

Early Assistance Intakes

Parameters: Begin intake date: **7/26/2021** End intake date: **8/1/2021**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-072100-000-00-EA	5112 SE WOODSTOCK BLVD, 97206		EA-Zoning & Inf. Bur.- no mtg	7/29/21		Pending - EA
<i>Development of 30-35 residential units and associated sitework. Stormwater management methods TBD.</i>						
	Legal Description: 1S2E18DC 15000 LORRINTON BLOCK 1 LOT 5		Applicant: ROBERT PILE HOMMA INC 3280 ROUND HILL DR HAYWARD CA 94542 USA		Owner: HALIFAX CORP 10001 SE SUNNYSIDE RD #200 CLACKAMAS, OR 97015-9739	
21-068509-000-00-EA	6519 N MONTANA AVE, 97217		EA-Zoning & Inf. Bur.- no mtg	7/26/21		Pending - EA
<i>Review under code effective 8/1/21. New construction of a 7-story, approx. 55,000 sf affordable residential building (100% at 60% AMI) and associated site work. Drywell and swale stormwater facilities to be provided on site.</i>						
	Legal Description: 1N1E15BC 13100 GOOD MORNING ADD BLOCK 2 S 6 2/3' OF LOT 14 LOT 15		Applicant: JOHN WRIGHT WRIGHT ARCHITECTURE 2222 NE OREGON ST, #213 PORTLAND OR 97232		Owner: LISA GRAGE 3551 COUER D ALENE DR WEST LINN, OR 97068 Owner: KENNETH GRAGE 3551 COUER D ALENE DR WEST LINN, OR 97068 Owner: MONTANA PORTLAND LOFTS LLC 10117 SE SUNNYSIDE RD STE F707 CLACKAMAS, OR 97015	
21-070292-000-00-EA	5061 N LAGOON AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	7/27/21		Pending - EA
<i>The proposal is to demolish the existing buildings and site improvements and construct a new speculative industrial building, as shown in the attached site plan.</i>						
	Legal Description: 1N1E20AB 00900 SECTION 20 1N 1E TL 900 1.27 ACRES		Applicant: LEE LEIGHTON MACKENZIE 1515 SE WATER AVE, STE 100 PORTLAND OR 97214		Owner: B R P - LAGOON INC PO BOX 487 LAKE OSWEGO, OR 97034-0487	

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21-071084-000-00-EA	535 SE TACOMA ST, 97202		EA-Zoning & Inf. Bur.- w/mtg	7/28/21		Pending - EA
<p><i>The applicant proposes development of two blocks north and south of SE Tacoma Street west of SE 6th Avenue. Each block will include a 16-unit multi-family residential building and a mixed use building with 36 multi-family residential units and two ground floor retail tenant spaces fronting SE Tacoma Street. Stormwater: treatment and detention, discharge to existing infrastructure.</i></p>						
	Legal Description: 1S1E23CC 03100 SELLWOOD BLOCK 3 INC PT VAC ST LOT 5 EXC PT IN ST INC PT VAC ST LOT 6-8		Applicant: GRETA HOLMSTROM STANDRIDGE DESIGN, INC 703 BROADWAY ST #610 VANCOUVER WA 98660		Owner: D J RICHARDSON PROPERTIES LP 1707 ENGLEWOOD DR LAKE OSWEGO, OR 97034-1132	
21-068455-000-00-EA	4538 N MARYLAND AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	7/26/21		Pending - EA
<p><i>Review under post 8/1 code changes. New construction of a 7-story, approx. 122,000 sf affordable residential building (100% at 60% AMI) and associated site work. Drywell and swale stormwater facilities to be provided on site.</i></p>						
	Legal Description: 1N1E22BC 03800 M PATTONS ADD & 2ND BLOCK 10 LOT 3&4 TL 3800		Applicant: JOHN WRIGHT WRIGHT ARCHITECTURE 2222 NE OREGON ST, #213 PORTLAND OR 97232		Owner: MONTANA INVESTMENT PARTNERS LLC 4065 SW 99TH AVE BEAVERTON, OR 97005 Owner: MONTANA PRESCOTT HOLDINGS LLC 10117 SE SUNNYSIDE RD #F PMB 707 CLACKAMAS, OR 97015-6798 Owner: MARYLAND GOING NORTH LLC 10117 SE SUNNYSIDE RD #F707 CLACKAMAS, OR 97015	
21-068531-000-00-EA	10010 SW BARBUR BLVD, 97219		EA-Zoning & Inf. Bur.- w/mtg	7/26/21		Pending - EA
<p><i>The project is located at 10010 SW Barbur Blvd and is currently a parking lot adjacent to the Starbucks at 10000 SW Barbur Blvd. The goal is to define the requirements necessary to resolve the non-finalized permits and determine a path for a parking lot to serve the Starbucks location.</i></p>						
	Legal Description: 1S1E29CB 03400 SECTION 29 1S 1E TL 3400 0.27 ACRES		Applicant: LESLIE JONES CIDA 15895 SW 72ND AVE PORTLAND OR 97224		Owner: 10010 BARBUR LLC 25030 SW PARKWAY AVE #300 WILSONVILLE, OR 97070	

