



PUBLIC WORKS - COMMUNITY DEVELOPMENT

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

Notice of Public Hearing

Historic Review of New Construction

Single-Family Dwelling

HI-13-18

August 13, 2018

HEARING INFORMATION

Review Body:	Landmarks Advisory Commission
Hearing Date:	Wednesday, September 5, 2018
Hearing Time:	6:00 p.m.
Hearing Location:	Albany City Hall, Council Chambers, 333 Broadalbin Street SW

APPLICATION INFORMATION

Proposal:	To construct a new two-story, single-family dwelling with an attached garage on a vacant lot within the Hackleman Historic District
Property Owner:	Moises & Elaine Moreno; 34118 Oakville Road SW, Albany, OR 97321
Architect:	Jack Scoville; Scovel Design Group; 1284 N 19 th Street, Unit 9, Philomath, OR 97370
Address/Location:	337 6 th Avenue SE, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No(s): 11S-03W-07BA; Tax Lot 8400
Zone District:	Hackleman Monteith (HM) District with Historic /HD Overlay

The Planning Division has received the Historic Review of New Construction application referenced above and has scheduled a public hearing before the Landmarks Advisory Commission. We are mailing notice of this public hearing to property owners within 300 feet of the subject site.

A copy of the application, all documents, and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost at the Albany Community Development Department, Planning Division. The staff report will be available at the Planning Division located in City Hall by 5:00 p.m. on Wednesday, August 29, 2018 and on the City's web site at:

<http://www.cityofalbany.net/departments/community-development/planning/all-projects>.

Copies will be provided upon request at a reasonable cost. For more information, please contact **Laura LaRoque**, Project Planner, at laura.laroque@cityofalbany.net, 541-917-7640, or Bob Richardson, Planning Manager, at 541-917-7555. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR

cd.cityofalbany.net



97321. Any person who submits written comments or testifies at a public hearing will receive a copy of the Notice of Decision.

YOUR COMMENTS

We invite your comments, either in writing prior to the day of the public hearing or in person at the hearing. Your comments will be considered when the Landmarks Advisory Commission makes a decision on this application. All testimony and evidence must be directed toward the approval standards for this application listed in this notice. Failure to raise an issue by letter or in person before the close of the record or the final evidentiary hearing, or failure to provide statements or evidence with sufficient detail to allow the Landmarks Advisory Commission an adequate opportunity to respond to each issue raised, precludes an appeal based on that issue.

PUBLIC HEARING PROCEDURE

The public hearing will begin with a declaration of any *ex parte* contacts (contacts that occurred outside of the public hearing) or any conflict of interest by the decision-makers. This will be followed by the staff report from the Planning staff. Then the applicant will testify, followed by testimony from other people in support of the application. After those in favor of the application are finished, testimony from opponents will begin. This will be followed by testimony from people who neither favor nor oppose the application. The applicant will then be given the opportunity for rebuttal. The decision-makers are free to ask questions of any person who has testified, or of staff, at any point during the hearing.

If additional documents or evidence are provided by any party, the City may allow a continuance, or leave the record open, to allow the parties a reasonable opportunity to respond. Any continuance or extension of the record requested by an applicant shall result in a corresponding extension of the 120-day time limitations of Oregon Revised Statute (ORS) 227.178.

If the hearing is continued or the record is left open, the chairperson will announce the date, time, and place for the resumption of the hearing and/or what limitations exist on further testimony or submittal of written materials. If the hearing and record are closed, the decision-makers will begin deliberations and/or will announce the time, date, and place when the decision will be made.

The location of the meeting/hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541-917-7500.

APPEALS

Within five days of the Landmarks Advisory Commission's final decision on this application, the Community Development Director will provide written notice of decision to the applicant and any other parties entitled to notice.

A decision of the Landmarks Advisory Commission may be appealed to the City Council if a person with standing files a Notice of Appeal and associated filing fee with the City within 10 days of the date the City mails the notice of decision.

