

Early Assistance Intakes

Parameters: Begin intake date: **9/27/2021** End intake date: **10/3/2021**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-090112-000-00-EA	8137 SE 13TH AVE, 97202		DA - Design Advice Request	9/28/21		Pending - EA
<p><i>West portion of site is a Four-story, 45'-0" tall, Type V construction, 19-unit apartment building. No vehicular parking provided. 29 long-term bike parking spaces provided. Stormwater is managed on-site via dry wells/water quality planters as required. East portion of the site is a three-story, 35'-0" tall, Type V construction, 19-unit apartment building. No vehicular parking provided. 29 long-term bike parking spaces provided. Stormwater is managed on-site via dry wells/water quality planters as required.</i></p>						
<p>Legal Description: 1S1E23CD 12900 SELLWOOD BLOCK 49 LOT 3&4</p>			<p>Applicant: ROBERT THOMPSON TVA ARCHITECTS 920 SW 6TH AVE STE 1500 PORTLAND OR 97204</p>	<p>Owner: JAMES & NANCY NEVIN TR 40 MORNINGVIEW CIR LAKE OSWEGO, OR 97035</p>		
21-090225-000-00-EA	3624 SE 119TH AVE, 97266		EA-Zoning & Inf. Bur.- no mtg	9/27/21		Cancelled
<p><i>Multi-family development located at 3624 SE 119th Ave. with 16 dwelling units, 14 of them new townhouse-style units and 2 existing single-family dwellings. 16 off-street vehicular parking spaces. 28 long-term bike parking spaces, 16 of them within the units. 1 location on site, providing enclosure for trash and long-term bike parking. Common Outdoor Space accounting for 10% of the lot area. A single private drive aisle provides vehicular access to the townhouse units on site. On-site drywells located throughout to manage building and site run-off.</i></p>						
<p>Legal Description: 1S2E10DA 00900 SUBURBAN HMS CLUB TR BLOCK B LOT 10&24&25 TL 900</p>			<p>Applicant: CASEY MCGUIRL MCGUIRL DESIGNS & ARCHITECTURE 811 E BURNSIDE ST SUITE 224 PORTLAND OR 97214</p>	<p>Owner: MARCOS BARROS 12347 SE BOISE ST PORTLAND, OR 97236</p> <p>Owner: CRYSTAL BARROS 12347 SE BOISE ST PORTLAND, OR 97236</p>		
21-091948-000-00-EA	1210 NE SOUTH SHORE RD, 97211		EA-Zoning & Inf. Bur.- w/mtg	10/1/21		Application
<p><i>3-parcel partition for detached single-family dwellings, with one flag lot, and adjustment to maximum lot size</i></p>						
<p>Legal Description: 1N1E02CA 02800 SOUTH SHORE AC LOT 53 TL 2800</p>			<p>Applicant: DANELLE ISENHART ISENHART CONSULTING LLC PO BOX 2364 BEAVERTON OR 97075</p>	<p>Owner: SHAYLA RHIANE GARCIA 1210 NE SOUTH SHORE RD PORTLAND, OR 97211</p> <p>Owner: KYLE MICHAEL GARCIA 1210 NE SOUTH SHORE RD PORTLAND, OR 97211</p>		

