



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

Detached Accessory Structure

HI-16-18

November 13, 2018

HEARING INFORMATION

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

APPLICATION INFORMATION

Proposal:	Construct a detached accessory structure (e.g. garage) on a developed parcel within the Hackleman Historic District
Property Owner:	Renu Development, LLC; 4370 San Felicia Ave SE., Albany, OR 97322
Applicant:	Renu Development, LLC; Gary Hodgie; 4370 San Felicia Ave SE., Albany, OR 97322
Address/Location:	626 3 rd Street SE, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No(s): 11S-03W-06DC; Tax Lot 3900
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, November 28, 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 **Travis North**, Project Planner, at travis.north@cityofalbany.net, 541-719-0176, or David Martineau, Planning Manager, at 541-917-7561. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any

cd.cityofalbany.net



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))

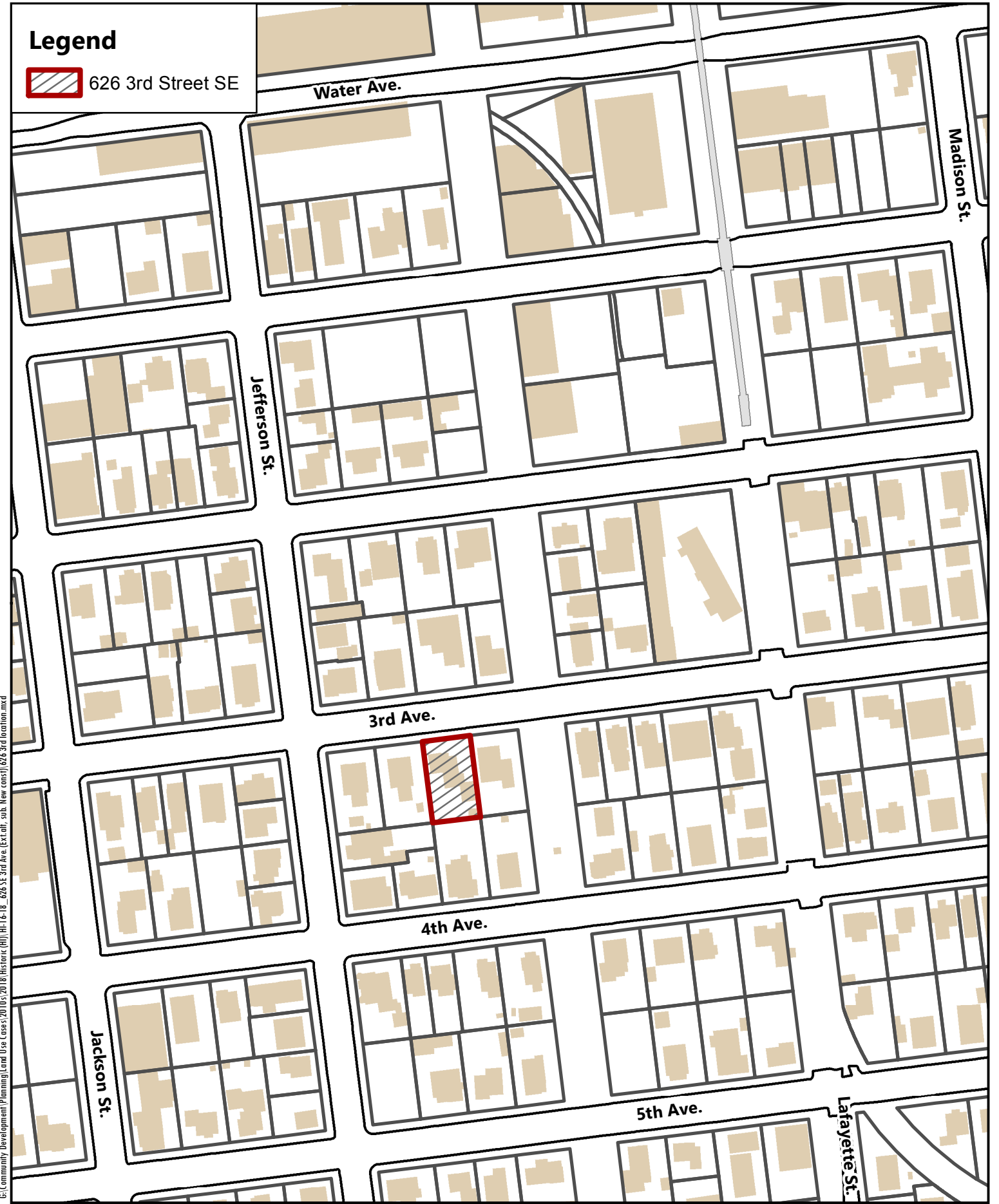
The Landmarks Advisory Commission must find that the request meets the following applicable criteria in order to approve the new construction request:

- 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, Elevation Drawings

Legend

 626 3rd Street SE



G:\Community Development\Planning\Land Use Cases\2010s\2018\Historic (H)\16-18_626 SE 3rd Ave. (Ext. alt., sub. New const)\626 3rd location.mxd



0 50 100 200 Feet

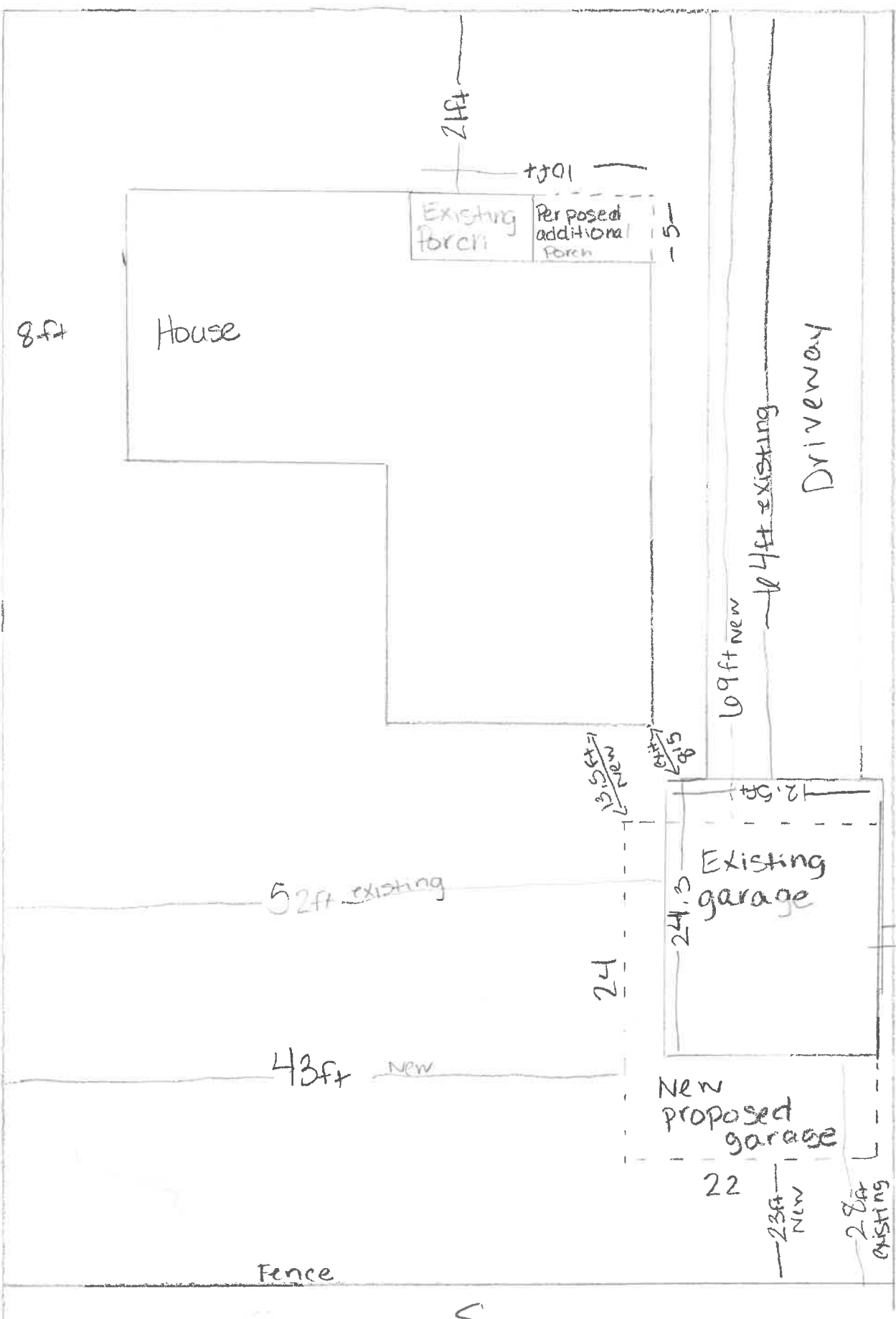
Date: 11/13/2018 Map Source: City of Albany

