



## COMMUNITY DEVELOPMENT

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

# Notice of Decision

## Site Plan Review

SP-01-20

April 3, 2020

### Application Information

Proposal:	Site plan review for a 1,200-square-foot accessory structure. The structure is 30 foot by 40 foot with metal siding and roofing material. The structure is 14 feet tall.
Review Body:	Staff (Type I-L review)
Report Prepared By:	Travis North, Planner II
Property Owner/Applicant:	Heidi Nessen Haworth, 3551 David Avenue NE., Albany, OR 97322
Address/Location	3551 David Avenue NE
Map/Tax Lot:	Linn County Assessor's Map No. 10S-03W-33D; Tax Lot 400
Zoning:	Residential Single-Family (RS-6.5)

On April 3, 2020, the City of Albany Community Development Director granted **Approval with Conditions** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC). 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 the project planner, **Travis North**, at 541-791-0176 or Planning Manager David Martineau at 541-917-7561.

The City's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) if a person with standing files a Notice of Intent to Appeal not later than 21 days after the Director's Notice of Decision is mailed [ADC 1.330(5)(a)]. 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 shall expire three years from the date of approval unless 1) the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the City, or 2) the applicant has provided financial assurance for all required public infrastructure per ADC Section 12.600, or 3) the development did not require public infrastructure, a valid building permit exists for new construction or improvements, and work has commenced.

*Signature on File*  
Community Development Director

**Appeal Deadline: April 24, 2020**

**Approval Expiration Date (if not appealed): April 3, 2023**

[cd.cityofalbany.net](http://cd.cityofalbany.net)



Attachments: Location Map, Site Plan

## Conditions of Approval

- Condition 1 Before building permits will be issued the applicant must submit a drainage plan for the proposed development showing how roof drainage from the proposed structure will be accommodated in conformance with building codes and City standards.
- Condition 2 Prior to final building inspection, the driveway must be paved at least 20 feet back from the existing edge of pavement along the north side of David Avenue. The width of the driveway must be between 10 feet and 24 feet at the point of the public right-of-way.
- Condition 3 Prior to issuance of a building permit, the applicant shall provide a survey that demonstrates the structure meets the required interior setback. The survey shall bear the insignia of a professional land surveyor licensed in the State of Oregon.
- Condition 4 Development shall occur consistent with the plans and narrative submitted by the applicant, or as modified by conditions of approval and shall comply with all applicable state, federal and local laws.

**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 ADC regulations or administrative policies of the planning, engineering, 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 assure compliance with all applicable regulations.

### Planning

1. Land use approval does not constitute building or public works permit approvals.
2. Construction of the development must substantially conform to the approved Site Plan Review.

### Building

#### Permits

3. Obtain building permits prior to any construction.
4. An Erosion Prevention and Sediment Control Permit is required to be obtained from public works before commencing land disturbing activities affecting an area of 2,000 square feet or greater, cumulatively.

#### Plan Review for Permits

5. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at [ePlans@cityofalbany.net](mailto:ePlans@cityofalbany.net) for details and instructions prior to submittal.

