

Early Assistance Intakes

Parameters: Begin intake date: **7/1/2021** End intake date: **7/31/2021**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-064475-000-00-EA	1706 NW 24TH AVE, 97210		DA - Design Advice Request	7/9/21		Pending - EA
<p><i>DZ HEARING - Construction of a new, 4-story, 40,000 sf mass timber office building and 1,250 sf single story office building for a single tenant. The 34,036 sf site has frontages on NW Thurman St, NW Savier St and NW 24th Ave. The main office building will occupy the corner of Savier St and 24th Avenue and the single story office building will front Thurman St. The two buildings will be linked by a pedestrian path and a green space will occupy the center of the site. The remaining site area will be 34 surface parking spaces and one loading space. Stormwater will be handled on site with dry wells.</i></p>						
	Legal Description: 1N1E28CC 08500 BALCHS ADD BLOCK 312 TL 8500		Applicant: DOUG SHEETS LEVER ARCHITECTURE 4713 N ALBINA AVE, FOURTH FLOOR PORTLAND, OR 97217		Owner: 1706 NW 24TH LLC 116 NE 6TH AVE #400 PORTLAND, OR 97232-2904	
21-068595-000-00-EA	135 NW PARK AVE, 97209		DA - Design Advice Request	7/20/21		Pending - EA
<p><i>DZ HEARING - New Hotel, 5 (Type IIIB) over 1 (Type IA), 94,000 square feet, 174 units, 1 Type B onsite loading space, ecoroof and flow through planter for onsite stormwater.</i></p>						
	Legal Description: 1N1E34CB 08800 COUCHS ADD BLOCK 57 LOT 8		Applicant: GARY GOLLA SERA ARCHITECTS 338 NW 5TH AVE PORTLAND, OR 97029 Applicant: JON MCAULEY SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209		Owner: SMITHCO PROPERTIES INC 230 NW 10TH AVE PORTLAND, OR 97209	
21-066780-000-00-EA	1947 NW OVERTON ST, 97209		DA - Design Advice Request	7/15/21		Cancelled
<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 Applicant: ROY PYATT LANDERHOLM PO BOX 1086 VANCOUVER, WA 98666		Owner: P & S LLC 805 BROADWAY ST STE 1000 VANCOUVER, WA 98660	

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21-068509-000-00-EA	6519 N MONTANA AVE, 97217		EA-Zoning & Inf. Bur.- no mtg	7/26/21		Completed
<p><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></p>						
	<p>Legal Description: 1N1E15BC 13100 GOOD MORNING ADD BLOCK 2 S 6 2/3' OF LOT 14 LOT 15</p>		<p>Applicant: JOHN WRIGHT WRIGHT ARCHITECTURE 2222 NE OREGON ST, #213 PORTLAND OR 97232</p>		<p>Owner: LISA GRAGE 3551 COUER D ALENE DR WEST LINN, OR 97068</p> <p>Owner: KENNETH GRAGE 3551 COUER D ALENE DR WEST LINN, OR 97068</p> <p>Owner: MONTANA PORTLAND LOFTS LLC 10117 SE SUNNYSIDE RD STE F707 CLACKAMAS, OR 97015</p>	
21-072100-000-00-EA	5112 SE WOODSTOCK BLVD, 97206		EA-Zoning & Inf. Bur.- no mtg	7/29/21		Completed
<p><i>Development of 30-35 residential units and associated sitework. Stormwater management methods TBD.</i></p>						
	<p>Legal Description: 1S2E18DC 15000 LORRINTON BLOCK 1 LOT 5</p>		<p>Applicant: ROBERT PILE HOMMA INC 3280 ROUND HILL DR HAYWARD CA 94542 USA</p>		<p>Owner: HALIFAX CORP 10001 SE SUNNYSIDE RD #200 CLACKAMAS, OR 97015-9739</p>	
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>						
	<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)</p>		<p>Applicant: TJ WILLIAMS OWENS CORNING 11958 DEER VALLEY TRAIL DUBUQUE IA 52001 USA</p>		<p>Owner: OWENS CORNING ROOFING & ASPHALT LLC 13155 NOEL RD #100 DALLAS, TX 75240</p>	

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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			
21-071084-000-00-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	
21-070292-000-00-EA	5061 N LAGOON AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	7/27/21		Pending - EA
<p><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></p>						
	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	
21-065851-000-00-EA	233 N FREMONT ST, 97227		EA-Zoning & Inf. Bur.- w/mtg	7/13/21		Completed
<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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21-068531-000-00-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	
21-066965-000-00-EA	7525 N RICHMOND AVE, 97203		EA-Zoning & Inf. Bur.- w/mtg	7/15/21		Completed
<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			
21-071856-000-00-EA	13201 N LOMBARD ST, 97203		EA-Zoning & Inf. Bur.- w/mtg	7/29/21		Pending - EA
<p><i>Re-purposing an open field for a gravel exterior storage area. Stormwater infiltration is anticipated pending geotechnical report findings.</i></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		Applicant: MATT JOHNSON KPFF 111 SW 5TH AVE, STE 2600 PORTLAND OR 97204		Owner: SHERWIN WILLIAMS CO PO BOX 6027 CLEVELAND, OH 44101	
			Applicant: ANDREW WIETSTOCK DRA ADVISORS 505 SANSOME ST #1975 SAN FRANCISCO, CA 94111		Owner: RANGER N LOMBARD LLC PO BOX 6027 CLEVELAND, OH 44101	

