



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | PLANNING & Building 541-917-7550

Notice of Filing

Tentative Replat

RL-01-24

April 30, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Alyssa Schrems** at **541-791-0176** or alyssa.schrems@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **May 14, 2024**.

APPLICATION INFORMATION

Proposal:	Replat to adjust a common property line between two properties.
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	Jason & Deena Marruffo, 3033 21st Avenue SE, Albany, OR 97322
Applicant's Representative:	Udell Engineering, C/O Laura LaRoque, 63 E Ash Street, Lebanon, OR 97355
Address/Location	3021 & 3033 21st Avenue SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-09CC Tax Lots 15100 and 15200
Zoning:	Residential Single Dwelling-Unit (RS-6.5)

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 100 feet of the development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Planning Commission or Hearings Board must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is 5:00 p.m. on May 14, 2024, 14 days from the date the City mails the Notice of Filing.

A location map and tentative plat are attached to this notice. All application materials are available at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please contact **Alyssa Schrems, project planner**, at **541-791-0176** or alyssa.schrems@albanyoregon.gov. Submit written comments to the Planning Division; PO Box 490, Albany, OR 97321 by May 14, 2024, by 5:00 pm. Any person submitting written comments will receive a copy of the Notice of Decision.

APPROVAL STANDARDS FOR THIS APPLICATION

Tentative Replat (ADC 11.180)

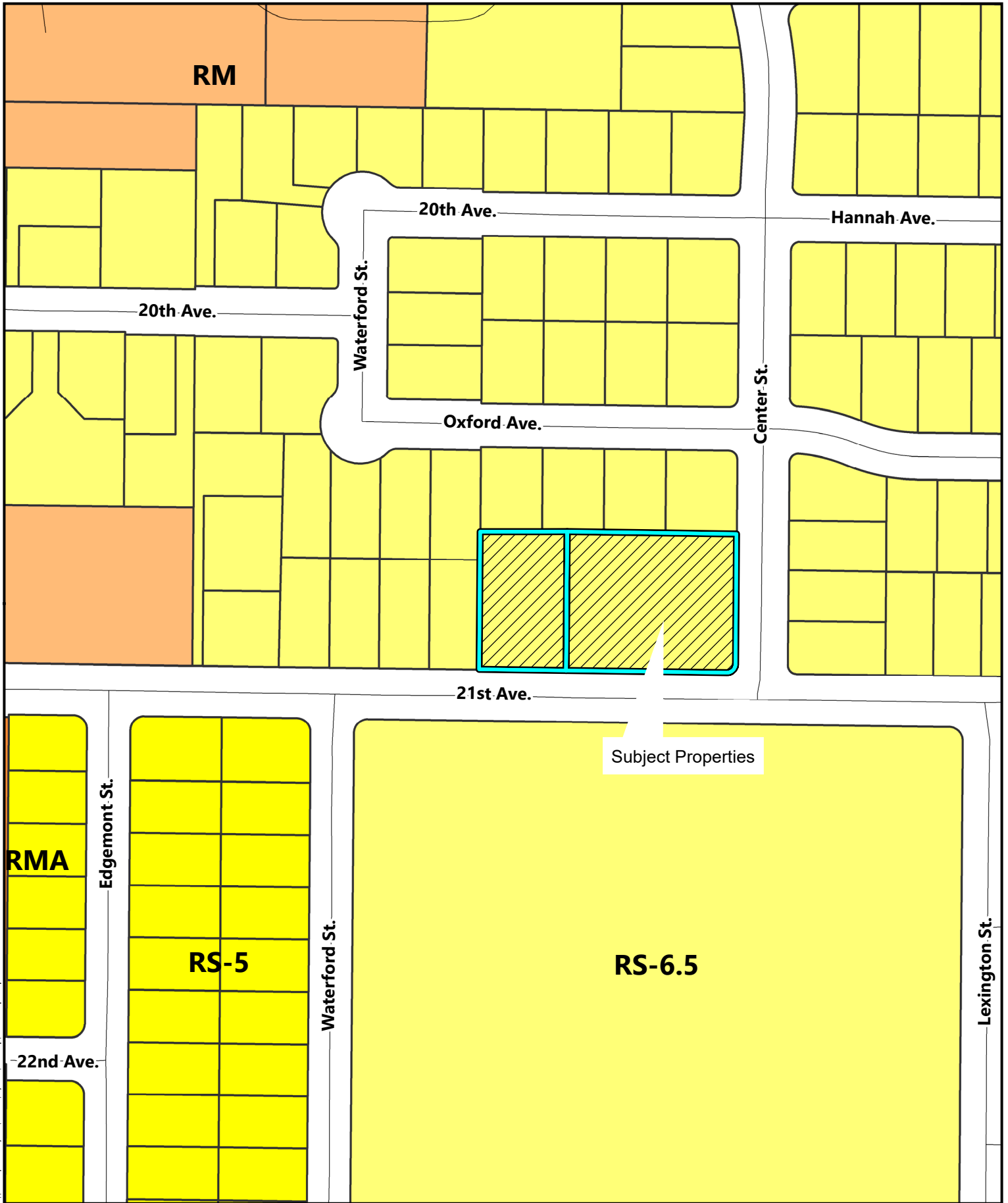
Section 11.180 of the Albany Development Code (ADC or Code) includes the following review criteria that must be met for this application to be approved.

1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.

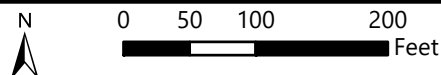
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
4. The Public Works Director has determined that transportation improvements are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
5. The Public Works Director has determined that public facilities and utilities are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
6. Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

Additional review standards for this application are found in ADC Articles 1, 2, 3, 11, 12, and 22.