626 3rd Street SE

Location / Zoning Map

N

← Side Walk



8ft

House

Existing porch

Proposed additional porch

109ft new

44ft existing Driveway

Fence

M

3.5ft new

8.5ft

52ft existing

12.5ft

Existing garage

24.5

4.7ft existing
5ft new

24

43ft new

New proposed garage

22

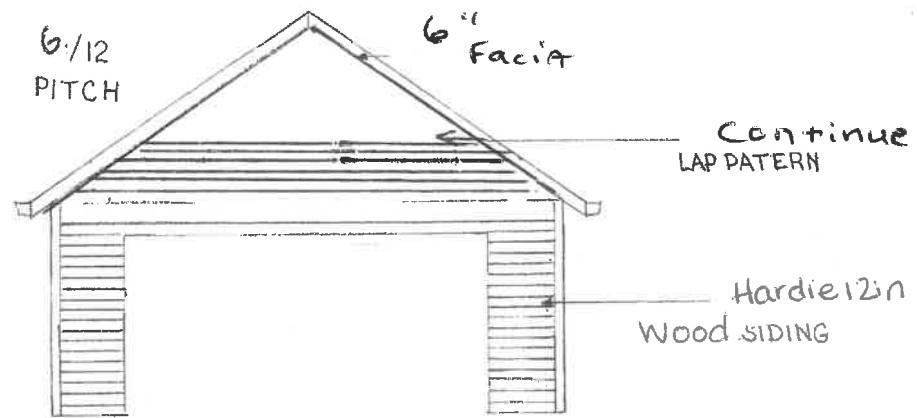
23ft New

28ft existing

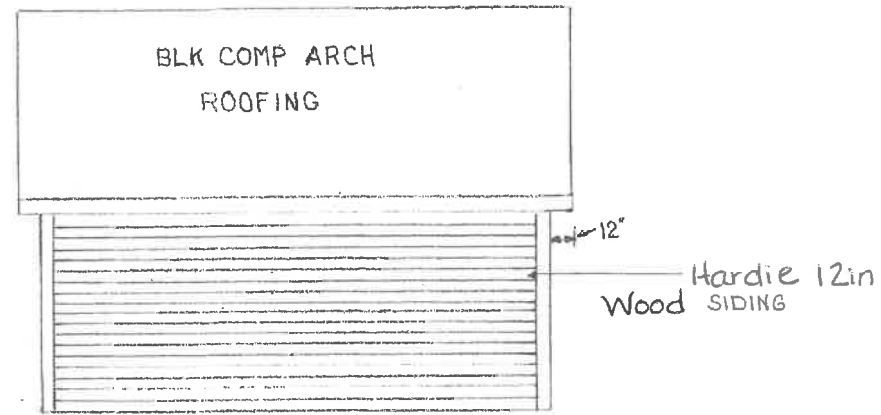
Fence

S

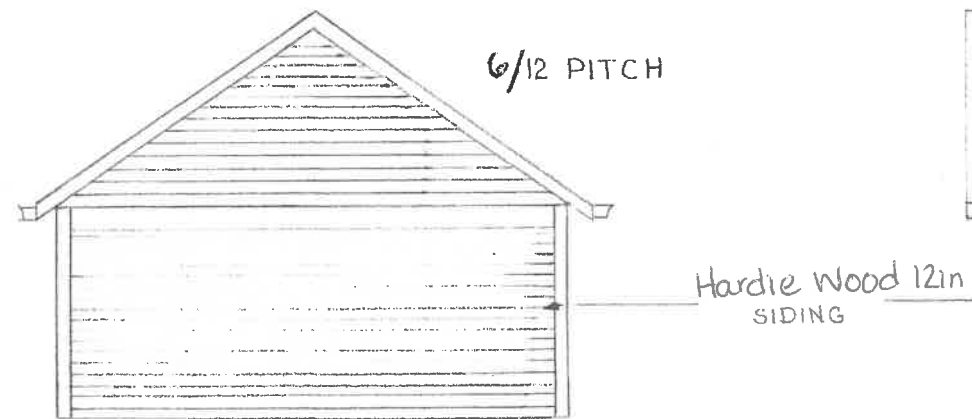
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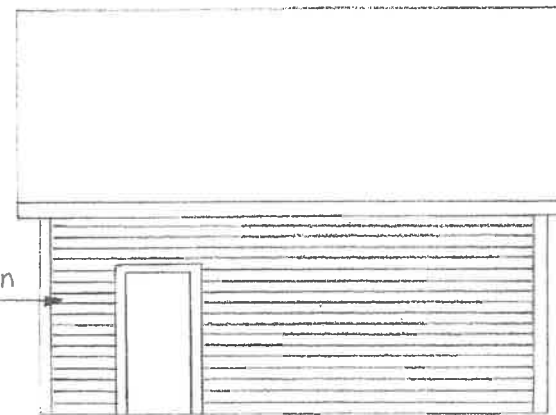
North ELEVATION