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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	
21-063894-000-00-EA	NW BROADWAY, 97209		EA-Zoning & Inf. Bur.- w/mtg	7/7/21		Pending - EA
<p><i>Upcoming code info (submittal of LU after 8/1/21): PNCA (the property lessor) proposes site improvements to existing surface parking lot to include a fenced perimeter, new pole lighting, auto access control gate and cameras.</i></p>						
	Legal Description: 1N1E34BC 07700 COUCHS ADD BLOCK 112&S TL 7700		Applicant: MICHAEL ROBERTS LRS ARCHITECTS 720 NW DAVIS ST PORTLAND OR 97209		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
21-066992-000-00-EA	, 97219		EA-Zoning Only - no mtg	7/15/21		Completed
<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	
21-067948-000-00-EA	1515 SE 31ST AVE, 97214		EA-Zoning Only - w/mtg	7/19/21		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, screened within two new FRP antenna enclosures, and rooftop equipment cabinet on the existing rooftop.</i></p>						
	Legal Description: 1S1E01CA 04900 GIESE ADD BLOCK 1 LOT 15&16 EXC PT IN ST		Applicant: CRAIG BRUNKENHOEFER DISH WIRELESS, LLC PORTLAND OR USA		Owner: ORE 1515 SE 31ST LLC 6520 EARL AVE NW SEATTLE, WA 98117	

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21-064605-000-00-EA	2305 SE 82ND AVE, 97216		EA-Zoning Only - w/mtg	7/14/21		Completed
<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	
21-068460-000-00-EA	3640 NW ST HELENS RD, 97210		PC - PreApplication Conference	7/20/21		Cancelled
<p><i>Proposal to implement the Portland Renewable Compressed Natural Gas (R-CNG) Dispensing Station. Initially, the proposed improvements would enable the conversion of trucks from diesel fuel to R-CNG fuel, aiding in the ongoing abatement of carbon dioxide (CO2). These are trucks that are currently coming to the terminal to load fuel. In addition, the R-CNG station would be available to other local fleet vehicles and R-CNG fueled passenger cars.</i></p>						
	Legal Description: 1N1E19DD 01000 SECTION 19 1N 1E TL 1000 12.91 ACRES LAND & IMPS SEE R646354 (R941190331) FOR MACH & EQUIP		Applicant: JOSHUA LAKOMIAK SHELL PIPELINE COMPANY 3800 NW ST HELENS RD PORTLAND, OR 97210		Owner: TRITON WEST LLC PO BOX 4369 HOUSTON, TX 77210-4369 Owner: TRITON WEST LLC 150 N DAIRY ASHFORD RD. WOODCREEK BUILDING A, FLOOR 4 HOUSTON, TX 77079	
21-071545-000-00-EA	SE WATER AVE, 97214		PC - PreApplication Conference	7/29/21		Pending - EA
<p><i>A Pre-Application Conference to discuss a Central City Master Plan for redevelopment of multiple properties into a pedestrian- and transit-oriented district along the Willamette River in the Central Eastside.</i></p>						
	Legal Description: 1S1E03D 00500 SECTION 03 1S 1E TL 500 2.22 ACRES		Applicant: ALLISON ROUSE ZGF ARCHITECTS LLP 1223 SW WASHINGTON STREET, SUITE 200 PORTLAND OR 97204		Owner: OREGON MUSEUM OF SCIENCE & INDUSTRY 1945 SE WATER AVE PORTLAND, OR 97214-3356	
21-064368-000-00-EA	, 97219		Public Works Inquiry	7/7/21		Completed
<p><i>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	

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Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
Total # of Early Assistance intakes: 21						
20-208711-000-00-FP	3733 SE 73RD AVE, 97206	FP - Final Plat Review		7/28/21		Under Review
	<i>Final plat to create two parcels.</i>					
	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	
20-102416-000-00-FP	8725 SE 91ST AVE, 97266	FP - Final Plat Review		7/13/21		Under Review
	<i>Final plat to create 2 parcels</i>					
	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	
20-198928-000-00-FP	4908 SE 59TH AVE, 97206	FP - Final Plat Review		7/27/21		Under Review
	<i>Final plat to create two parcels.</i>					
	Legal Description: 1S2E18AA 13500 SECTION 18 1S 2E TL 13500 0.24 ACRES		Applicant: DMITRY SHMELEV 6048 SE KNAPP ST PORTLAND, OR 97206-7546		Owner: ROBERT GRIGORYAN 23920 NE 28TH ST CAMAS, WA 98607	Owner: ALEKSANDR BEGLETS 3728 NE 115TH AVE PORTLAND, OR 97220

