



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 Decision

Site Plan Review

Second Floor Apartment Conversion

SP-19-18

June 14, 2018

Application Information

Proposal:	Site Plan Review for an interior renovation to convert second floor storage space into five apartment dwelling units.
Review Body:	Staff (Type I-L review)
Property Owner:	Andrea Hampl; AH & K Investments LLC; P.O. BOX 3339, Albany, OR 97321
Applicant:	Christina Knowles; Varitone Architecture; P.O. Box 3420; Albany, OR 97322
Address/Location	140 1 st Avenue SE, Albany, OR 97321
Map/Tax Lot:	Linn Tax Assessor's Map No(s): 11S-03W-06CD Tax Lot 800
Zoning:	Historic Downtown (HD)

On June 11, 2018 the City of Albany Community Development Director **approved with conditions** the application described above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code. 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 Project Planner **Laura LaRoque** at 541-917-7640 or Bob Richardson, Planning Manager, at 541-917-7555.

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 expires in three years unless the final plat has been submitted to the City's Planning Division for review and approval.

Appeal Deadline: July 5, 2018

Approval Expiration Date (if not appealed): July 13, 2021

Community Development Director

Attachments: Location Map, Site Plan, Floor Plan and Elevations

cd.cityofalbany.net



Conditions of Approval

- Condition 1** Prior to issuance of a certificate of occupancy, the applicant shall submit a revised site plan for review and approval to the Community Development Department that includes screening of refuse containers by placement of a sight-obscuring fence, wall, or hedge at least six feet tall, in accordance with ADC 5.370.
- Condition 2** Prior to issuance of a certificate of occupancy, all required screening for refuse containers or disposal areas shall be installed in accordance with ADC 5.370.

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 Municipal Code (AMC) or Development Code (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

Land use approval does not constitute Building or Public Works permit approvals.

Building Division

Permits

1. Obtain Building Permits prior to any construction.

Plan Review for Permits

2. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at plans@cityofalbany.net for details and instructions prior to submittal.



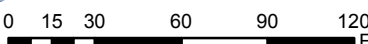
Public Works – Engineering

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 in our records.



Location Map: 140 SE 1st Avenue
Linn County Tax Assessor's Map No. 11S-03W-06CD Tax Lot 800

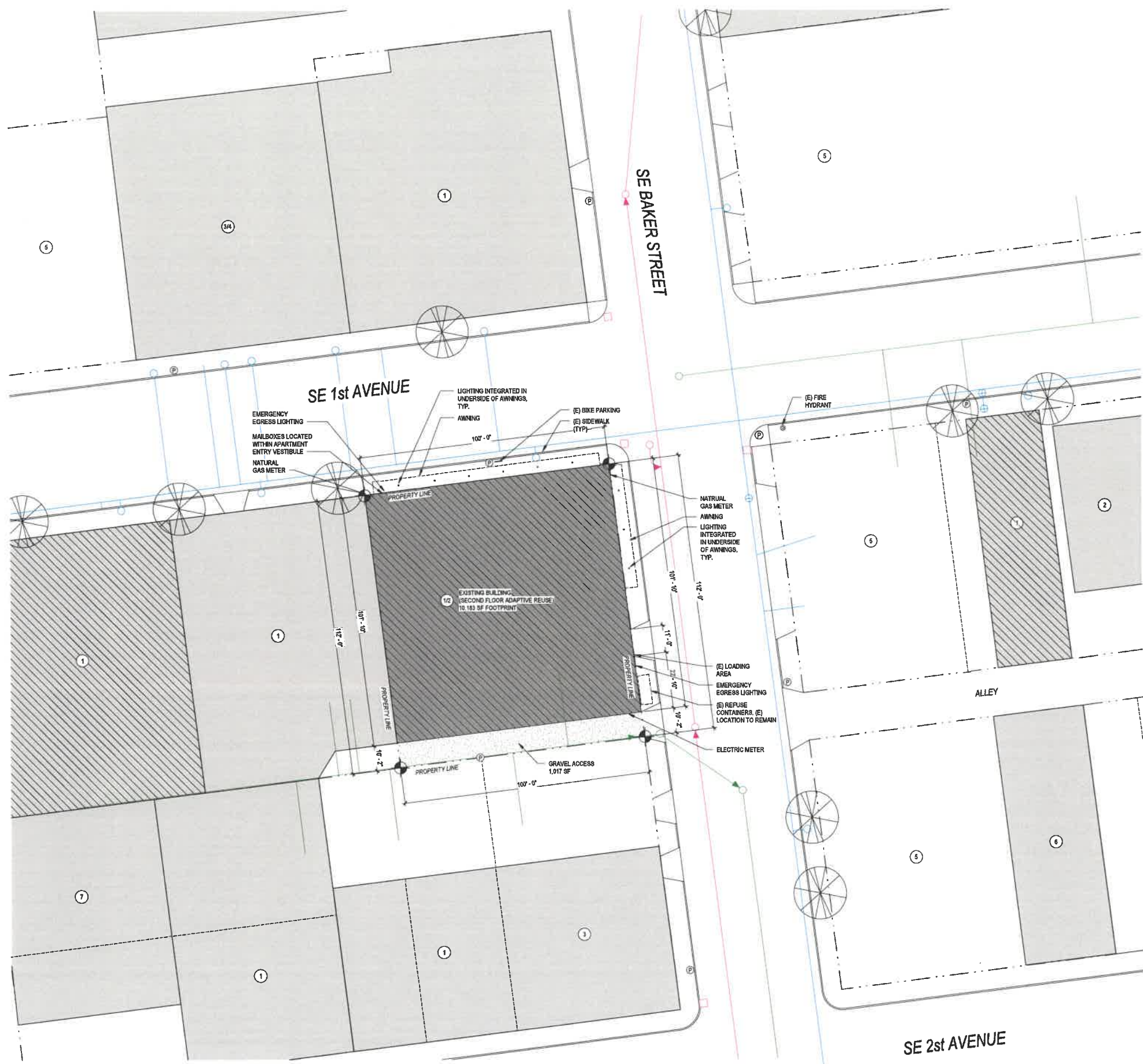
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May 7, 2018

