

Early Assistance Intakes

Parameters: Begin intake date: **10/4/2021** End intake date: **10/10/2021**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-093077-000-00-EA	4406 SE BELMONT ST, 97215		DA - Design Advice Request	10/7/21		Pending - EA
<p><i>Three-story, 35'-0" tall, Type V construction, 19-unit apartment building. No vehicular parking provided. 30 long-term bike parking spaces provided. Stormwater is managed on-site via dry wells or water quality planter.</i></p>						
	Legal Description: 1S2E06BB 11200 GLENCOE PK BLOCK 2 LOT 4 TL 11200		Applicant: BOB THOMPSON TVA ARCHITECTS 920 SW 6TH AVE #1500 PORTLAND OR 97204		Owner: LAWRENCE PROPERTY MANAGEMENT LLC 4430 SE BELMONT ST PORTLAND, OR 97215-1634	
21-094261-000-00-EA	12240 N JANTZEN DR, 97217		EA-Zoning & Inf. Bur.-w/mtg	10/8/21		Application
<p><i>Converting and existing bank into a dispensary. The existing building shall undergo minor interior alterations. No site work is expected unless property dedication is required.</i></p>						
	Legal Description: 2N1E34CA 00900 SECTION 34 2N 1E TL 900 0.62 ACRES		Applicant: DEREK METSON GREENBOX ARCHITECTURE 502 7TH ST #203 OREGON CITY OR 97045		Owner: UMATILLA INC PO BOX 2609 CARLSBAD, CA 92018-2609	
21-094333-000-00-EA	9475 N HORSESHOE AVE, 97217		EA-Zoning & Inf. Bur.-w/mtg	10/8/21		Application
<p><i>Per client-provided trip generation estimates, the proposed distribution facility is anticipated to generate 611 AM and 325 PM peak hour trips.</i></p>						
	Legal Description: 1N1E10 00201 LOT 1 LAND & IMPS		Applicant: DEVIN MOORE KIMLEY-HORN & ASSOCIATES INC 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320 LAS VEGAS NV 89119 USA		Owner: PROLOGIS LP 1800 WAZEE ST #500 DENVER, CO 80202-2526	
21-094254-000-00-EA	6907 N MARYLAND AVE, 97217		EA-Zoning & Inf. Bur.-w/mtg	10/8/21		Application
<p><i>Two-story multifamily residential development consisting of (16) units total, including a mix of studio and 1-bedroom units. Support spaces for residents includes an indoor bike storage room. Exterior site improvements include full ROW improvements along N. Maryland Avenue and N Saratoga Street frontages.</i></p>						
	Legal Description: 1N1E15BC 05600 GOOD MORNING ADD BLOCK 10 S 5' OF LOT 22 LOT 23&24		Applicant: MAURICE ROBB ACCESS ARCHITECTURE 500 W 8TH ST., STE 115B VANCOUVER, WA 98660		Owner: 6907 N MARYLAND LLC PO BOX 301427 PORTLAND, OR 97294	

