



COMMUNITY DEVELOPMENT

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

Notice of Decision

Historic Review of Exterior Alterations

HI-11-21

October 13, 2021

Application Information

Type of Application:	Historic Review of Exterior Alterations to install roof-mounted solar panels.
Review Body:	Landmarks Commission (Type III review)
Applicant:	Jeffrey Lee; Blue Raven Solar; 1403 N Research Way, Orem, UT 84097
Property Owner:	Ashlee Graybeal; 321 Sixth Avenue SW, Albany, OR 97321
Address/Location:	321 Sixth Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-07BB; Tax Lot 7000
Zoning:	Office Professional (OP) Zoning District, Monteith National Historic District Overlay

On October 6, 2021, the Albany Landmarks Commission granted **APPROVAL with CONDITIONS** of the application described above with revisions, as presented at the October 6, 2021, meeting. The landmarks commission based its decision upon consideration of applicable standards and review criteria listed in the Albany Development Code (ADC), staff report dated September 29, 2021, 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, Albany, OR 97321. For more information, please contact **David Martineau, project planner**, at david.martineau@cityofalbany.net or 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 1.320. 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 Vice-Chair

Appeal Date: October 23, 2021

Approval Expiration Date (if not appealed): October 6, 2024

Attachment: Information for the Applicant, Location map, Solar panel layout

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.

cd.cityofalbany.net



Condition of Approval

Condition 1 All junction boxes shall be placed under solar panels so that only the panels and their brackets are visible from the street.

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

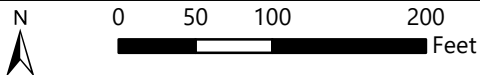
Obtain building permits prior to any construction.

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 cdcustomerservice@cityofalbany.net for details and instructions prior to submittal.



G:\Community Development\Planning\Land Use Cases\2020\2021\Historic (HJ)\HJ_11-21\21\6th Ave\Location Map.mxd



Date: 8/11/2021 Map Source: City of Albany

321 6th Avenue SW

Location / Zoning Map

B

If a rafter supporting (MP1,2&3) have a horizontal span greater than 7'-4" then a sister upgrade is required. Stitch new 2x4 DF#2 (min) to existing member. See structural calculations and detail for additional information.

Sister upgrade is required for (MP4&5) on all rafters that directly support solar PV. Stitch new 2x6 DF#2 (min) to existing member. See structural calculations and detail for additional information.

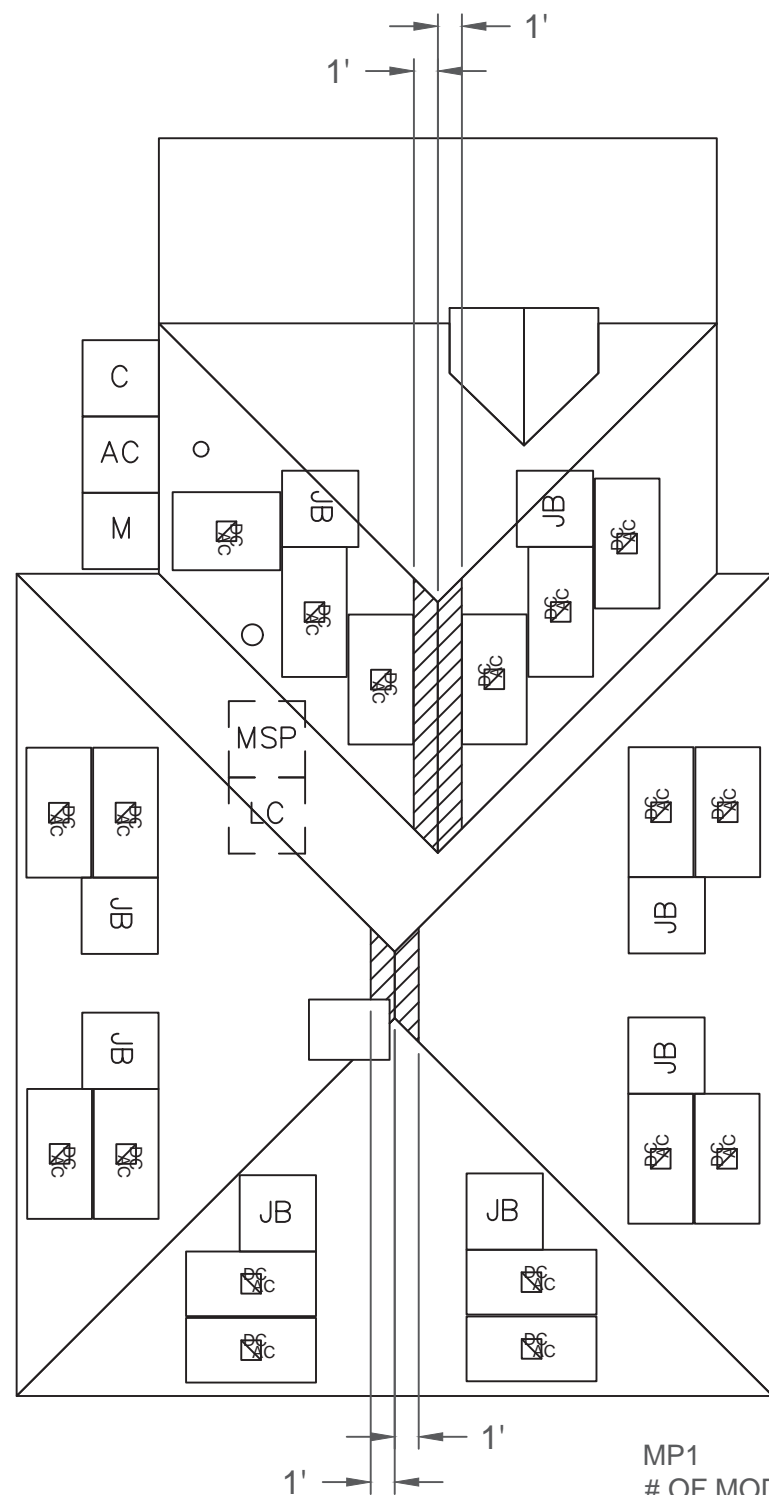
MP4
OF MODULES: 3
AZIMUTH:260.57°
PITCH:34°
TSRF:85%
AREA: 121 SQ. FT