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21-091729-000-00-EA	2707 NE 33RD AVE, 97212		EA-Zoning & Inf. Bur.- w/mtg	9/30/21		Application
<p><i>Installation of ground wireless communication equipment within a structure. The antenna equipment will be located on two utility poles.</i></p>						
	<p>Legal Description: 1N1E25BD 16500 LINLITHGOW PK BLOCK 1 LOT 1 ELY 40' OF LOT 2</p>		<p>Applicant: WILIAM PHINNEY J5 INFRASTRUCTURE PARTNERS PO BOX 1428 TUALATIN, OR 97062</p>		<p>Owner: SUNSHINE STATE PROPERTIES LLC 2707 NE 33RD AVE PORTLAND, OR 97212</p>	
21-091219-000-00-EA	3323 SW NAITO PKWY, 97239		EA-Zoning & Inf. Bur.- w/mtg	9/29/21		Application
<p><i>Assessment for both: land division, and adjustment review of southern portion of plot with intention to build a row home identical to 021 SW Whitaker St.</i></p>						
	<p>Legal Description: 1S1E10BC 06701 PARTITION PLAT 1995-65 LOT 3</p>		<p>Applicant: FERNANDO GALLARDO ANDALUZ WATERBIRTH/ARAGON SOFTWARE 21865 NE HIDDEN SPRINGS RD DUNDEE, OR 97115</p> <p>Applicant: KEEGAN GALLARDO VIVINT 21865 NE HIDDEN SPRINGS RD DUNDEE, OR 97115</p>		<p>Owner: JUSTICE PROPERTIES LLC PO BOX 657 NEWBERG, OR 97132</p>	
21-091109-000-00-EA	2251 SE 92ND AVE, 97216		EA-Zoning & Inf. Bur.- w/mtg	9/29/21		Application
<p><i>Develop new 2-story fourplex structure at the west end of existing lot. Maintain existing SFR. Stormwater is proposed to be handled by a medium-to-large drywell located on the NE portion of the site (pending appropriate infiltration rates verified by testing).</i></p>						
	<p>Legal Description: 1S2E04CD 11000 COVELL AC E 1/2 OF S 1/2 OF LOT 17 EXC PT IN ST</p>		<p>Applicant: GABRIEL DOMINEK DOMINEK ARCHITECTURE 2246 E BURNSIDE ST SUITE A PORTLAND, OR 97214</p>		<p>Owner: SANDRA LABRADA 2251 SE 92ND AVE PORTLAND, OR 97216</p> <p>Owner: MIGUEL LEYVA 2251 SE 92ND AVE PORTLAND, OR 97216</p>	

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21-090826-000-00-EA	11650 S RIVERWOOD RD, 97219		EA-Zoning & Inf. Bur.- w/mtg	9/28/21		Application
<p><i>Addition of 1,393 sf. of living space & kitchen to the existing structure on the top of our lot. This structure was a carriage house and now we would like to make it a functional house.</i></p>						
	Legal Description: 1S1E35AC 02700 RIVERWOOD LOT 5&6 TL 2700		Applicant: KEITH ABEL KEITH ABEL DESIGN, LLC 5757 RIDGETOP CT LAKE OSWEGO, OR 97035		Owner: KATHERINE COWAN 11650 S RIVERWOOD RD PORTLAND, OR 97219-8472	
					Owner: DONALD COWAN 11650 S RIVERWOOD RD PORTLAND, OR 97219-8472	
21-091237-000-00-EA	4427 SE DIVISION ST, 97206		EA-Zoning Only - w/mtg	9/29/21		Application
<p><i>Conversion of existing buildings with residential and S-1 occupancies to retail and residential occupancies; no expansion of footprint; on-site drywell stormwater disposal</i></p>						
	Legal Description: 1S2E06CC 14300 DIVISION ST ADD BLOCK 2 W 11' OF LOT 1 E 28' OF LOT 2		Applicant: DANIEL BRAMSKE EMA ARCHITECTURE, LLC 721 NW 9TH AVE SUITE 280 PORTLAND OR 97209		Owner: GEONOMIC DEVELOPMENTS, INC 4427 SE DIVISION ST PORTLAND, OR 97206	
21-090128-000-00-EA	395 NW BRYNWOOD LN, 97229		PC - PreApplication Conference	9/27/21		Application
<p><i>20 lots subdivision through a subdivision / PUD (depending on required adjustments). Property to be annexed into CWS district.</i></p>						
	Legal Description: 1N1W36CA 03200 SECTION 36 1N 1W TL 3200 10.09 ACRES SPLIT LEVY R324723 (R961361660)		Applicant: TYSON PATTERSON TOUCHDOWN PROPERTY GROUP PORTLAND OR USA		Owner: JEFFREY LEE 395 NW BRYNWOOD LN PORTLAND, OR 97229-6701	
21-091623-000-00-EA	, 97203		PC - PreApplication Conference	9/30/21		Application
<p><i>The primary project objectives are to improve the site, building, and heating and ventilation at the Lombard pump station, and to improve the force main in N Columbia Blvd.</i></p>						
	Legal Description: 2N1W36B 00200 RAMSEY LAKE IND'L PARK LOT C TL 200 SPLIT MAP R251977 (R687100030)		Applicant: CYRUS OSBORN CITY OF PORTLAND - BUREAU OF ENVIRONMENTAL SERVICES 400 SW 6TH AVE PORTLAND, OR 97204		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1000 PORTLAND, OR 97204-1912	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-091442-000-00-EA	NE 72ND AVE, 97218		Pre-Prmt Zoning Plan Chck.1-2 Fam.	9/30/21		Pending - EA
<p><i>Flag lot site: Proposed development new construction of a house and ADU. 20' sewer easement at south end of property. Stormwater plan in progress - soakage trenches and drywells assumed.</i></p>						
	Legal Description: 1N2E17CD 00303 PARTITION PLAT 2002-91 LOT 2		Applicant: JEFF GUGGENHEIM GUGGENHEIM ARCHITECTURE AND DESIGN STUDIO 915 NW 19TH SUITE C PORTLAND, OR 97209		Owner: DANIEL DURHAM 6930 NE HALSEY ST PORTLAND, OR 97213	
			Applicant: HANNAH MOORE GUGGENHEIM ARCHITECTURE AND DESIGN STUDIO, LLC 915 NW 19TH AVE, SUITE C PORTLAND, OR 97209			