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21-094280-000-00-EA	13318 SE RAMONA ST, 97236		EA-Zoning & Inf. Bur.- w/mtg	10/8/21		Application
<p><i>22 SFR on two adjacent lots with public and private street, stormwater will be as per PBOT requirements and shared drywells on site for SFR. Modeling it after development nearby at: 5908 SE 136TH AVE, and continuing the type of development adjacent to the south on 134th.</i></p>						
	<p>Legal Description: 1S2E14DB 07100 LAMARGENT PK NO 2 LOT 3 TL 7100</p>		<p>Applicant: MICHAEL SUSAK SUSAK PROPERTIES 6663 SW BEAVERTON-HILLSDALE HWY #194 PORTLAND OR 97225</p>		<p>Owner: SHARRON GRAF 13318 SE RAMONA ST PORTLAND, OR 97236-4117</p> <p>Owner: DONALD GRAF 13318 SE RAMONA ST PORTLAND, OR 97236-4117</p>	
21-093118-000-00-EA	3522 N BORTHWICK AVE, 97227		EA-Zoning & Inf. Bur.- w/mtg	10/5/21		Pending - EA
<p><i>PROJECT TO DEVELOP AND PERMIT THE DESIGN OF A NEW MULTI DWELLING DEVELOPMENT CONTAINING 5 NEW UNITS. EXISTING DETACHED HOUSE TO REMAIN. NO PARKING IS PROPOSED, STORMWATER TO BE CONSIDERED WITH DRY WELLS ON SITE.</i></p>						
	<p>Legal Description: 1N1E22CD 14400 CENTRAL ALBINA BLOCK 32 LOT 12</p>		<p>Applicant: SCOTT GOODNER HYBRID ARCHITECTURE 1205 E PIKE STREET, UNIT 2D SEATTLE WA 98122 USA</p> <p>Applicant: ROBERT HUMBLE HYBRID ARCHITECTURE 1205 E PIKE STREET, UNIT 2D SEATTLE WA 98122 USA</p>		<p>Owner: OWEN GABBERT 3522 N BORTHWICK AVE PORTLAND, OR 97227</p>	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-093886-000-00-EA	3113 N MISSISSIPPI AVE, 97227		PC - PreApplication Conference	10/7/21		Pending - EA
<p><i>The applicant, Fitzco Properties LLC, intends to request a Comprehensive Plan amendment and zone change to a site located at and around 3113-3149 N. Mississippi Ave. and 938-952 N. Cook St. as depicted on the site plan/zoning map included on Attachment 2 (the 'Site'). The Site is comprised of the following nine lots which are under common ownership: R139486, R139489, R139484, R139480, R139483, R139479, R139482, R139481 and R139478. The applicant is not proposing a specific development at the time of the zone change. The current Comprehensive Plan designation for the Site is Industrial Sanctuary (IS) and the current zoning designation for the Site is General Industrial 1 (IG1). The zoning pattern to the north of the Site includes properties with a Comprehensive Plan designation of Mixed Use - Urban Center (MU-U) or Multi-Dwelling - Urban Center (MD-U) and a zoning designation of Commercial Mixed Use 3 (CM3) or Residential Multi-Dwelling 3 (RM3). In general, these are located with the MU-U/CM3 properties along Mississippi and the MD-U/RM3 properties on the back portion of the block, away from Mississippi. The applicant intends to request a change in the Comprehensive Plan designation for the Site to Mixed Use - Urban Center (MU-U) or Multi-Dwelling - Urban Center (MD-U) and a change in the zoning designation for the Site to Commercial Mixed Use 3 (CM3) or Residential Multi-Dwelling 3 (RM3) to be consistent with other surrounding properties and, in particular, the zoning pattern for the area located across N. Cook St. and immediately to the north of the Site. We would appreciate feedback from staff on the appropriate zone or zones (and corresponding Comprehensive Plan designations) for the Site, including a configuration with CM3 along Mississippi and RM3 on the back portion of the block, away from Mississippi.</i></p>						
	Legal Description: 1N1E27BA 06200 COOKS ADD BLOCK 15 LOT 6 EXC W 15' LOT 7		Applicant: JAMES FITZHENRY FITZCO PROPERTIES LLC 3113 N MISSISSIPPI AVE PORTLAND, OR 97227		Owner: FITZCO PROPERTIES LLC 3113 N MISSISSIPPI AVE PORTLAND, OR 97227	
21-093623-000-00-EA	12363 SW CLARA LN, 97035		Public Works Inquiry	10/6/21		Pending - EA
<p><i>Public Works Inquiry / wants to get off septic and connect to public sewer.</i></p>						
	Legal Description: 1S1E33CB 03500 SECTION 33 1S 1E TL 3500 0.40 ACRES		Applicant: Dustin Shively 12363 SW Clara Ln Lake Oswego, OR 97035		Owner: JODI BROOKS 12363 CLARA LN LAKE OSWEGO, OR 97035-1166	
21-094074-000-00-EA	12635 SE KNAPP ST, 97236		Public Works Inquiry	10/7/21		Application
<p><i>Public Works Inquiry / sewer extension: 12635 SE Knapp st Portland, OR. (Empty lot). Proposal: New house and ADU, services by sewer line across the south side of 7127 SE 127th Ave, north to the nearest sewer which is at the north side of 7101 SE 127th Ave via easement from the affected property owner. Also hope to get details on where to tie in for the water and for the storm drain.</i></p>						
	Legal Description: 1S2E23BC 00300 SECTION 23 1S 2E TL 300 0.41 ACRES		Applicant: Daniel Tishchenko AZOV GROUP LLC 9920 SE CITY VIEW DR HAPPY VALLEY, OR 97086		Owner: DARET, HELGA K TR 7127 SE 127TH AVE PORTLAND, OR 97236-5009 Owner: DARET, ARTHUR W TR 7127 SE 127TH AVE PORTLAND, OR 97236-5009	

