



## 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 and Minor Variance

SP-17-22 & VR-02-22

August 19, 2022

### Application Information

Proposal:	To construct a new 528-square foot detached garage with 12-foot walls and a minor variance to the east (front) property line to construct the proposed garage five feet from the east (front) property line.
Review Body:	Staff (Type I-L review)
Report Prepared By:	Jennifer Cepello, Planner III
Property Owner:	Lola Gonzalez Family Trust, 19146 SW 53 <sup>rd</sup> Ct, Tualatin, OR 97062
Applicant:	Kurt Trammell, 1417 32 <sup>nd</sup> Avenue SE, Albany, OR 97322
Address/Location:	1417 32 <sup>nd</sup> Avenue SE, Albany, OR 97322
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-17CB; Tax Lot 6707
Zoning:	Residential Single-Family (RS-6.5)

On August 19, 2022, the City of Albany Community Development Director granted **Approval** 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 **Jennifer Cepello**, project planner, at 541-917-7561 or Planning Supervisor David Martineau at 541-917-7555.

The City's decision may be appealed to the Albany Planning Commission if a person with standing files a completed notice of intent to appeal and the associated filing fee no later than 10 days from the date the City mails the notice of decision [ADC 1.220(7)]. 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: August 29, 2022**

**Approval Expiration Date (if not appealed): August 19, 2025**

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



Attachments: Location Map, Site Plan

## Conditions of Approval

- Condition 1     The applicant must keep the proposed structure at least eight feet from the rear (north) property line to remain outside the existing public utility easement.
- Condition 2     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.

## 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 [cd.customerservice@cityofalbany.net](mailto:cd.customerservice@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.

30th Ave.

Oak St.

Pine St.

RS-6.5

31st Ave.

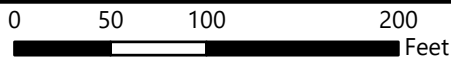
Lochner Rd.

Subject Property

32nd Ave.

33rd Ave.

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1417 32th AVENUE SE

Date: 6/14/2022 Map Source: City of Albany

Location Map

1417 32nd Ave SE

Attachment B