Attachments: Location Map, Tentative Plat



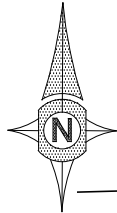
\\con.cityofalbany.net\home\$analysis\Desktop\Notice Map Template.mxd



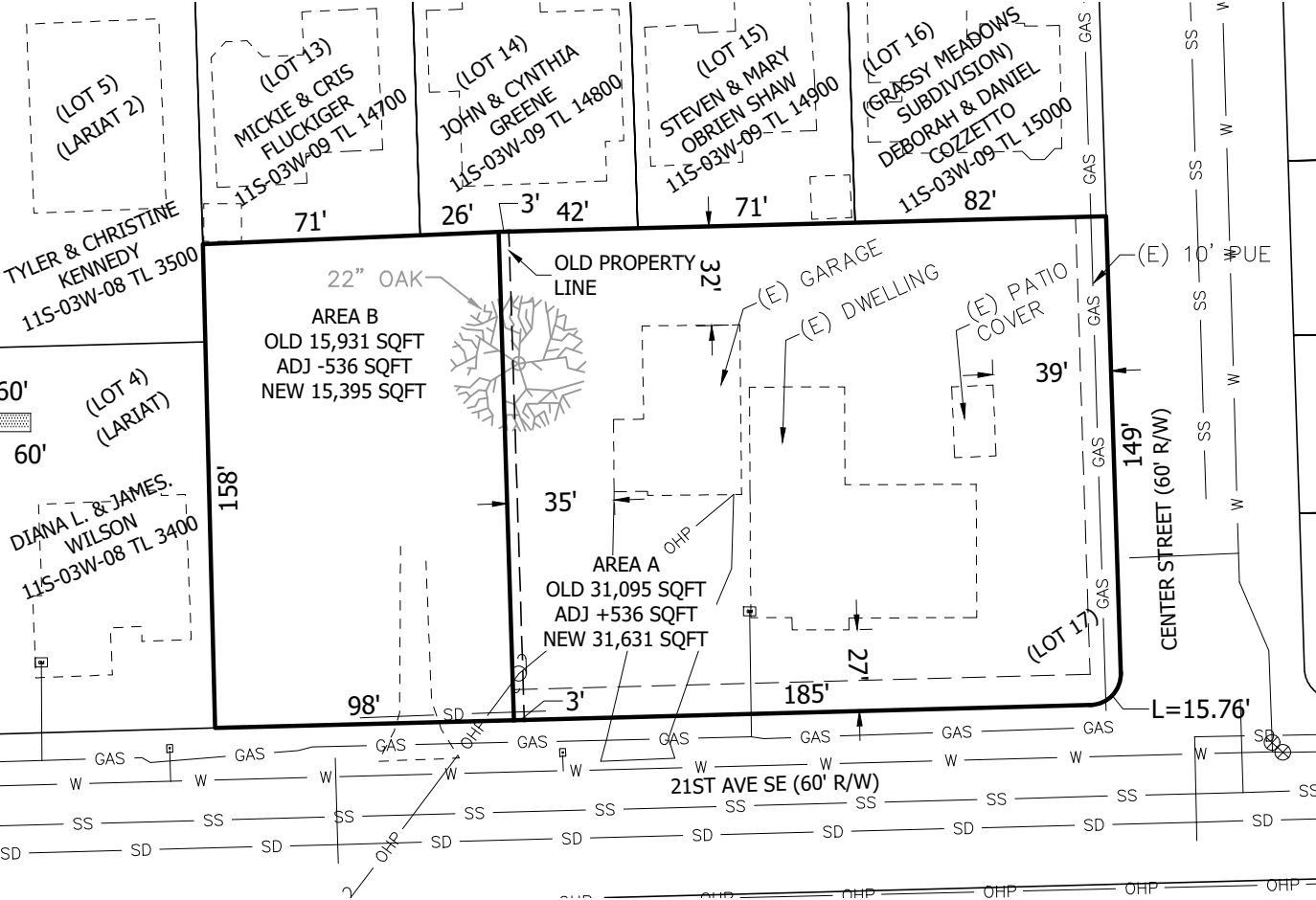
3021 & 3033 21st Ave SE

Date: 4/1/2024 Map Source: City of Albany

Location Map



SCALE: 1" = 60'
0' 60'



PROPERTY INFORMATION

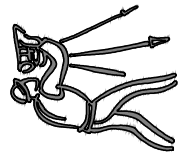
AREA A
 ZONING: RS-6.5
 LAND USE: RESIDENTIAL
 OWNER: JASON A. & DEENA S. MARRUFFO
 ASSESSORS MAP: 115-03W-09
 TAX LOT: 15100

AREA B
 ZONING: RS-6.5
 LAND USE: VACANT
 OWNER: JASON & DANEE MARRUFFO
 ASSESSORS MAP: 115-03W-09
 TAX LOT: 15200

NOTE: PURPOSE OF THIS APPLICATION IS TO MOVE THE WESTERLY LINE 3' OFFSET OF THE EXISTING OAK TREE.

LEGEND

- R/W RIGHT OF WAY
- AVE AVENUE
- CO COUNTY
- RD ROAD
- SQFT SQUARE FEET
- (E) EXISTING
- SS (E) SANITARY SEWER
- W (E) WATER
- GAS (E) GAS LINE
- ⊗ (E) WATER VALVE
- W (E) WATER METER
- GM (E) GAS METER



SHEET 1
 of 2
 SCALE: AS NOTED

REPLAT APPLICATION
 MARRUFFO
 3021 21ST AVE
 ALBANY, OR 97322

UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON, 97355
 541-451-5125

Date 3/13/2024
 Project 24-008
 Drawn by MARRUFFO
 CIB
 Checked by KWL