Total # of Early Assistance intakes: 9

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-219875-000-00-FP	12110 SE MARKET ST, 97216	FP - Final Plat Review		10/5/21		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition that will result in two multi-dwelling lots as illustrated with Exhibit C.1, subject to the following conditions: A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review, 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: ζ Any buildings or accessory structures on the site at the time of the final plat application; ζ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application; ζ The proposed general location of future building footprints and stormwater facilities for each of the vacant lots per condition C.2 below. ζ Any other information specifically noted in the conditions listed below. B. The final plat must show the following: 1. The applicant may meet the street dedication requirements of the City Engineer for SE Market St. along the frontage of Parcel 2 as proposed. The required right-of-way dedication may be shown on the final plat. Alternatively, the dedication can occur as required per condition D.2 below. 2. If required below, a private storm sewer easement, for the benefit of Parcels 1 and 2, shall be shown and labeled over the relevant portions of each Parcel. 3. 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.3 and C.4 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: ζA Declaration of Maintenance Agreement for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records.ζ C. The following must occur prior to Final Plat approval: Access 1. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for Parcel 2, as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in the new units on Parcel 2 more than 150ζ from approved fire apparatus access, if applying the exception unless a Fire Code appeal is approved. An Acknowledgement of Special Land Use Conditions describing the sprinkler requirement must be referenced on and recorded with the final plat. Existing Development 2. Documentation of the location of the stormwater disposal system for the existing Duplex on Parcel 1 shall be submitted to the Bureau of Environmental Services. The location of any existing or required stormwater systems serving the existing duplex must be shown on the Supplemental Plan. If, as a result of final plat approval, the stormwater system for the existing duplex will extend beyond the boundaries of Parcel 1 (the lot with the existing duplex), then the applicant must meet one of the following: ζ Modify the existing system to meet the Cityζs Stormwater Management Manual and other BES requirements. Obtain finalized permits as necessary prior to final plat. Or alternatively, ζ Obtain approval of a plumbing code appeal from BDS (if necessary) and provide a private stormwater easement over Parcel 1 for the benefit of Parcel 2 on the final plat, or other legally acceptable instrument as approved through the appeal review, as necessary. Required Legal Documents 3. If required, a Maintenance Agreement shall be executed for the Stormwater Management Easement described in Condition C.2 above. The agreement shall include provisions assigning maintenance responsibilities for the easement area and any shared facilities within that area, consistent with the</i></p>						
	Legal Description: 1S2E03DA 00200 D & O LITTLE HMS SUB 1 LOT 12 TL 200		Applicant: ANTOINE DEAN 4540 NE 22ND AVE PORTLAND, OR 97211		Owner: ANTOINE J JR DEAN 4540 NE 22ND AVE PORTLAND, OR 97211	