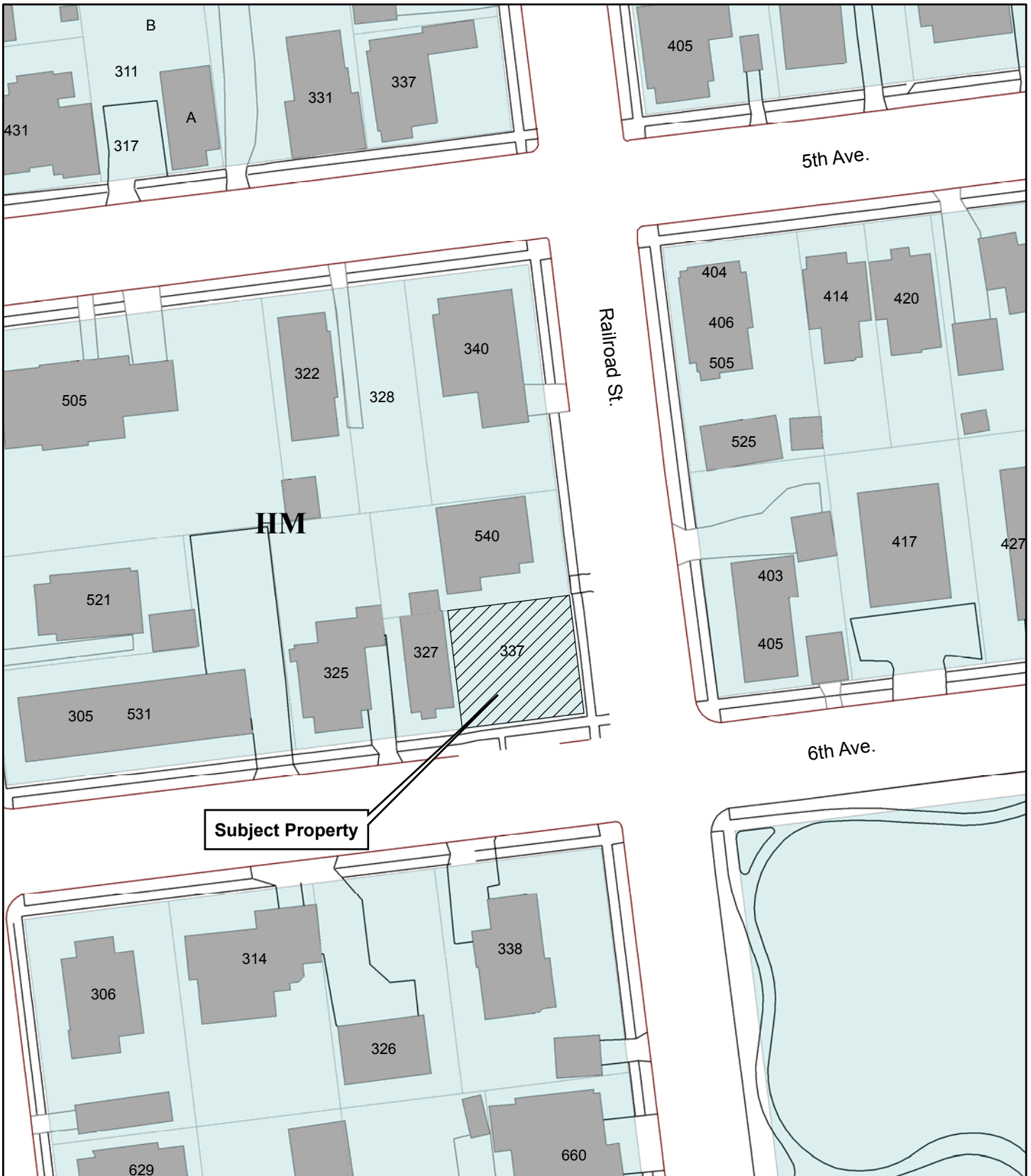
REVIEW CRITERIA FOR THIS APPLICATION

Historic Review of New Construction (ADC 7.270(1))

The Landmarks Advisory Commission must find that the request meets the following applicable criteria in order to approve the new construction request:

- 1) Within the Monteith and Hackleman Districts:
 - a) The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.
 - b) The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.
 - c) Building materials are reflective of and complementary to existing buildings within the district.