Total # of Early Assistance intakes: 11

19-156500-000-00-FP	16030 SE GAIBLER LN - UNIT A, 97236	FP - Final Plat Review		9/30/21	Application
<p><i>Approval of a two-parcel partition for single-dwelling residential development, per the approved plans, Exhibits C.2, C.4, C.5, & C.6, and subject to the following conditions: A. Supplemental Plan. An additional supplemental plan shall be submitted with the final plat survey for Land Use Services and 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 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; ¿ All stormwater management facilities, existing and proposed. ¿ 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 Gaibler Lane and SE 160th Avenue. The required right-of-way dedication must be shown on the final plat. 2. A recording block for each of the legal documents such as an acknowledgement of special land use conditions, as required by Condition C.4, below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: ¿A Acknowledgement of Special Land Use Conditions for Tree Preservation has been recorded as document no. _____, Multnomah County Deed Records.¿ C. The following must occur prior to Final Plat approval: 1. The applicant must receive final inspection and approval of development permit(s) for the following alterations to the existing residence and garage/ADU to remain on Parcel 1 so that Title 33 development standards continue to be met after the land division. The following modifications have been identified: a. Construction of a breezeway between the garage of the ADU and the garage of the main house, as allowed per the definition of ¿attached structure¿ in 33.910.030. New doors will be installed in the walls of each garage to create the pedestrian connection under the breezeway. b. Removal of a sufficient portion of the enclosed stairway at the front of the garage/ADU so that it meets the minimum front setback of 20 feet (33.110.220). c. Alteration of location of the main entrance of the ADU from its current location to the west side of the structure to comply with 33.205.040.C.1, with access to the new main entrance provided via a raised deck that will be constructed over the breezeway noted in ¿a¿, above. Additional Conditions can be viewed in the attachments tab.</i></p>					
	Legal Description: 1S2E24DA 00500 SECTION 24 1S 2E TL 500 0.50 ACRES		Applicant: KELLI GROVER FIRWOOD DESIGN GROUP LLC 359 E HISTORIC COLUMBIA RIVER HWY TROUTDALE OR 97060		Owner: MARRY KARAM 16030 SE GAIBLER LN PORTLAND, OR 97236