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

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21-092485-000-00-LU	NE KILLINGSWORTH ST, 97218	AD - Adjustment	Type 2 procedure	10/4/21		Pending
<p><i>Proposal for 2-way driveway per PBOT requirement without (2) 5-foot landscaping strips.</i></p>						
	Legal Description: 1N2E20BB 01042 HELENSVIEW HEIGHTS LOT 42		Applicant: MICHAEL GREGORY GREGORY MANAGEMENT LLC 19235 SE DEBORA DR DAMASCUS, OR 97089		Owner: GREGORY MANAGEMENT LLC 19235 SE DEBORA DR DAMASCUS, OR 97089	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-093632-000-00-LU	7906 SE 141ST AVE, 97236	AD - Adjustment	Type 2 procedure	10/6/21		Pending
<p><i>Construction of a garden shed ("she-shed"). Adjustment to rear set back.</i></p>						
	<p>Legal Description: 1S2E23DA 01700 EASTRIDGE PARK BLOCK 1 LOT 14</p>		<p>Applicant: ELDON LAMPSON 7906 SE 141ST AVE PORTLAND, OR 97236-5450</p>		<p>Owner: ELDON LAMPSON 7906 SE 141ST AVE PORTLAND, OR 97236-5450</p>	
					<p>Owner: DEBBIE SMITH-LAMPSON 7906 SE 141ST AVE PORTLAND, OR 97236-5450</p>	

Total # of LU AD - Adjustment permit intakes: 2

21-094203-000-00-LU	5515 SE MILWAUKIE AVE, 97202	CP_ZC - Comp Plan & Map Amend.	Type 3 procedure	10/8/21		Pending
<p><i>Request for Comprehensive Plan and Zoning Map amendments. The applicant is requesting to change the Comprehensive Plan designation on identified lots located west of SE Milwaukie Avenue from Mixed Use ¿ Neighborhood and R5 ¿ Residential 5,000 to Multi-Dwelling ¿ Urban Center and the Comprehensive Plan designation on a lot located east of SE Milwaukie Avenue from R2.5 ¿ Residential 2,500 to Multi-Dwelling ¿ Corridor. The applicant is also requesting to change the Zoning Map designation on the lots located west of SE Milwaukie Avenue from Commercial Mixed Use 1 and Residential 5,000 zoning to the Residential Multi-Dwelling 4 designation and to change the Zoning Map designation on the lot located east of SE Milwaukie Avenue from Residential 2,500 to the Residential Multi-Dwelling 2 zoning designation. No specific development is proposed on any of the subject lots at this time. No development proposed at this time.</i></p>						
	<p>Legal Description: 1S1E14DB 17000 BROWN'S TRACT BLOCK 5 LOT 5-7 INC PT VAC ST LOT 8, LAND & IMPS SEE R122536 (R110000511) FOR OTHER IMPS</p>		<p>Applicant: BLAINE WHITNEY CCG MANAGEMENT LLC 8555 SW APPLE WAY #110 PORTLAND, OR 97225</p>		<p>Owner: MARVIN LA PORTE 5515 SE MILWAUKIE AVE PORTLAND, OR 97202</p>	

Total # of LU CP_ZC - Comp Plan & Map Amend. permit intakes: 1

21-094597-000-00-LU	222 SW COLUMBIA ST, 97201	DZ - Design Review	Type 2 procedure	10/8/21		Pending
<p><i>Renovation of 5th floor storefront at the west and south facades to add doors accessing roof terraces. At the west roof terrace, add a steel framed glass overhead canopy matching the canopy at the 4th floor terrace.</i></p>						
	<p>Legal Description: 1S1E03BC 03100 PORTLAND BLOCK 130&131 TL 3100</p>		<p>Applicant: JAMES SMITH ANKROM MOISAN ARCHITECTS 38 NW DAVIS ST, SUITE 300 PORTLAND OR 97209</p>		<p>Owner: KC VENTURE LLC 222 SW COLUMBIA ST #700 PORTLAND, OR 97201</p>	