Total # of FP FP - Final Plat Review permit intakes: 3

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Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-071862-000-00-LU	60 SE MADISON ST, 97214	AD - Adjustment	Type 2 procedure	7/28/21		Incomplete
<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>						
<p>Legal Description: 1S1E03AD 06500</p>			<p>Applicant: STEWART STRAUS STEWART GORDON STRAUS ARCHITECT 3800 SW CEDAR HILLS BLVD SUITE 226 BEAVERTON OR 97005</p>		<p>Owner: MADISON WATER LLC 819 SE MORRISON ST #110 PORTLAND, OR 97214</p>	
21-072893-000-00-LU	4538 NE 21ST AVE, 97211	AD - Adjustment	Type 2 procedure	7/30/21		Incomplete
<p><i>Construction of a 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>						
<p>Legal Description: 1N1E23AD 21300 VERNON BLOCK 58 S 40' OF LOT 2</p>			<p>Applicant: JENAI FITZPATRICK FITZ DESIGN GROUP 11651 SE 129TH AVENUE HAPPY VALLEY OR 97086 USA</p>		<p>Owner: THOMAS BLANCHARD 4538 NE 21ST AVE PORTLAND, OR 97211-5827</p>	
21-062600-000-00-LU	1333 S PALATINE HILL RD, 97219	AD - Adjustment	Type 2 procedure	7/1/21		Pending
<p><i>The applicant is proposing to deconstruct an existing 3,368 square foot 2-story residence and construct a new residence, which includes a 3,179 square foot first floor, 3,122 square foot 2nd floor, a 1,575 square foot garage, and a 602 square foot covered porch. The Portland Zoning Code requires that the maximum building coverage for a site of this size (19,700 square feet) be limited to a maximum 4,455 square feet (Section 33.110.225; Table 110-5). The building coverage for the proposed development would be 5,434 square feet. An Adjustment is therefore required to increase the maximum building coverage from 4,455 square feet (22.6%) To 5,434 square feet (27.5%).</i></p>						
<p>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</p>			<p>Applicant: PHIL SYDNOR INTEGRATE ARCHITECTURE & PLANNING INC 1715 N TERRY ST PORTLAND, OR 97217</p>		<p>Owner: ERNEST III SPADA 8448 NE 33RD DR PORTLAND, OR 97211</p>	

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21-068501-000-00-LU	2553 SW ARDEN RD, 97201	AD - Adjustment	Type 2 procedure	7/20/21		Incomplete
<p><i>New 2nd story addition on the north end of the property. The 1st floor includes the kitchen and a 1/2 bath. The 2nd floor will include 2 bedrooms and a full bath. The property is zoned R10 with no overlay zones. We're requesting an adjustment to Table 110.3 and 33.110.220 to allow for a reduced front and side setback (4'-4" side setback, 2'-4" at the eaves. The front setback will be 12'-1" at the NE corner and 13'-10" at the SE corner, 10'-1" and 11'-10" eaves respectively.)</i></p>						
<p>Legal Description: 1S1E09BB 09500 GREENWAY BLOCK F LOT 11 TL 9500</p>			<p>Applicant: JOEL FRALEY FRALEY + COMPANY 4234 SE BOISE ST PORTLAND OR USA</p>		<p>Owner: MEGAN E STERN REV TR 2553 SW ARDEN RD PORTLAND, OR 97201</p> <p>Owner: DANIEL T STERN REV TR 2553 SW ARDEN RD PORTLAND, OR 97201</p>	
21-067592-000-00-LU	9110 N CENTRAL ST, 97203	AD - Adjustment	Type 2 procedure	7/16/21		Incomplete
<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>						
<p>Legal Description: 1N1W01CD 01503 LOT 3</p>			<p>Applicant: MARK DANE MARK DANE PLANNING 12725 SW GLENHAVEN ST PORTLAND, OR 97225</p>		<p>Owner: LOIS AZUMANO PO BOX 83843 PORTLAND, OR 97283</p> <p>Owner: JAMES AZUMANO PO BOX 83843 PORTLAND, OR 97283</p>	
21-071079-000-00-LU	157 NW MILLER RD, 97229	AD - Adjustment	Type 2 procedure	7/27/21		Pending
<p><i>The applicant proposes to add approximately 3,022 square feet to the existing house on this site. The addition to the east side of the house will expand the garage and the addition to the south side of the house will add 2 new bedrooms and bathrooms. The applicant requests approval of the following Adjustments to Zoning Code requirements for this project: ζ To increase the maximum distance between the longest street-facing wall of living space and the main entrance to the house from 8 feet to 75 feet (Zoning Code Section 33.110.230.C.1). The existing main entrance to the house will not change, but the new addition to the south side of the house will move the longest street-facing wall of living space further from the existing main entrance. ζ To increase the maximum width of the street-facing garage wall from 56 feet to 63 feet, or about 57% of the total street-facing width of the house (Zoning Code Section 33.110.253.D.3.a).</i></p>						
<p>Legal Description: 1N1W36CD 00900 SECTION 36 1N 1W TL 900 4.31 ACRES</p>			<p>Applicant: MINH NGUYEN SI DECOR ARCHITECTURAL & INTERIOR 36 NE 113TH PLACE PORTLAND, OREGON</p>		<p>Owner: CHUNYAN MAI 400 N THOMPSON ST PORTLAND, OR 97227</p> <p>Owner: MYCHAEL MAI 400 N THOMPSON ST PORTLAND, OR 97227</p>	

