Notice of Decision
Historic Review of Exterior Alterations

HI-08-20

July 2, 2020

Proposal: Historic Review of Exterior Alterations to 1) remove and replace existing basement windows with wood framed egress windows; 2) remove two vinyl framed windows on the basement level at the rear of the building; 3) add a 140 square foot, one-story addition to the rear of the building.

Review Body: Landmarks Commission (Type III review)

Property Owner/Applicant: Scott and Spencer Lepman, dba Sable Drive LLC
100 Ferry Street NW, Albany, OR  97321

Applicant Representative: Candace Ribera, Scott Lepman Company; 100 Ferry Street NW; Albany, OR  97321

Architect: Don Johnson, Skyline Architecture; 2806 45th Court SE; Albany, OR  97322

Civil Engineer: Brian Vandetta, Udell Engineering and Surveying
63 East Ash Street, Lebanon, OR  97355

Address/Location 222 Third Avenue SE, Albany, OR  97321

Map/Tax Lot: Linn County Tax Assessor's Map No.: 11S-03W-06CD; Tax Lot 3200

Zoning: Central Business (CB) District, Historic Overlay District (Local Historic Inventory)

On July 1, 2020, the Albany Landmarks Commission granted APPROVAL of the applications described above. The Landmarks Commission based its decision upon consideration of applicable standards and review criteria listed in the Albany Development Code, staff report dated June 24, 2020, 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 David Martineau at 541-917-7561.

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.

Appeal Date: July 13, 2020
Approval Expiration Date (if not appealed): July 2, 2023

cd.cityofalbany.net
Attachments: Information for the Applicant, Location Map, Building Elevation (Sheet A4.0), Details (Sheet A2.9), Basement Floor Plan (Sheet A2.4), and Details (Sheet A2.7)

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 assure compliance with all applicable regulations.
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
Obtain Building Permits prior to any construction.

Plan Review for Permits
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.
Legend

Subject Property

HD

CB

LE

HM

Baker St.

Lyon St.

3rd Ave.

4th Ave.

Montgomery St.

222 3rd Avenue SE

Date: 5/8/2020    Map Source: City of Albany

Location / Zoning Map