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
21-092441-000-00-LU	3333 NE 14TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	10/4/21		Pending
<p>1. Remove existing apparently unpermitted addition at SW of home. 2. Add a 2 story, approximately 322 SF addition to the rear of home 3. Replace deteriorated windows on the sides of home. This is a contributing resource in the Irvington Historic District.</p>						
	Legal Description: 1N1E26BA 00700 IRVINGTON BLOCK 71 S 47' OF LOT 7		Applicant: ASMUND TWETO ASMUND TWETO ARCHITECT 3727 NE 7TH AVE PORTLAND, OR 97212		Owner: KARLA HANSEN 3333 NE 14TH AVE PORTLAND, OR 97212-2214	
21-094177-000-00-LU	1524 SE POPLAR AVE, 97214	HR - Historic Resource Review	Type 2 procedure	10/7/21		Pending
<p>Removal of deck and mudroom on rear façade. New 9sf addition to rear corner of house, new deck, new door and windows in area of work which will fit with style of house better.</p>						
	Legal Description: 1S1E02DB 00500 LADDS ADD BLOCK 20 LOT 13		Applicant: COLIN JENSEN THESIS STUDIO ARCHITECTURE 1033 SE MAIN ST., STE 2 PORTLAND, OR 97214		Owner: PAUL D III HOGAN 1524 SE POPLAR AVE PORTLAND, OR 97214-4863 Owner: JAMIE ISENSTEIN 1524 SE POPLAR AVE PORTLAND, OR 97214-4863	
Total # of LU HR - Historic Resource Review permit intakes: 2						
21-093090-000-00-LU	2547 NE 14TH AVE, 97212	HRB - Historic Design Tier B	Type 1 procedure new	10/5/21		Pending
<p>Historic review of window replacement. This is a contributing resource in the Irvington Historic District.</p>						
	Legal Description: 1N1E26BD 16400 IRVINGTON BLOCK 75 LOT 6		Applicant: DAVID FERRIDAY FERRIDAY DESIGN 2611 SW SUNSET BLVD PORTLAND, OR 97239		Owner: RYAN RANGEL 2547 NE 14TH AVE PORTLAND, OR 97212 Owner: EMILY RANGEL 2547 NE 14TH AVE PORTLAND, OR 97212	
Total # of LU HRB - Historic Design Tier B permit intakes: 1						

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-092606-000-00-LU	3132 NE 22ND AVE, 97212	HRC - Historic Design Tier C	Type 1 procedure new	10/4/21		Void/ Withdrawn
<p><i>Adding an outdoor porch structure to the southern portion of the house which will be attached to the existing house. This is a contributing resource in the Irvington Historic District.</i></p>						
	<p>Legal Description: 1N1E26AA 14200 IRVINGTON BLOCK 13 LOT 12-14 TL 14200</p>		<p>Applicant: HENRY DAVISON BLAKELY POMEROY PROPERTIES LLC 3132 NE 22ND AVE PORTLAND, O 97212</p>		<p>Owner: TEAL DAVISON 3132 NE 22ND AVE PORTLAND, OR 97212-2425</p>	
					<p>Owner: HENRY DAVISON 3132 NE 22ND AVE PORTLAND, OR 97212-2425</p>	

Total # of LU HRC - Historic Design Tier C permit intakes: 1

21-092610-000-00-LU	2817 SE 145TH AVE, 97236	LDP - Land Division Review (Partition)	Type 1x procedure	10/4/21		Pending
<p><i>Retain existing single family detached home on Parcel 1. Create a new parcel with a flag pole for the placement of a new single family detached home. Retain existing utilities for existing home and provide new connections for the new home on Parcel 2.</i></p>						
	<p>Legal Description: 1S2E12BB 03300 SECTION 12 1S 2E TL 3300 0.36 ACRES</p>		<p>Applicant: MICHAEL CHAPEL PDX F2 LLC 11818 SE MILL PLAIN BLVD #203 VANCOUVER, WA 98684</p>		<p>Owner: VALENTINA FRAI 11818 SE MILL PLAIN BLVD #203 VANCOUVER, WA 98684</p>	
					<p>Owner: ANDREI FRAI 11818 SE MILL PLAIN BLVD #203 VANCOUVER, WA 98684</p>	

Total # of LU LDP - Land Division Review (Partition) permit intakes: 1

Total # of Land Use Review intakes: 9