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

Final Plat Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
Total # of Final Plat intakes: 1						
21-090030-000-00-LU	6235 SE CLATSOP ST, 97206	AD - Adjustment	Type 2 procedure	9/27/21		Pending
<p><i>Adjustment to garage entry setback from 18' to approximately 7'-7' (33.805.040). This structure was originally permitted via permit 93-101537 but inspections never did occur. We have been asked to start the permitting process as a new structure.</i></p> <p>Legal Description: 1S2E20CC 14701 PARTITION PLAT 2005-157 LOT 1</p> <p>Applicant: DAVE SPITZER DMS ARCHITECTS 2325 NE 19TH AVE PORTLAND OR 97212</p> <p>Owner: CHARLES TAYLOR P O BOX 1861 LAKE OSWEGO, OR 97035</p>						
Total # of LU AD - Adjustment permit intakes: 1						
21-091178-000-00-LU	2045 NE M L KING BLVD, 97212	HR - Historic Resource Review	Type 2 procedure	9/29/21		Pending
<p><i>Remodel existing storefront openings on the rear elevations of building, parking lot side. Add a new shade trellis structure over parking lot side plaza area.</i></p> <p>Legal Description: 1N1E27DA 07400 ALBINA BLOCK 20 LOT 10 LOT 12&13 EXC PT IN ST</p> <p>Applicant: MARK ANNEN ANNEN ARCHITECTURE, LLC 3778 SE 10TH AVENUE PORTLAND, OR 97202</p> <p>Owner: WSHC LLC 733 NW 20TH AVE PORTLAND, OR 97209</p>						
21-092035-000-00-LU	2615 NE 23RD AVE, 97212	HR - Historic Resource Review	Type 2 procedure	10/1/21		Pending
<p><i>Replacement backyard deck and proposed covered porch attached to existing home. Proposed detached backyard pavilion. Proposed new door into existing detached garage from backyard. New fence to replace entire existing deteriorating property fence. Stormwater - Downspout extensions / less than 500 SF of additional impervious surface added. This is a contributing resource in the Irvington Historic District.</i></p> <p>Legal Description: 1N1E26AD 16700 IRVINGTON BLOCK 10 S 10' OF LOT 3 LOT 4</p> <p>Applicant: SPENCER KROLL BOWLINE STUDIO 15323 KEASEY RD VERNONIA, OR 97064</p> <p>Owner: POURIA BASTANI 2615 NE 23RD AVE PORTLAND, OR 97212</p> <p>Owner: LINDSEY BASTANI 2615 NE 23RD AVE PORTLAND, OR 97212</p>						
21-091640-000-00-LU	1006 SE GRAND AVE, 97214	HR - Historic Resource Review	Type 2 procedure	9/29/21		Pending
<p><i>Design Revisions to the previously approved LU 20-208645 HRM. The seven story The Josephine Mixed-use project (previously ARCOA Mixed Use) features active ground floor retail space, structured vehicle and bike parking, loading, six floors of residential units and amenities.</i></p> <p>Legal Description: 1S1E02BC 01300 PARK ADD TO E P BLOCK 127 LOT 1&2 EXC PT IN ST LOT 7&8</p> <p>Applicant: JUSTIN CLOYD INK:BUILT ARCHITECTURE 2808 NE MLK JR BLVD, SUITE G PORTLAND, OR 97212</p> <p>Owner: ARCOA PARTNERS LLC 2222 NE OREGON ST #201 PORTLAND, OR 97232</p>						

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
Total # of LU HR - Historic Resource Review permit intakes: 3						
21-090868-000-00-LU	1715 NW COUCH ST, 97209	HRB - Historic Design Tier B	Type 1 procedure new	9/28/21		Pending
	<i>Removal and replacement of two compromised columns at the bell platform of the Cathedral's bell tower. This is a contributing resource.</i>					
	Legal Description: 1N1E33DB 05400 COUCHS ADD BLOCK 167 LOT 1-8		Applicant: THOMAS BERTRAND PROFESSIONAL ROOF CONSULTANTS 1108 SE GRAND AVE SUITE 300 PORTLAND OR 97214		Owner: ST MARY CATHOLIC CATHEDRAL OF IMMACULATE CONCEPTION OF PORTLAND OREGON 1716 NW DAVIS ST PORTLAND, OR 97209	
21-090612-000-00-LU	1646 SE ELLIOTT AVE, 97214	HRB - Historic Design Tier B	Type 1 procedure new	9/28/21		Pending
	<i>Historic Resource Review for exterior changes associated with remodel. This is a contributing resource in Ladd's Addition.</i>					
	Legal Description: 1S1E02DB 03100 LADDS ADD BLOCK 21 SWLY 30' OF LOT 18 NELY 20' OF LOT 21		Applicant: BRADLEE HERSEY FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND OR 97201		Owner: JUNE SCOFIELD PO BOX 1532 MENDOCINO, CA 95460	
Total # of LU HRB - Historic Design Tier B permit intakes: 2						
21-091619-000-00-LU	SW DICKINSON LN, 97219	LDP - Land Division Review (Partition)	Type 2x procedure	9/29/21		Pending
	<i>Partition property into two parcels, each 70-feet wide, with Tract for stream and Environmental Zone on South portion.</i>					
	Legal Description: 1S1E33CB 01800 DICKINSON SUB LOT 17		Applicant: ALEX KAYDALIN LOCUS CUSTOM HOMES 12981 SE MEADEHILL AVE HAPPY VALLEY OR 97086 USA		Owner: MINH BUI 11223 SE MALDEN ST PORTLAND, OR 97266-8014	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 1						
Total # of Land Use Review intakes: 7						