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21-071856-000-00-EA	13201 N LOMBARD ST, 97203		EA-Zoning & Inf. Bur.-w/mtg	7/29/21		Application
<p><i>Re-purposing an open field for a gravel exterior storage area. Stormwater infiltration is anticipated pending geotechnical report findings.</i></p> <p>Legal Description: 2N1W35AB 00100 RIVERGATE INDUSTRIAL DIS BLOCK 15 TL 100 LAND ONLY SEE R256291 (R708883501) IMPS & R256292 (R708883502) FOR OTHER IMPS & R646266 (R708883503) FOR MACH & EQUIP</p> <p>Applicant: ANDREW WIETSTOCK DRA ADVISORS 505 SANSOME ST #1975 SAN FRANCISCO, CA 94111</p> <p>Owner: SHERWIN WILLIAMS CO PO BOX 6027 CLEVELAND, OH 44101</p> <p>Owner: RANGER N LOMBARD LLC PO BOX 6027 CLEVELAND, OH 44101</p>						
21-071545-000-00-EA	SE WATER AVE, 97214		PC - PreApplication Conference	7/28/21		Application
<p><i>Central City Master Plan for redevelopment of multiple properties into pedestrian- and transit-oriented district along the Willamette River in the Central Eastside. Stormwater disposal will be a combination of public and private facilities.</i></p> <p>Legal Description: 1S1E03D 00500 SECTION 03 1S 1E TL 500 2.22 ACRES</p> <p>Applicant: ALLISON ROUSE ZGF ARCHITECTS LLP 1223 SW WASHINGTON STREET, SUITE 200 PORTLAND OR 97204</p> <p>Owner: OREGON MUSEUM OF SCIENCE & INDUSTRY 1945 SE WATER AVE PORTLAND, OR 97214-3356</p>						
21-072548-000-00-EA	6116 NE WILLOW ST, 97213		Pre-Prmt Zoning Plan Chck.Other	7/30/21		Application
<p><i>New 9 unit apartment</i></p> <p>Legal Description: 1N2E31AD 00800 NORTHWEST MT TABOR BLOCK 2 LOT 8</p> <p>Applicant: ELSON NGUYEN HM GROUP LLC 3036 SE 131ST AVE PORTLAND OR 97236</p> <p>Owner: PHILLIP PREWETT 6116 NE WILLOW ST PORTLAND, OR 97213-4371</p>						