## 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 within our records.

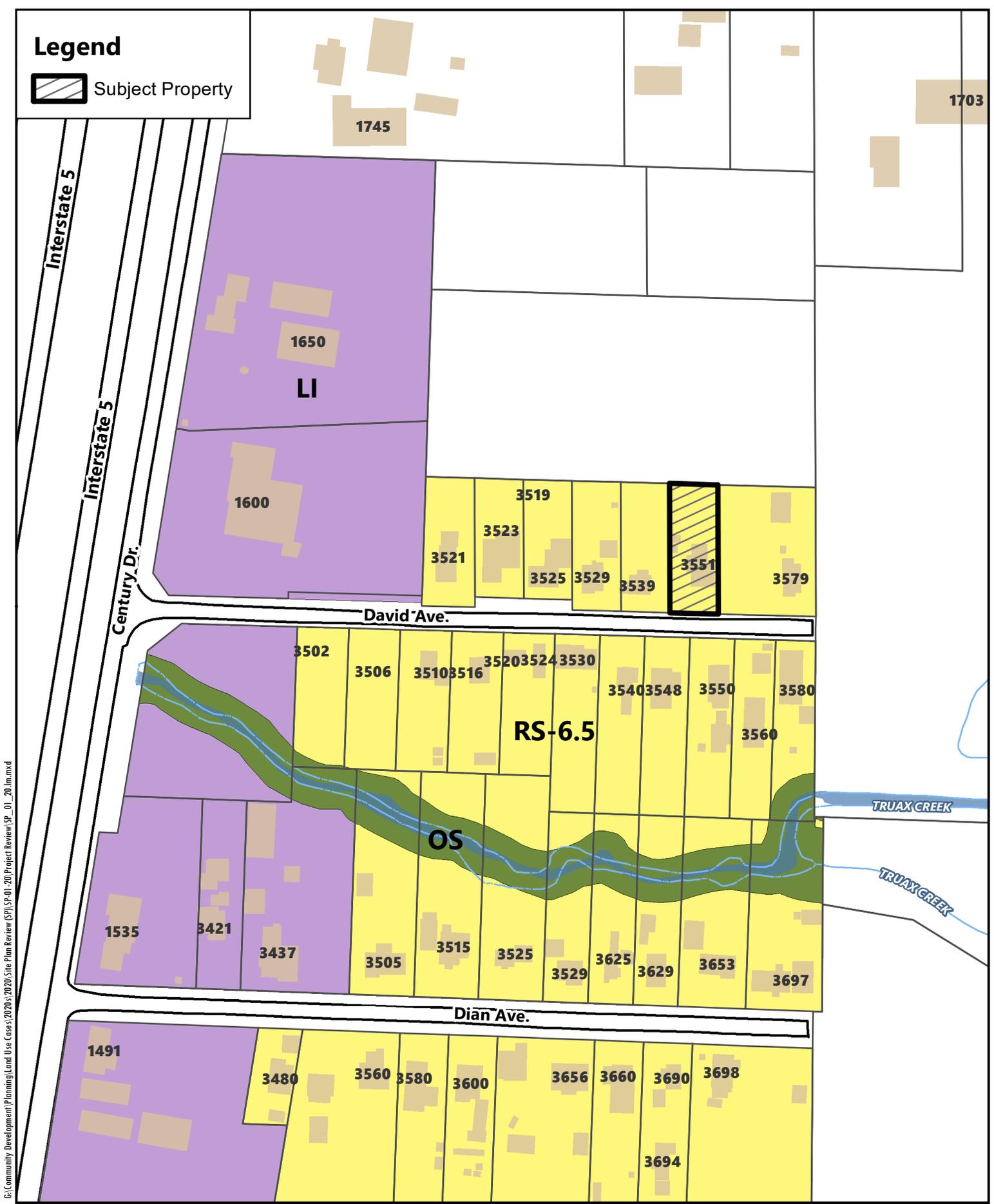
## Fire

The fire department has reviewed the above project for conformance to the 2014 Oregon Fire Code and has no comments.

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# Legend

 Subject Property



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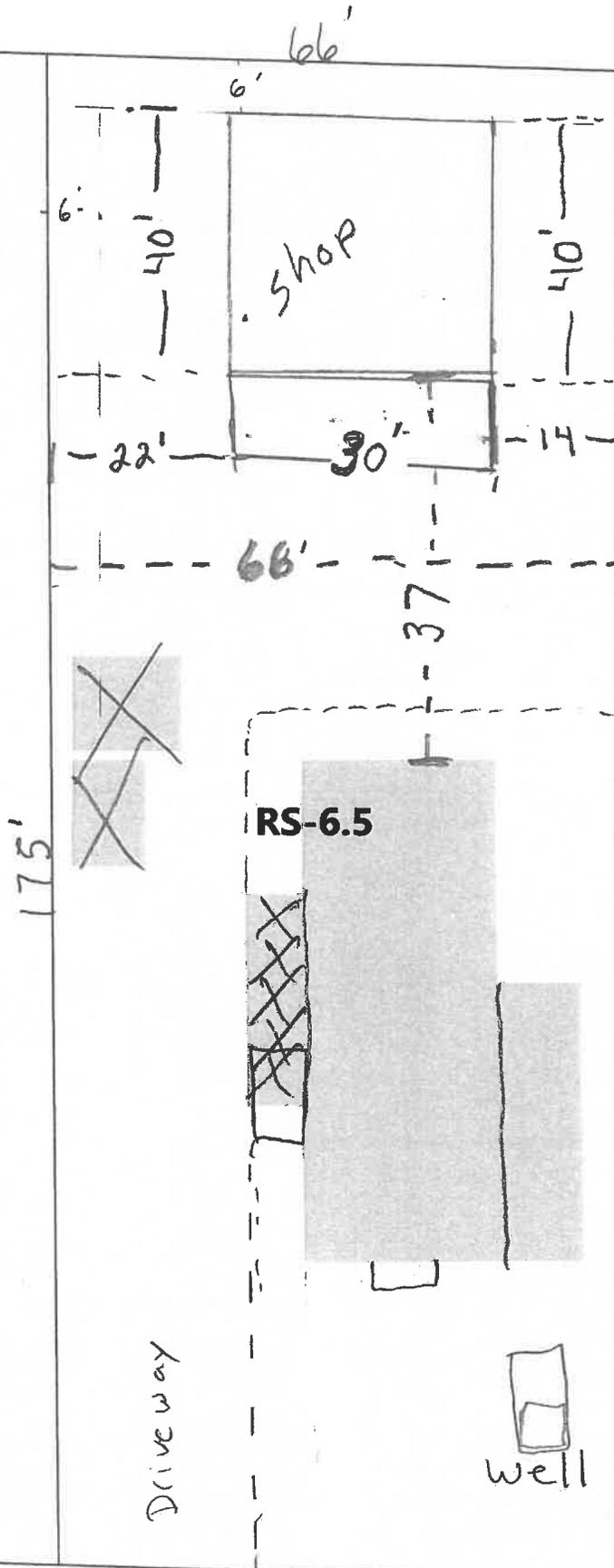
Date: 1/16/2020 Map Source: City of Albany

## 3551 David Avenue NE

### Location / Zoning Map

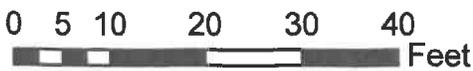


Demintions  
are correct



Haworth

1.5 inch x  
2 inch



3551  
David Ave.

John Haworth

6/6/19 n↑