Total # of LU AD - Adjustment permit intakes: 6

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-068956-000-00-LU	2211 SW 4TH AVE, 97201	DZ - Design Review	Type 2 procedure	7/21/21		Pending
<p>The applicant requests Design Review approval to modify an existing canopy along SW Grant Street on the recently constructed 2211 SW 4th Avenue building to allow for underground vault access along the SW Grant Street sidewalk frontage. The original canopies, approved and built per LU 16-129367 DZM, were later found to be blocking crane access for these electrical transformers located in underground vaults in the SW Grant Street sidewalk right of way. The new proposal will use the same steel canopy materials and proportions, however the canopy projection from the building over the SW Grant Street sidewalk will be reduced from 6'0" to 3'0". Because the proposal is for alterations to existing development in the design overlay zone, Design Review is required.</p>						
<p>Legal Description: 1S1E04DD 01100 CARUTHERS ADD BLOCK 23 TL 1100</p>			<p>Applicant: DAN WILLIAMS FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND OR 97201</p>		<p>Owner: KOZ 2211 SW 4TH AVENUE LLC 1830 BICKFORD AVE #201 SNOHOMISH, WA 98290</p>	
21-062778-000-00-LU	1222 NE 102ND AVE, 97220	DZ - Design Review	Type 2 procedure	7/6/21	8/26/21	Decision Rendered
<p>Approval of a new exterior backup generator in the Gateway Plan District to be located at the east side of the subject property, adjacent to an existing exterior transformer, and screened by an F1 standard fence. This approval is per the approved site plans, Exhibits C-1 through C-3, signed and dated August 24, 2021, subject to the following conditions: A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 21-062778 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED." B. At the time of building permit submittal, a signed Certificate of Compliance form (https://www.portlandoregon.gov/bds/article/623658) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits. C. No field changes allowed.</p>						
<p>Legal Description: 1N2E34BB 04300 SECTION 34 1N 2E TL 4300 5.42 ACRES</p>			<p>Applicant: LEE LIZAMA PETERSEN STAGGS ARCHITECTS 5200 W STATE STREET BOISE ID 83703 USA</p>		<p>Owner: TJS INC PO BOX 990 MINNEAPOLIS, MN 55440-0990</p>	
21-063924-000-00-LU	711 SW ALDER ST	DZ - Design Review	Type 2 procedure	7/6/21		Void/ Withdrawn
<p>Painted sign with company logo (4' x 14', centered)</p>						
<p>Legal Description: 1N1E34CC 06800 U1</p>			<p>Applicant: PEGGY HOAG HOAG REAL ESTATE 711 SW ALDER ST PH PORTLAND, OR 97205</p>		<p>Owner: WINEMA LAND COMPANY LLC PO BOX 2519 PORTLAND, OR 97208</p>	
			<p>Applicant: MARK PHILLIPS HOAG REAL ESTATE 711 SW ALDER ST PH PORTLAND, OR 97205</p>			

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-069800-000-00-LU	2871 SE DIVISION ST, 97202	DZ - Design Review	Type 2 procedure	7/23/21		Pending
<p><i>The applicant is seeking Design Review approval for alterations to a previously approved building, currently under construction (LU 19-242381 DZM). The proposal includes seven (7) new fireplace vents on levels 2 and 3 of the west, south, and north elevations. The proposed vents are approximately 15' wide and 14' high. On the west elevation, vents are located below unit windows and will be painted to match the surrounding fiber cement panels. A similar condition occurs at the north elevation where one (1) vent penetrates ceraclad panels, and on the east elevation of a recess along the south elevation where one (1) vent penetrates the terra cotta cladding. The limit the visibility, four (4) of the seven (7) vents proposed are located within building recesses at balconies. The proposal also includes the installation of a cast bronze art piece proposed near the main entrance, in the entry court along SE Division. The sculpture is comprised of 1' x 3' stock of cast bronze and is 7'-7" at its widest and 7' tall from finish grade. The steel base support of the structure is concealed within a previously approved above-grade planter. Design review is required as the proposal includes non-exempt exterior alterations within a Design Overlay zone.</i></p>						
	Legal Description: 1S1E01CC 04500 SELDON PL BLOCK 1 LOT 4-6 S 1/2 OF LOT 6		Applicant: EMILY HAYS HACKER 555 SE MLK JR BLVD, STE 501 PORTLAND OR 97214 USA		Owner: DIVISION 28 LLC PO BOX 492268 LOS ANGELES, CA 90049-8268	
21-067416-000-00-LU	7215 SW GARDEN HOME RD	DZ - Design Review	Type 2 procedure	7/16/21		Incomplete
<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	
21-070239-000-00-LU	321 NE DAVIS ST, 97232	DZ - Design Review	Type 2 procedure	7/26/21		Incomplete
<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 out of the way 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: 6