Total # of Early Assistance intakes: 9

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-208711-000-00-FP	3733 SE 73RD AVE, 97206	FP - Final Plat Review		7/27/21		Application
<p><i>Approval of a Preliminary Plan for a two-parcel partition that will result in two standard residential lots, Parcel 2 with the existing house and Parcel 1, 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, Bureau of Environmental Services (BES) and Site Development Section of BDS; 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. ; Show 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; ; Locate the existing septic system and reflect its location in association to the trees identified to be preserved. ; Removal of the pavers/walkway that straddles the new proposed property line. ; Any other information specifically noted in the conditions listed below. B. The final plat must show the following: 1. 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 Condition C.4 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: ;An Acknowledgement of Tree Preservation Land Use Conditions; legal document has been recorded as document no. _____, Multnomah County Deed Records. ; C. The following must occur prior to Final Plat approval: 1. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the septic system on the site. Tree Protection requirements must be put in place prior to locating and decommissioning of the septic system, in accordance with Condition D.1. 2. The applicant must meet the requirements of BES for the stormwater systems on the existing house to remain on Parcel 2. 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. 3. The applicant must meet the tree density standard of 11.50.050 on Parcel 2 with the existing house by either preserving existing trees, planting trees on the lot or making the equivalent payment into the City Tree Preservation and Planting Fund or a combination thereof. A finalized Zoning Permit must be obtained to document tree planting prior to final plat approval. Required Legal Documents 4. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to Parcel 1 and Parcel 2. A copy of the approved Tree Preservation Plan must be included as an Exhibit to the Acknowledgement. The acknowledgment shall be referenced on and recorded with the final plat. D. The following conditions are applicable to site preparation and the development of individual lots: 1. Development on Parcel 1 and Parcel 2 shall be in conformance with the Tree Preservation Plan (Exhibit C.1) and the applicant's arborist report (Exhibit A.17). Specifically, trees identified as #1-Black Walnut and #3-Common Fig are required to be preserved, with the root protection zones indicated on Exhibit C.1. Tree protection fencing is required along the root protection zone of the trees to be preserved. The fence must be 6-foot high chain link and be secured to the ground with 8-foot metal posts driven into the ground.</i></p>						
	Legal Description: 1S2E08DB 11600 MIDDLESEX S 100' OF E 1/2 OF LOT 6		Applicant: MATTHEW MORSE 3733 SE 73RD AVE PORTLAND, OR 97206		Owner: MATTHEW MORSE 3733 SE 73RD AVE PORTLAND, OR 97206	

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

Total # of Final Plat intakes: 1

21-071079-000-00-LU	157 NW MILLER RD, 97229	AD - Adjustment	Type 2 procedure	7/27/21		Pending
<p><i>ADDITION 1273 SF INCLUDING 2 BEDROOMS, 2 BATHROOMS & 1 LAUNDRY ROOM WITH 388 SF COVERED DECK TO EXISTING HOUSE. ADDITION 1749 SF ATTACHED GARAGE TO THE EXISTING HOUSE. NEED ADJUSTMENT TO 33.110.230 (MAIN ENTRANCES) & 33.110.253.D (LENGTH OF STREET-FACING GARAGE WALL) TO ALLOW AS DESIGN PROPOSED DUE TO THE DISCONNECTION BETWEEN THE BUILDING AND FACING ROAD.</i></p>						
	Legal Description: 1N1W36CD 00900 SECTION 36 1N 1W TL 900 4.31 ACRES		Applicant: MINH NGUYEN SI DECOR ARCHITECTURAL & INTERIOR 36 NE 113TH PLACE PORTLAND, OREGON		Owner: CHUNYAN MAI 400 N THOMPSON ST PORTLAND, OR 97227 Owner: MYCHAEL MAI 400 N THOMPSON ST PORTLAND, OR 97227	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-072893-000-00-LU	4538 NE 21ST AVE, 97211	AD - Adjustment	Type 2 procedure	7/30/21		Pending
	<p><i>Construction of an new 12'x33' attached garage between the existing dwelling and the northerly property line will require two (2) adjustments. 1. The first adjustment would be to allow the length of the garage to be 33 feet as opposed to 24 feet, as allowed. 2. The second adjustment is to allow a reduced side yard setback for the northerly property line from the required five (5) feet to a 2.5 inch setback to the overhanging eaves.</i></p>					
	Legal Description: 1N1E23AD 21300 VERNON BLOCK 58 S 40' OF LOT 2		Applicant: JENAI FITZPATRICK FITZ DESIGN GROUP 11651 SE 129TH AVENUE HAPPY VALLEY OR 97086 USA		Owner: THOMAS BLANCHARD 4538 NE 21ST AVE PORTLAND, OR 97211-5827	

21-071862-000-00-LU	60 SE MADISON ST, 97214	AD - Adjustment	Type 2 procedure	7/28/21		Pending
	<p><i>Requesting an adjustment to zoning code section 33.5103.225, which requires certain dimensional standards to comply with the active streets designation on the SE Water Avenue frontage of this site. Remove existing building. Construct new 7,644 square foot building (fully covering property after 2' dedication on both frontages). The west 45 feet of building is occupied by five catering kitchens with customer retail/seating along the west frontage; each catering kitchen has a second story area occupying the east 30 feet, allowing a high ceiling in the customer area. The east 53 feet of the building is occupied by parking and service/utility spaces - the height matches that of the two-story catering kitchens. The full width of the West (Water Avenue) frontage of the building is glazed storefront from 3' above the floor to 12' above the floor; a storm water flow through planter occupies the bottom 3'.</i></p>					
	Legal Description: 1S1E03AD 06500		Applicant: STEWART STRAUS STEWART GORDON STRAUS ARCHITECT 3800 SW CEDAR HILLS BLVD SUITE 226 BEAVERTON OR 97005		Owner: MADISON WATER LLC 819 SE MORRISON ST #110 PORTLAND, OR 97214	