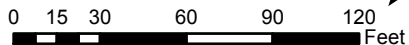
Attachment: Location Map, Site Plan



Location Map: 337 6th Avenue SE, Albany, OR 97321



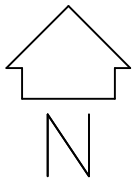
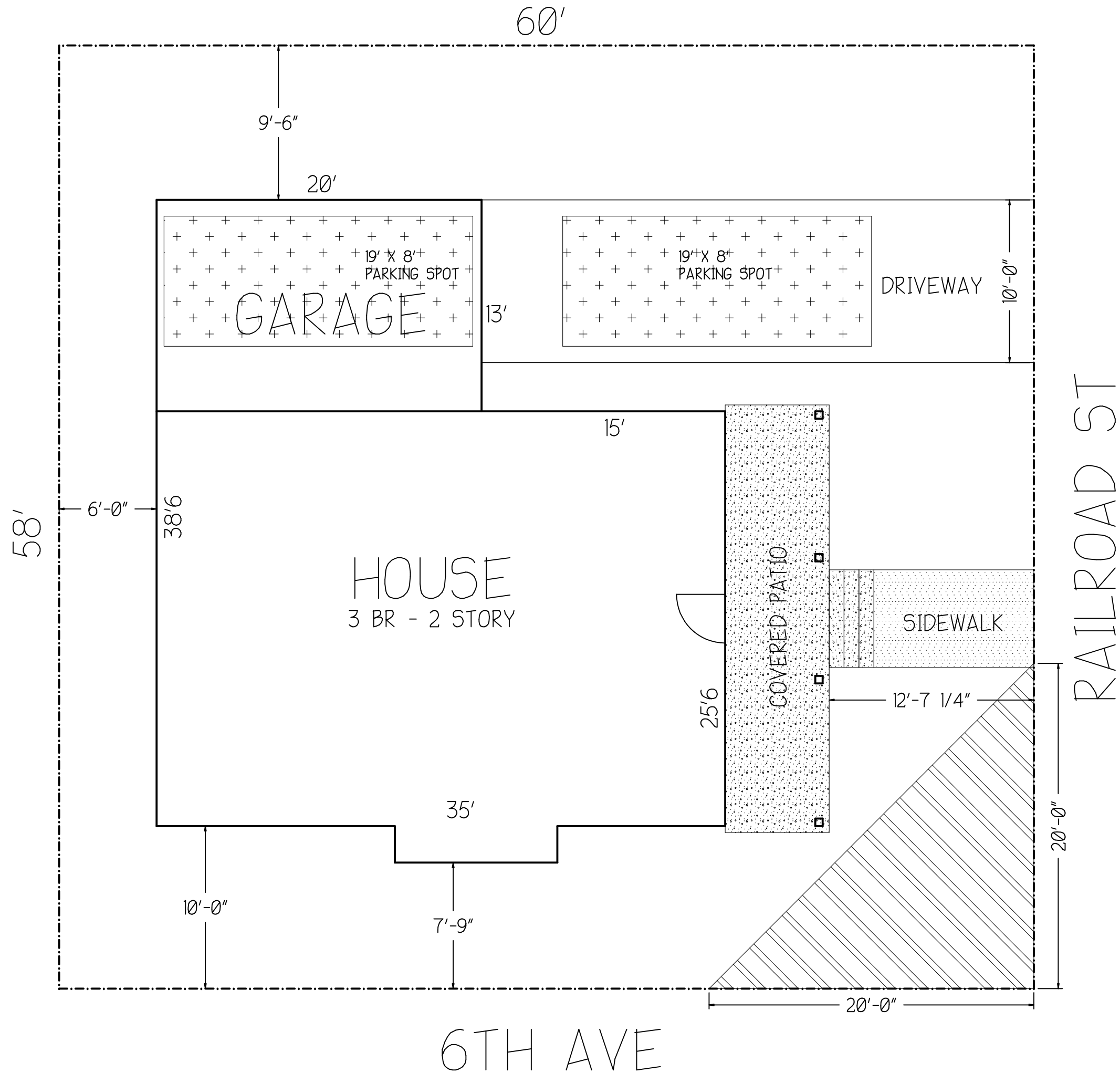
The City of Albany's Infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided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



August 13, 2018

Planning Division

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



LOT INFORMATION:
 TOTAL SQFT = 3480
 MAX LOT COVERAGE = 60%
 SQFT OF FOOTPRINT:
 - HOUSE = 915
 - GARAGE = 260
 - COVERED PATIO = 153

337 6th Ave. SE
 11503W07BA08400

SITE PLAN

3/16"=1' RD: 7-18-18