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-064765-000-00-LU	3312 NE BROADWAY, 97232	DZM - Design Review w/ Modifications	Type 2 procedure	7/8/21		Void/ Withdrawn
<p><i>Maintenance and repair of existing brick, stucco, as well as the replacement or repair of existing storefront and windows. Modification to Minimum Landscape Area (33.130.225) is requested as part of this proposal.</i></p>						
	Legal Description: 1N1E25DC 16500 RULLMANS ADD LOT 1-3 EXC R/W W 4.7' OF LOT 4 EXC R/W		Applicant: MELISSA MEINERS KOBLE CREATIVE 2117 NE OREGON STREET, #201 PORTLAND OR 97232		Owner: GRANT PARK PARKING LLC 127 E MAIN STE 301 MISSOULA, MT 59802 Owner: 3300 NE BROADWAY LLC 127 E MAIN STE 301 MISSOULA, MT 59802	

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

21-069862-000-00-LU	6905 SE DEARDORFF RD, 97236	EN - Environmental Review	Type 1x procedure	7/23/21		Incomplete
<p><i>The Cedar Crossing Restoration Project is a stream and floodplain restoration effort along a nearly 1,000-foot stretch of Johnson Creek. The project will include the removal of armored walls, grading of streambed and near-channel features, creation of floodplain wetlands, selective placement of large wood, and extensive revegetation with native species.</i></p>						
	Legal Description: 1S2E23AC 00300 SECTION 23 1S 2E TL 300 3.77 ACRES		Applicant: JOSHUA OWENS OTAK 808 SW THIRD AVE., STE 300 PORTLAND, OR 97204		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1000 PORTLAND, OR 97204-1912	

21-066628-000-00-LU	110 N TOMAHAWK IS DR, 97217	EN - Environmental Review	Type 2 procedure	7/14/21		Pending
<p><i>The applicant proposes to provide a stormwater outfall structure into the Oregon Slough/Columbia River on Tax Lot 300, which is needed for the construction of new apartment buildings on Tax Lot 400, south of N. Tomahawk Island Drive. The other elements of the new apartment project on Tax Lot 400 are not within the resource area of the Environmental Conservation overlay zone and are not included in this review. The proposed 30-inch stormwater outfall will accommodate treated stormwater from the proposed apartment complex and its associated improvements and transport it into the slough via pipe and vegetated rip-rap that will protect the bank from erosion. The proposal is for a 12-foot wide temporary disturbance area that will be replanted with native shrubs and groundcovers. The outfall is within the resource area of the Environmental Conservation overlay zone. Certain environmental standards must be met to allow the work to occur by right. In this case, the proposed work doesn't meet all the standards of 33.430.180 Standards for Stormwater Outfalls. Specifically, the project doesn't meet 33.430.180.A, which limits the width of temporary disturbance for the outfall to 10 feet; the also doesn't meet 33.430.180.H, which limits the size of an outfall to four-inches. Therefore, a Type II Environmental Review is required.</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	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-068101-000-00-LU	NE TOMAHAWK IS DR, 97217	EN - Environmental Review	Type 2 procedure	7/19/21		Incomplete
<p><i>Renovations to the existing Tomahawk Bay Marina including resource enhancement within the marina basin and adjacent and reconfiguring several existing piers to provide spaces for boathouses.</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	
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 boathouses.</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	