Total # of LU AD - Adjustment permit intakes: 3

21-070239-000-00-LU	321 NE DAVIS ST, 97232	DZ - Design Review	Type 2 procedure	7/26/21		Pending
	<p><i>We are proposing to remove an existing flush wood door, existing concrete curbs and chainlink gates from an existing warehouse loading dock area at 321 NE Davis St. The chainlink swinging gates would be replaced with a metal scissors gate system for security and the ability to be 2 out of the way 2 when open. The single flush wood door would be replaced with two separated glass storefront doors, one with sidelight. These doors would match the existing entry door to the offices at the West portion of building. We also propose a new planter and screenwall to separate the pedestrian entry from a covered patio area used by the building tenants. Both areas are open to the sidewalk.</i></p>					
	Legal Description: 1N1E34DA 01000 EAST PORTLAND BLOCK 74 LOT 3&4 TL 1000		Applicant: MARK ANNEN ANNEN ARCHITECTURE, LLC 3778 SE 10TH AVENUE PORTLAND, OR 97202		Owner: LUCAS BITAR LP 9828 E BURNSIDE ST #200 PORTLAND, OR 97216-2363	Owner: 321 NE DAVIS STREET LLC 9828 E BURNSIDE ST #200 PORTLAND, OR 97216-2363

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

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-072667-000-00-LU	2239 NE 19TH AVE, 97212	HRM - Historic Resource Review w/Modifications	Type 2 procedure	7/30/21		Pending
<p><i>Add a small addition to the west side of the existing house and move a few windows to accommodate interior plan changes. Add a small addition to the existing garage and move the location of the garage door. Add a new driveway in front of the relocated garage door. 4 modifications proposed for setbacks and parking and loading standards. This is a contributing resource in the Irvington Historic District.</i></p>						
<p>Legal Description: 1N1E26DB 10900 IRVINGTON BLOCK 36 LOT 1&2</p>			<p>Applicant: MARIA COHEN MARIA COHEN DESIGN 33 N HOLMAN ST PORTLAND OREGON 97217</p>		<p>Owner: TRACY SEVERSON 2239 NE 19TH AVE PORTLAND, OR 97212</p> <p>Owner: COURTNEY SEVERSON 2239 NE 19TH AVE PORTLAND, OR 97212</p>	

Total # of LU HRM - Historic Resource Review w/Modifications permit intakes: 1

21-071014-000-00-LU	3911 SE 32ND AVE, 97202	LDP - Land Division Review (Partition)	Type 1x procedure	7/27/21		Pending
<p><i>2-parcel partition (of Tract 1 of recently approved and recorded PLA - 21-010933-PR)</i></p>						
<p>Legal Description: 1S1E12CA 09900 KENILWORTH BLOCK 7 LOT 17&18</p>			<p>Applicant: DANIEL SILVEY DBS GROUP LLC PO BOX 96 TUALATIN OR 97062</p>		<p>Owner: D.B.S. GROUP LLC PO BOX 96 TUALATIN, OR 97062</p>	

21-072863-000-00-LU	6228 SE 14TH AVE, 97202	LDP - Land Division Review (Partition)	Type 1x procedure	7/30/21		Pending
<p><i>Divide existing 5,000 SF lot into two 2,500 SF lots (25'x100'). New lots to be 2,500 SF total. Proposal is to use 33.110.250.E.b.(2) Allowing standards for lots in R2.5 Zone to apply</i></p>						
<p>Legal Description: 1S1E14CD 01700 TOLMAN TR BLOCK 16 LOT 1</p>			<p>Applicant: AURYN WHITE BAMA ARCHITECTURE 7350 SE MILWAUKIE AVENUE PORTLAND OR 97202 USA</p>		<p>Owner: JOSEPH BRADFORD 7316 SE 31ST AVE PORTLAND, OR 97202</p> <p>Owner: HALLIE PARSONS 7316 SE 31ST AVE PORTLAND, OR 97202</p>	

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

Total # of Land Use Review intakes: 7