



333 Broadalbin Street SW, P.O. Box 490
Albany, OR 97321

Community Development Department

Phone: 541-917-7550 Facsimile: 541-917-7598
www.cityofalbany.net

NOTICE OF DECISION

DATE OF NOTICE: May 3, 2018

FILE: HI-08-18

TYPE OF APPLICATION: Historic Review of New Construction for the development of a one-story, single-family dwelling with attached garage on a vacant lot in the Hackleman National Register Historic District.

REVIEW BODY: Landmarks Advisory Commission

PROPERTY OWNER: Michael and Linda Quinn; 4455 Sunset Ridge Drive NW, Albany, OR 97321

ADDRESS/LOCATION: 527 4th Avenue SE, Albany, OR 97321

MAP/TAX LOT: Linn County Tax Assessor's Map No. 11S-03W-06DC; Tax Lot 3400

ZONING: Hackleman Monteith (HM) District with Historic /HD Overlay (Hackleman)

On May 2, 2018, the Albany Landmarks Advisory Commission granted **APPROVAL WITH CONDITIONS** for the application described above. The Landmarks Advisory Commission based its decision upon consideration of applicable standards and review criteria listed in the Albany Development Code and consideration of public testimony. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Project Planner Laura LaRoque at laura.laroque@cityofalbany.net or 541-917-7640 or Planning Manager Bob Richardson, at 541-917-7555.

The City'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. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

This approval expires in three years, unless a valid approved building permit exists for new construction or improvements, and work has commenced, or unless an extension has been granted pursuant to ADC 1.083. The issuance of this approval 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 assure compliance with all applicable regulations.

Signature on file

Landmarks Commission Chair

Appeal Deadline: May 13, 2018
Approval Expiration Date: May 3, 2021

Attachments: Location Map, Site Plan, Elevation

CONDITIONS OF APPROVAL (HI-08-18)

- Condition 1 Prior to the issuance of a certificate of occupancy, the applicant shall install a sidewalk to city standards along the development's frontage on 4th Avenue and a five-foot wide sidewalk connection between the front door and sidewalk along 4th Avenue.
- Condition 2 A tree permit shall be submitted and approved by the City's Arborist prior to the removal of any street trees.
- Condition 3 Prior to the issuance of a certificate of occupancy, landscaping shall be in accordance with the minimum residential landscaping standards of ADC 9.140(1).

INFORMATION FOR THE APPLICANT

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or Albany Development Code (ADC) regulations or administrative policies of the Planning, Public Works, Fire, or Building Departments that you must meet as part of the development process.

You must comply with state, federal, and local law. 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.

PLANNING

Land use approval does not constitute Building or Public Works permit approvals.

BUILDING

PERMITS

1. Obtain Building Permits prior to any construction.
2. Erosion Sediment Control Permits are required by Public Works prior to construction.

PLAN REVIEW FOR PERMITS

3. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at ePlans@cityofalbany.net for details and instructions prior to submittal.

CODES

4. The current residential building codes are:
 - a. The 2017 Oregon Residential Specialty Code (ORSC)
 - b. The 2014 Oregon Energy Efficiency Specialty Code (OEESC),
 - c. The 2017 Oregon Plumbing Specialty Code (OPSC) based on the 2011 OPSC.
 - d. The 2017 National Electrical Code (NEC) with Oregon amendments.

SOILS

5. At the time of or prior to application for a building permit or prior to setback and footing inspections, a letter of approval from a qualified engineer registered in Oregon shall be submitted to the Building Division which stipulates the "excavated site" meets all the building design requirements to support the proposed structure as required by State Building Code. **ORSC R401.4**

UTILITIES

6. Each parcel must be served by its own sewer, water, and other utilities. Easements or covenants that run with the land must be provided between the parcels where utility lines cross property lines, for vehicle parking and access, and to allow Fire Department access.

DRAINAGE

7. Provide a complete drainage plan for all hard surface drainage areas. Shape the lot to facilitate surface, gutter, and under-floor drainage to the street or a pre-approved system or area.

PUBLIC WORKS - ENGINEERING

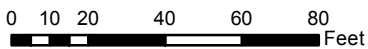
The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained in our records.



Location Map: 527 4th Avenue SE, Albany, OR 97321



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April 4, 2018

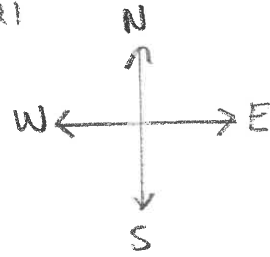
Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

66.25'

Owners: Michael + Linda Quinn
P.O. Box 2437
Albany, OR 97321

○
Fir tree
stays



35'0"

Site Address:
527 4th Ave SE
Albany, OR
Tax Lot 3400

Main House

1420 sq ft

12'
15'
Patio
180 sq ft

Garage
380 sq ft

Driveway

7'
Front porch

22'

15'

26'

7'6"

7'6"

113.00

5' Sidewalk

20' ~~20'~~ 5' planter strip

Tree in planter

4th Ave SE