East ELEVATION

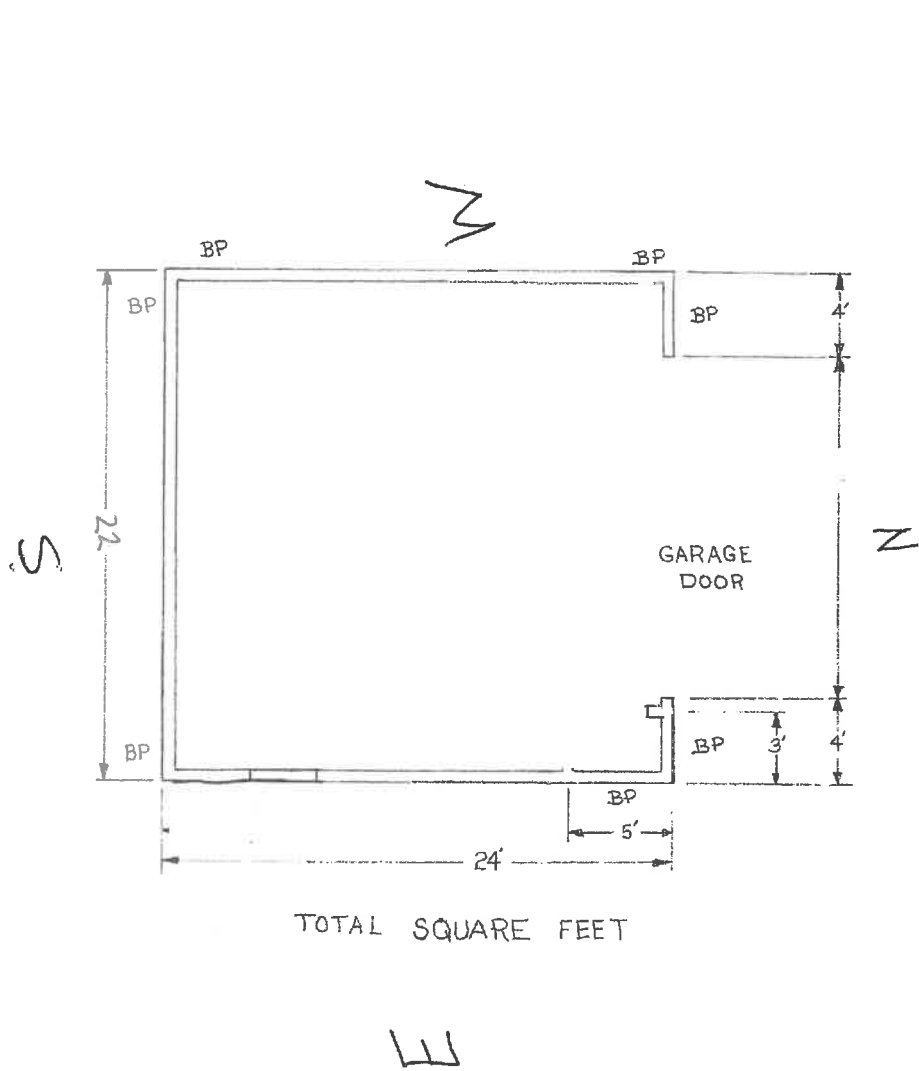


South ELEVATION

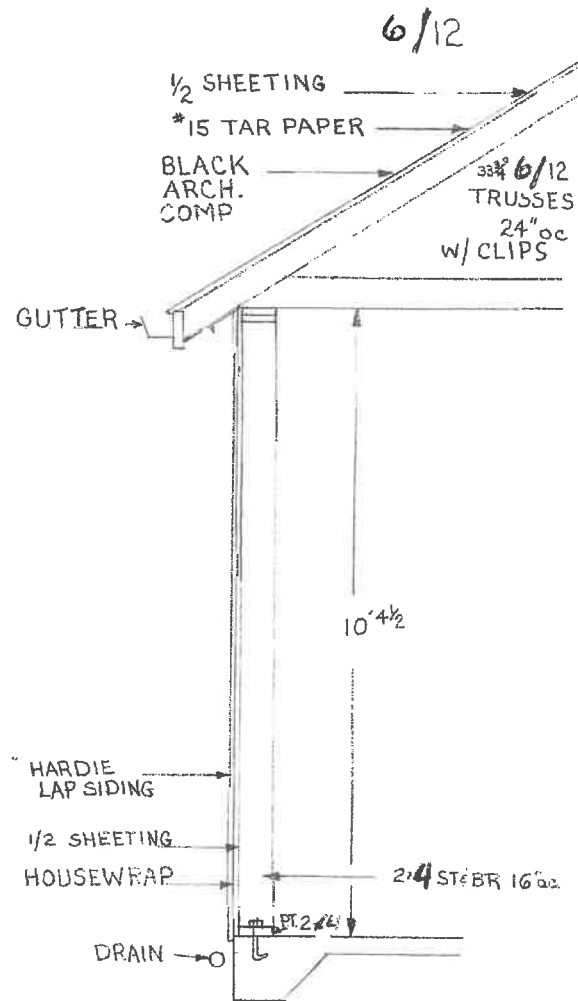


West ELEVATION

Proposed garage
property:
6216 SE 3rd St
Albany, OR 97321



FLOOR PLAN



Proposed garage
 property:
 10216 SE 3rd St
 Albany, OR 97321