MP2
OF MODULES: 4
AZIMUTH:260.57°
PITCH:34°
TSRF:87%
AREA: 291 SQ. FT

MP5
OF MODULES: 3
AZIMUTH:80.57°
PITCH:34°
TSRF:76%
AREA: 121 SQ. FT

MP3
OF MODULES: 4
AZIMUTH:80.57°
PITCH:34°
TSRF:77%
AREA: 291 SQ. FT

MP1
OF MODULES: 4
AZIMUTH:170.57°
PITCH:34°
TSRF:99%
AREA: 248 SQ. FT



- 1. AC DISCONNECT TO BE LOCATED WITHIN 10 FT. OF METER
- 2. ROOF ATTACHMENTS SHALL BE SPACED NO GREATER THAN 24 IN. OC IN ANY DIRECTION WHERE LOCATED WITHIN 3 FT. OF A ROOF EDGE, HIP, EAVE, OR RIDGE (OSISC 305.4.3)

FRONT OF HOME

LEGEND

- INV INVERTER & DC DISCONNECT
- SUB (E) SUBPANEL
- LC (N) LOAD CENTER
- AC AC DISCONNECT
- M UTILITY METER
- MSP MAIN SERVICE PANEL
- JB JUNCTION BOX
- TS TRANSFER SWITCH
- C COMBINER BOX/AGGREGATOR
- PV PV REVENUE METER
- FIRE SETBACK
- EMT CONDUIT RUN (TO BE DETERMINED IN FIELD)
- PV WIRE STRING
- PROPERTY LINE

SCALE: 1/8" = 1'-0"



1403 N RESEARCH WAY, BUILDING J
OREM, UT 84097
800-377-4480
WWW.BLUERAVENSOLAR.COM

CONFIDENTIAL - THE INFORMATION HEREIN CONTAINED SHALL NOT BE USED FOR THE BENEFIT OF ANYONE EXCEPT BLUERAVENSOLAR NOR SHALL IT BE DISCLOSED IN WHOLE OR IN PART TO OTHERS OUTSIDE RECIPIENTS ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE EQUIPMENT, WITHOUT THE WRITTEN PERMISSION OF BLUERAVENSOLAR LLC.



CONTRACTOR:
BRS FIELD OPS
385.498.6700

Sealed For Existing Roof & Attachment Only



6/3/2021
Exd: 12/31/21

SITE INFORMATION:
Ashlee Graybeal
321 6th Ave SW
Albany, Oregon 97321
DC SYSTEM SIZE: 5.67 kW DC

DRAWING BY
Eric Thomas

DATE
June 1, 2021

PROJECT NUMBER
341901

SHEET NAME
SITE PLAN

PAGE NUMBER
PV3

REVISION
B