Total # of LU EN - Environmental Review permit intakes: 4

21-065094-000-00-LU	2701 NW VAUGHN ST, 97210	HR - Historic Resource Review	Type 1 procedure new	7/9/21	8/24/21	Decision Rendered
<p><i>Approval of the following exterior alterations to the Landmark Montgomery Ward & Company building located in the Northwest District neighborhood, to include the following: Removal of Existing AT&T Antennas and Equipment. AT&T is proposing to remove all existing AT&T antennas and equipment from the Montgomery Park sign on the building's rooftop, including removal of: o Three (3) Alpha sector panel antennas and all related equipment. o Three (3) beta sector panel antennas and all related equipment. o Three (3) gamma sector panel antennas and all related equipment. The additional accessory equipment located within the equipment room inside the building is proposed to remain in the equipment room. Proposed Antennas and Equipment. AT&T proposes to replace and relocate AT&T's antennas and equipment on the Montgomery Park building rooftop antennas as follows: Alpha Sector - inside wall of north parapet: o Three (3) Panel Antennas o Five (5) RRHs (Remote Radio Heads) o Three (3) Antenna Pipe Masts for mounting antennas and RRHs o One (1) DC6 Surge Suppression Beta Sector - inside wall of south parapet: o Three (3) Panel Antennas o Five (5) RRHs (Remote Radio Heads) o Three (3) Antenna Pipe Masts for mounting antennas and RRHs o One (1) DC6 Surge Suppression o Mounting hardware Gamma Sector z at rooftop penthouse structure: o Three (3) Panel Antennas o Five (5) RRHs (Remote Radio Heads) o One (1) DC6 Surge Suppression o Frame mounting hardware to side of penthouse o 9'6" FRP screen painted to match building Additional Rooftop Equipment o Cable trays with fiber cables and DC power cables to each new sector location, painted to match rooftop (cables will run from existing equipment room). Approval per Exhibits C-1 through C-17, signed and dated August 20, 2021, subject to the following conditions: A. As part of the building permit application submittal, the following development-related conditions (B through F) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 21-065094 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED." B. At the time of building permit submittal, a signed Certificate of Compliance form (https://www.portlandoregon.gov/bds/article/623658) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits. C. As a concealment measure, the top of the proposed antennas mounted to the inside wall of the parapet shall not extend higher from the top of the parapet (in between parapet piers) than the height of the proposed antenna. D. As a concealment measure, antennas at the parapet shall be mounted to the inside wall of the parapet and shall be located at parapet pier caps as shown. E. As a concealment measure, the proposed RF transparent shroud shall match the color and texture of the existing façade to which it is attached. F. No field changes allowed.</i></p>						
	Legal Description: 1N1E29D 00200 SECTION 29 1N 1E TL 200 11.06 ACRES ALSO SEE SUBS -0291 -0292		Applicant: COURTNEE GOMEZ SMARTLINK 3612 SE 168TH AVE VANCOUVER, WA 98683		Owner: UPG MONTGOMERY PARK PROPERTY OWNER LLC 1215 4TH AVE STE 600 SEATTLE, WA 98161	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-065793-000-00-LU	2224 NE 16TH AVE, 97212	HR - Historic Resource Review	Type 1x procedure	7/12/21		Pending
<p><i>The applicant is seeking Historic Resource Review approval for a proposal to make exterior alterations to a contributing resource in the Irvington Historic District. The proposed exterior alterations accompany a basement remodel and include the addition of three new egress windows and access wells. Existing basement windows that are approximately 9' tall x 30' wide will be removed and replaced with new wood framed casement egress windows that are the same width but taller with accompanying widow wells. The new windows will be painted to match the other existing windows on the house. The subject house is a single-family, two-story house in the Colonial Revival style. Its historic name is the Ralph K Pratt House. It was designed and built in 1924 by Robert B. Beat with horizontal board as a primary siding and shingle as a secondary siding. The house sits up and back from the street on a 5,000 SF lot facing west onto NE 16th Ave. Historic resource review is required because the proposal is for non-exempt exterior alterations on a 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>	
21-069088-000-00-LU	1010 SE ASH ST, 97214	HR - Historic Resource Review	Type 1x procedure	7/21/21		Incomplete
<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. First floor glazing updates</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>	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-062739-000-00-LU	113 SW NAITO PKWY, 97204	HR - Historic Resource Review	Type 2 procedure	7/1/21		Pending
