



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Notice of Decision

Adjustment

AD-04-21

December 10, 2021

Application Information

Type of Application:	Adjustment to ADC 8.270 to reduce the minimum required multi-family building and accessory structure setbacks adjacent to a specific segment of the subject property boundary where the abutting property is also owned by the applicant and is zoned Residential Single-Family (RS-5) rather than Residential Medium Density (RM).
Review Body:	Hearings Board (Type III Quasi-Judicial Review)
Applicant:	Jordan Winkler, Winkler Companies 210 SW Morrison Street, Suite 600; Portland, OR 97204
Property Owner:	Winprop 1, LLC; 210 SW Morrison Street, Suite 600; Portland, OR 97204
Representative:	Lee Leighton, Mackenzie 1515 SE Water Avenue, Suite 100; Portland, OR 97214
Attorney:	Zoe Powers, Radler White 111 SW Columbia Street, Suite 700; Portland, OR 97201
Address/Location:	820 Ridders Lane NW; Albany, OR 97321
Map/Tax Lot:	Benton County Assessor's Map No. 11S-04W-01AD; Tax Lots 100, 201, 202, 203, and 300
Zoning:	Residential Medium Density (RM)

On December 9, 2021, the City of Albany Hearings Board granted **APPROVAL** of the application referenced above. The Hearings Board based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at the Planning Division, 333 Broadalbin Street SW, Albany, OR 97321. For more information, please contact David Martineau, project planner, at 541-917-7555.

The Hearings Board's decision may be appealed to the City Council if a person with standing files a completed notice to appeal application and the associated filing fee no later than 10 days from the date the City mails the notice of decision.

This approval shall expire three years from the date of approval unless 1) the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the City, or 2) the applicant has provided financial assurance for all required public infrastructure per Albany Development Code Section 12.600, or 3) the development did not require public infrastructure, a valid building permit exists for new construction or improvements and work has commenced.

signature on file

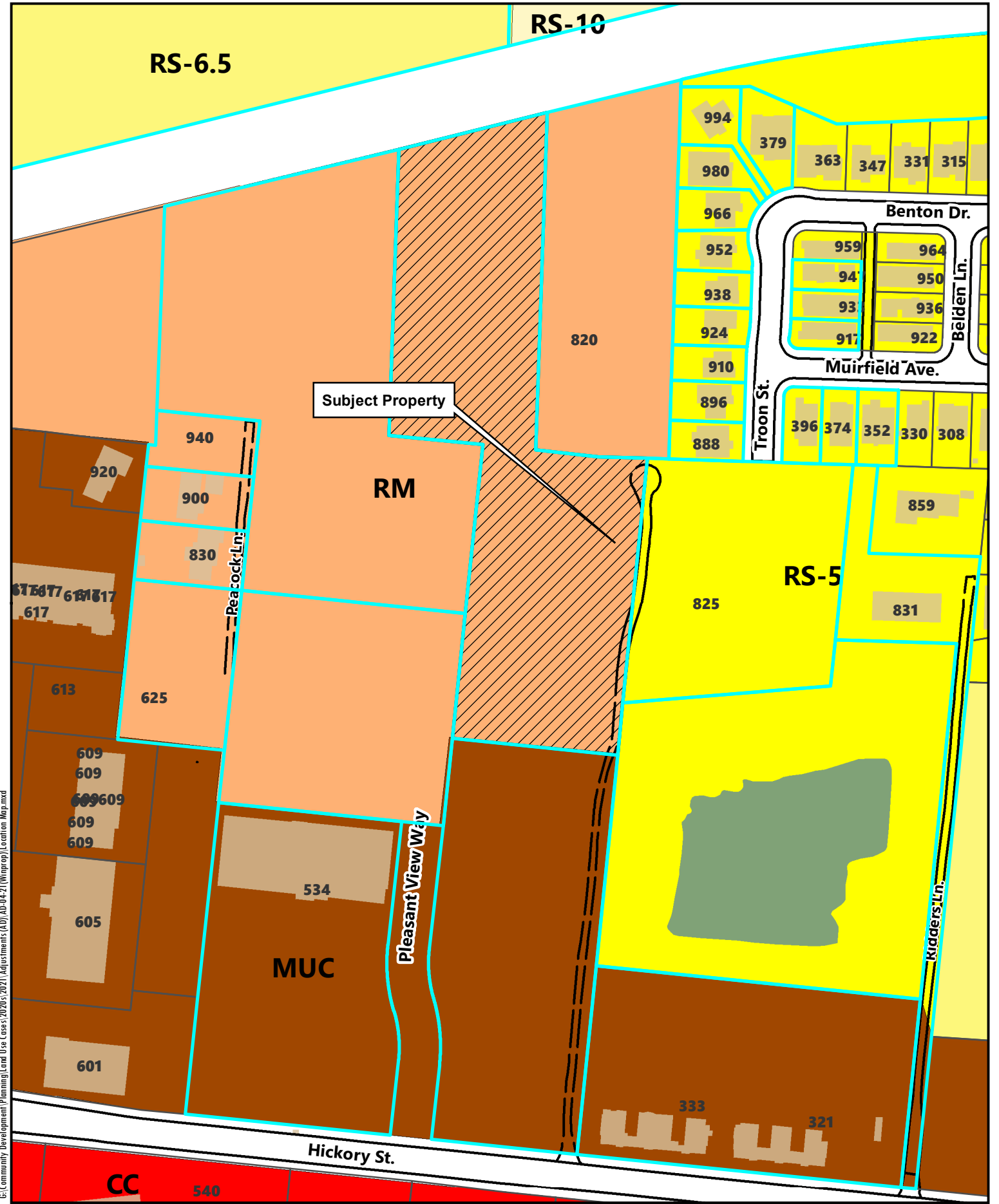
Hearings Board Chair

Appeal Deadline: December 20, 2021

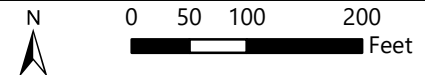
Approval Expiration Date (if not appealed): December 9, 2024

The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

Attachments: Location Map and Site Plan



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Date: 11/16/2021 Map Source: City of Albany

820 NW Ridders Lane

Location / Zoning Map

