applicant is requesting a 5-ft adjustment to the former, for both houses. This request is required because of the zone change by the City, and the fact that this property was partitioned and not subdivided in which case the code would have been grandfathered.</i></p>						
	Legal Description: 1N1W01CD 01503 LOT 3		Applicant: MARK DANE MARK DANE PLANNING 12725 SW GLENHAVEN ST PORTLAND, OR 97225		Owner: LOIS AZUMANO 4908 NE 29TH AVE VANCOUVER, WA 98663-2261	Owner: JAMES AZUMANO 4908 NE 29TH AVE VANCOUVER, WA 98663-2261

Total # of LU AD - Adjustment permit intakes: 1

21-067416-000-00-LU	7215 SW GARDEN HOME RD	DZ - Design Review	Type 2 procedure	7/16/21		Pending
<p><i>Install 2 new wall-mounted signs (90.75 SF & 55 SF)</i></p>						
	Legal Description: 1S124DB01000 SCHOMACKER'S SUBDIVISION, LOT 2, ACRES .86		Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201		Owner: GARDEN HOME ENTERPRISES INC 7410 SW OLESON ROAD PORTLAND, OR 97223	

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

21-066628-000-00-LU	110 N TOMAHAWK IS DR, 97217	EN - Environmental Review	Type 2 procedure	7/14/21		Pending
<p><i>Provide an outfall structure into the Oregon Slough/Columbia River. The outfall is needed for the construction of new apartment buildings, south of N. Tomahawk Island Drive. The project is in a densely populated commercial, industrial, and residential area east of Interstate-5 (I-5) on Hayden Island (Tomahawk Island). The development consists of two new apartment buildings and associated parking areas, which will require conveyances of treated stormwater to an outfall location along the Oregon Slough.</i></p>						
	Legal Description: 1N1E03AB 00400 POPPEN ISLANDER BLOCK 4		Applicant: JEFF PATTON ALLIANCE PACIFIC NORTHWEST BUILDERS LLC 355 NE FORD ST MCMINNVILLE, OR 97128		Owner: COLUMBIA CROSSINGS LLC 2001 WESTERN AVE #330 SEATTLE, WA 98121-2133	

21-065808-000-00-LU	NE TOMAHAWK IS DR, 97217	EN - Environmental Review	Type 2 procedure	7/12/21		Void/ Withdrawn
<p><i>Renovations are proposed to the existing Tomahawk Bay Marina including resource enhancement within the marina basin and adjacent and reconfiguring several existing piers to provide spaces for bathouses.</i></p>						
	Legal Description: 1N1E02 00100 SECTION 02 1N 1E TL 100 61.56 ACRES		Applicant: CHRIS HAGERMAN THE BOOKIN GROUP LLC 1020 SW TAYLOR ST #555 PORTLAND, OR 97205		Owner: COLUMBIA CROSSINGS LLC 2001 WESTERN AVE #330 SEATTLE, WA 98121-2133	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
Total # of LU EN - Environmental Review permit intakes: 2						
21-065793-000-00-LU	2224 NE 16TH AVE, 97212	HR - Historic Resource Review	Type 1x procedure	7/12/21		Pending
<p><i>Existing basement remodel. This work will include the addition on three new egress windows and access wells. Existing clerestory windows will be removed and replaced with now wood framed egress casement windows. This will be the extent of exterior changes. Further work will be done inside as the existing basement bathroom will be renovated and and other interior partition walls will be removed and other added. This is a contributing resource in the Irvington Historic District.</i></p>						
<p>Legal Description: 1N1E26DB 15500 IRVINGTON BLOCK 50 LOT 18</p>			<p>Applicant: JESSE POLLARD LIMINAL SHIFT 2206 SE 58TH AVE PORTLAND, OR 97215</p>		<p>Owner: KATHERINE WEBB 2224 NE 16TH AVE PORTLAND, OR 97212</p> <p>Owner: ALBERT WEBB 2224 NE 16TH AVE PORTLAND, OR 97212</p>	
Total # of LU HR - Historic Resource Review permit intakes: 1						
21-065956-000-00-LU	1987 NW KEARNEY ST, 97209	NU - Nonconforming Situations Review	Type 2 procedure	7/12/21		Pending
<p><i>Expansion of the existing nonconforming retail sales and service use and concurrent historic review for the accessory structure. This site is non-contributing.</i></p>						
<p>Legal Description: 1N1E33AC 10800 COUCHS ADD BLOCK 269 W 40' OF LOT 18</p>			<p>Applicant: VANESSA PRESTON VDC PROPERTIES LLC 1987 NW KEARNEY ST PORTLAND, OR 97209</p>		<p>Owner: VDC PROPERTIES LLC 2018 NW 16TH AVE PORTLAND, OR 97209-2562</p>	
Total # of LU NU - Nonconforming Situations Review permit intakes: 1						

Total # of Land Use Review intakes: 6