<p>The applicant proposes exterior alterations within the boundary of the Landmark Smith Block Building property. The Smith Block Building, constructed in 1872, is a Local Landmark and contributing resource in the Skidmore/ Old Town Historic District. The proposed alterations include the following: <i>z</i> Installation of a new uncovered free-standing enclosure immediately south of the resource consisting of unfinished (Corten) steel posts with 3/16 <i>z</i> unfinished steel plates and 2 <i>z</i> by 2 <i>z</i> welded wire mesh panels. The enclosure has a single in-swinging gate on the East Elevation along SW Naito Pkwy and a single gate along the West (rear). <i>z</i> Installation of a 190 SF covered trash and recycling enclosure with a steel roll-up door and a person-door at the southwest corner of the site adjacent to a proposed egress path. The enclosure is proposed to be clad in unfinished (Corten) steel panels with a low parapet and a <i>z</i> flat <i>z</i> roof. A steel roll-up door and a person-door both with a <i>z</i> black <i>z</i> finish are proposed on the south and west elevations of the trash enclosure. <i>z</i> Installation of a lockable gate to provide secure access to an existing walk-in cooler located at the rear of the site along the south elevation of the Smith Block building. <i>z</i> Installation of a sunken patio immediately adjacent to the south exterior wall of the resource with a sloped accessible walkway from the sunken patio to the main courtyard area to be paved with concrete unit pavers. The larger courtyard area is intended to serve as an occupiable and accessible courtyard space for tenants and will be paved with larger format concrete pavers. In ground landscaping is proposed within the proposed enclosure along the west, south, and east perimeter of the courtyard. <i>z</i> Installation of low retaining walls between the sunken patio, courtyard, and western edge of the enclosure to accommodate grading required for the accessible design. The low retaining walls will consist of a modular block set in a running bond pattern. <i>z</i> Establish an asphalt paved egress pathway abutting the proposed enclosure and an existing surface parking lot on the property to the south. The egress pathway leads from the existing exterior building egress door/stair to the public way sidewalk on SW Naito. Unfinished (Corten) steel bollards are proposed along the full extent of the egress pathway running adjacent to the west and south property lines. <i>z</i> Installation of exterior lighting at the trash enclosure structure, south wall of the existing building, and egress pathway. Historic Resource Review is required because the proposal is for non-exempt alterations to a Local Historic Landmark within a historic district.</p>						
	Legal Description: 1N1E34DC 01600 PORTLAND BLOCK 27 LOT 1-3&7 TL 1600 HISTORIC PROPERTY 15 YR 2007, POTENTIAL ADDITIONAL TAX		Applicant: JON MCGREW HENNEBERY EDDY ARCHITECTS 921 SW MORRISON ST SUITE 250 PORTLAND OR 97205		Owner: MMI SMITH BLOCK LLC 111 SW COLUMBIA ST #1380 PORTLAND, OR 97201	
21-068953-000-00-LU	1911 SE LADD AVE, 97214	HR - Historic Resource Review	Type 2 procedure	7/21/21		Incomplete
<p>Installation of solar project (14 panels) on detached garage behind house. The panels are facing SE for best sun exposure for the solar to produce the required energy. Panels are not visible from the street. Total area of the solar array is 266 square feet. This is a contributing resource in the Ladd's Addition Historic District.</p>						
	Legal Description: 1S1E02DB 17900 LADDS ADD BLOCK 9 NLY 35' OF LOT 19		Applicant: HILARY CONWAY GREEN RIDGE SOLAR 19450 SW MOHAVE CT TUALATIN, OR 97062		Owner: ROSANNE LYNCH 1911 SE LADD AVE PORTLAND, OR 97214 Owner: JAMES CARROLL 1911 SE LADD AVE PORTLAND, OR 97214	
21-063897-000-00-LU	2137 NE 9TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	7/6/21		Incomplete
<p>This project will be an entire house remodel and 134 SF rear addition. The remodel and addition will consist of a guest suite in the basement, 134 SF kitchen & mud room addition on the main level, front and rear covered porch additions, and a primary bedroom with en-suite on the second level. The existing attic bathroom will be remodeled, and the entire homes exterior will be updated to bring it back to the traditional character it once had. Please refer to narrative for more in depth descriptions of the project. This is a contributing resource.</p>						
	Legal Description: 1N1E26CB 13400 WEST IRVINGTON BLOCK 106 LOT 7		Applicant: KRISTOPHER CELTNIIEKS SASQUATCH ARCHITECTURE 1129 SE MARKET ST PORTLAND, OR 97214		Owner: ERIC JOHNSON 2137 NE 9TH AVE PORTLAND, OR 97212-4007	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-065224-000-00-LU	2164 SW PARK PL, 97205	HR - Historic Resource Review	Type 2 procedure	7/9/21		Pending
<p><i>The applicant requests Historic Resource Review for alterations associated with water damage to a contributing resource in the Kings; Hill Historic District. The proposal includes replacing the shingle siding, metal roof and windows with similar new materials. Historic Resource Review is required because replacement is not exempt per Section 33.445.320.</i></p>						
	Legal Description: 1N1E33CD 04500 JOHNSONS ADD BLOCK 4 LOT 10-12		Applicant: DAVID MILLER HAYDEN CONSULTING ENGINEERS 12480 SW 68th Ave TIGARD, OR 97223		Owner: DBG PARK PLACE LLC 2164 SW PARK PL PORTLAND, OR 97205-1125	

Total # of LU HR - Historic Resource Review permit intakes: 7

21-064743-000-00-LU	2846 NE 11TH AVE, 97212	HRB - Historic Design Tier B	Type 1 procedure new	7/8/21		Pending
<p><i>The applicant seeks Historic Resource Review approval for exterior alterations to a contributing resource in the Irvington Historic District. The resource is a 2-story single-family residence constructed in 1925 in the English Cottage style, with wood shingle on the ground level and stucco above. This proposal is to remove four (4) existing double-hung wood windows located on the side and rear of the resource, and to add three (3) new double-hung wood windows. Historic Resource Review is required for non-exempt exterior alterations in a Historic District per Portland Zoning Code Section 33.445.320.A.</i></p>						
	Legal Description: 1N1E26BD 10100 IRVINGTON BLOCK 88 LOT 20		Applicant: PAMELA HUGHES 2846 NE 11TH AVE PORTLAND, OR 97212		Owner: PAMELA HUGHES 2846 NE 11TH AVE PORTLAND, OR 97212	
			Applicant: ADAM MACKEY 2846 NE 11TH AVE PORTLAND, OR 97212		Owner: ADAM MACKEY 2846 NE 11TH AVE PORTLAND, OR 97212	

Total # of LU HRB - Historic Design Tier B permit intakes: 1

21-072667-000-00-LU	2239 NE 19TH AVE, 97212	HRM - Historic Resource Review w/Modifications	Type 2 procedure	7/30/21		Incomplete
<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>						
	Legal Description: 1N1E26DB 10900 IRVINGTON BLOCK 36 LOT 1&2		Applicant: MARIA COHEN MARIA COHEN DESIGN 33 N HOLMAN ST PORTLAND OREGON 97217		Owner: TRACY SEVERSON 2239 NE 19TH AVE PORTLAND, OR 97212	
					Owner: COURTNEY SEVERSON 2239 NE 19TH AVE PORTLAND, OR 97212	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-069737-000-00-LU	2239 NE 19TH AVE, 97212	HRM - Historic Resource Review w/Modifications	Type 2 procedure	7/22/21		Void/ Withdrawn
<p><i>Remodel an existing garage and add a new driveway to the site. 4 modifications proposed for setbacks and parking and loading standards. This is a contributing resource in the Irvington Historic District.</i></p>						
	Legal Description: 1N1E26DB 10900 IRVINGTON BLOCK 36 LOT 1&2		Applicant: MARIA COHEN MARIA COHEN DESIGN 33 N HOLMAN ST PORTLAND OREGON 97217		Owner: TRACY SEVERSON 2239 NE 19TH AVE PORTLAND, OR 97212	Owner: COURTNEY SEVERSON 2239 NE 19TH AVE PORTLAND, OR 97212

Total # of LU HRM - Historic Resource Review w/Modifications permit intakes: 2

21-071014-000-00-LU	3911 SE 32ND AVE, 97202	LDP - Land Division Review (Partition)	Type 1x procedure	7/27/21		Pending
<p><i>The applicant is proposing to divide this 6,403 square foot site into two (2) parcels. The site is currently vacant after an existing house was removed under permit #21-032239 RS. Parcel 1 is 3,200 and Parcel 2 is 3,203 s.f. in area. Both parcels will be available for future residential development. Each lot is 32-ft. wide by 100-ft. in depth. A 16-inch dbh California Bay is located on Parcel 2 and is being proposed to be preserved to meet the tree preservation standard. In order to show feasibility of providing services and other criteria, the applicant has provided a conceptual development plan showing a single dwelling residence on each parcel with on-site parking accessed via a driveway from SE 32nd Avenue. This land division application is reviewed under the Zoning Code in effect the date the application was submitted, July 27, 2021. However, future development on these proposed lots would be subject to the zoning code regulations in effect at the time of permit submittal (new regulations became effective on August 1, 2021). This partition is reviewed through a Type 1x land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities, or services are proposed within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required (see 33.660.110). For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines ¿parcel¿ as a single unit of land created by a partition of land. The applicant¿s proposal is to create two units of land (2 parcels). Therefore, this land division is considered a partition.</i></p>						
	Legal Description: 1S1E12CA 09900 KENILWORTH BLOCK 7 LOT 17&18		Applicant: DANIEL SILVEY DBS GROUP LLC PO BOX 96 TUALATIN OR 97062		Owner: D.B.S. GROUP LLC PO BOX 96 TUALATIN, OR 97062	

21-072863-000-00-LU	6228 SE 14TH AVE, 97202	LDP - Land Division Review (Partition)	Type 1x procedure	7/30/21		Incomplete
<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>						
	Legal Description: 1S1E14CD 01700 TOLMAN TR BLOCK 16 LOT 1		Applicant: AURYN WHITE BAMA ARCHITECTURE 7350 SE MILWAUKIE AVENUE PORTLAND OR 97202 USA		Owner: JOSEPH BRADFORD 7316 SE 31ST AVE PORTLAND, OR 97202	Owner: HALLIE PARSONS 7316 SE 31ST AVE PORTLAND, OR 97202

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-065252-000-00-LU	11530 NE SISKIYOU ST, 97220	LDP - Land Division Review (Partition)	Type 1x procedure	7/9/21		Incomplete
<i>Two lot partition to create a new flag lot. Existing dwelling to remain on front lot.</i>						
	Legal Description: 1N2E27AC 00600 PARKROSE HTS BLOCK 16 LOT 10		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: ALEKSANDR PAVLOV 11530 NE SISKIYOU ST PORTLAND, OR 97220	
21-063676-000-00-LU	3616 SW POMONA ST, 97219	LDP - Land Division Review (Partition)	Type 2x procedure	7/6/21		Incomplete
<i>Divide into two parcels</i>						
	Legal Description: 1S1E32BA 03200 PARTITION PLAT 1993-42 LOT 1		Applicant: GRANT WILSON PO BOX 65759 VANCOUVER, WA 98665-0026		Owner: GRANT WILSON PO BOX 65759 VANCOUVER, WA 98665-0026	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 4						
21-065956-000-00-LU	1987 NW KEARNEY ST, 97209	NU - Nonconforming Situations Review	Type 2 procedure	7/12/21		Incomplete
<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>						
	Legal Description: 1N1E33AC 10800 COUCHS ADD BLOCK 269 W 40' 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	

Total # of LU NU - Nonconforming Situations Review permit intakes: 1

Total # of Land Use Review intakes: 32