Planning Division

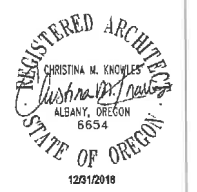
City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550



SITE PLAN NOTES:
 PROJECT ADDRESS: 140 SE 1ST AVE SW ALBANY, OR 97321
 MAP NUMBER: 11803W09-CD-00800
 PROPERTY OWNER: AH & K INVESTMENTS LLC PO BOX 3338 ALBANY, OR 97321
 APPLICANT: ANDREA HAMPL PO BOX 3338 ALBANY, OR 97321
 GROSS & NET LAND AREA: 11,202 SF
 % EXISTING STRUCTURE: 81%
 % PROPOSED STRUCTURE: -
 % GRAVEL AREA: 9%
 ZONE: ALL ADJACENT PROPERTIES ARE IN THE CENTRAL BUSINESS ZONE
 PUBLIC IMPROVEMENTS: ALL EXISTING TO REMAIN NO NEW PUBLIC IMPROVEMENTS
 TREES: NONE ON SITE
 ALL UTILITIES, ADJACENT BUILDINGS AND PROPERTY LINES ARE APPROXIMATE.

- SITE PLAN KEY:**
- 1 RETAIL SALES AND SERVICE
 - 2 MULTIFAMILY RESIDENTIAL
 - 3 OFFICE
 - 4 TAVERN / BAR / BREWERY
 - 5 PARKING
 - 6 ENTERTAINMENT AND RECREATION
 - 7 RELIGIOUS INSTITUTION
- (E) BUILDING (APPROXIMATE LOCATION)
 - (E) BUILDING, PROPOSED ADAPTIVE REUSE
 - HISTORIC INVENTORY BUILDING
 - PROPERTY LINE
 - (E) SEWER LINE
 - (E) SEWER MANHOLE
 - (E) WATER MAINLINES
 - (E) WATER VALVE
 - (E) WATER METER
 - (E) STORM DRAIN MAINLINE
 - (E) CU
 - (E) STORM DRAIN MANHOLE
 - (E) UTILITY POLE

1 SITE PLAN
 1" = 20'-0"



VARITONE
 ARCHITECTURE
 INTERIOR DESIGN
 A UNITED LIABILITY COMPANY
 231 2nd Avenue SW
 Albany, Oregon 97321
 PH: 541.487.2954

CONTRACTOR
 TBD

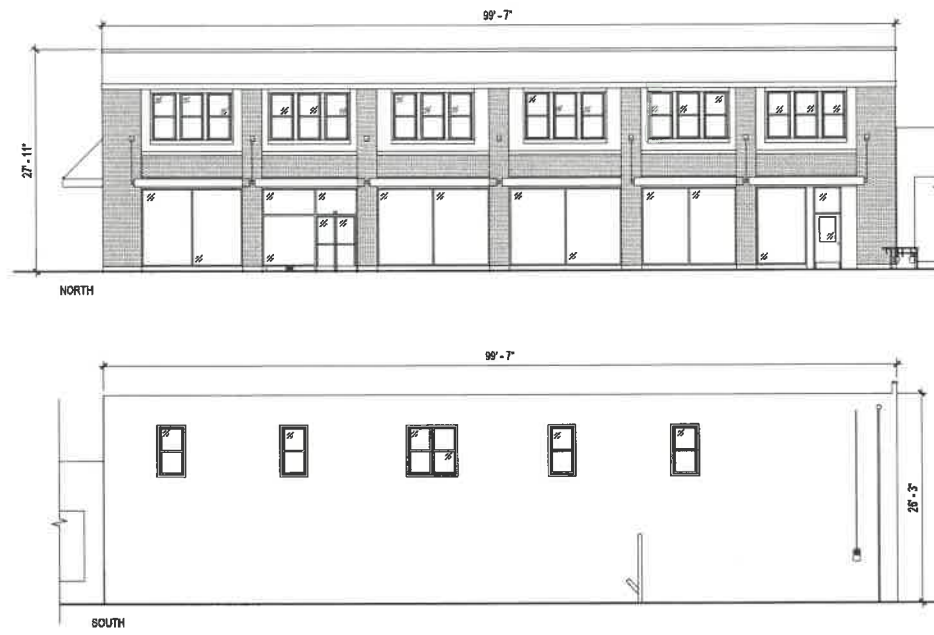
**BUILDING RENOVATION
 AK CARPET & MORE**
 140 SE 1st Avenue, Albany, Oregon 97321

Issue: SITE REVIEW
 Date: 05/01/18

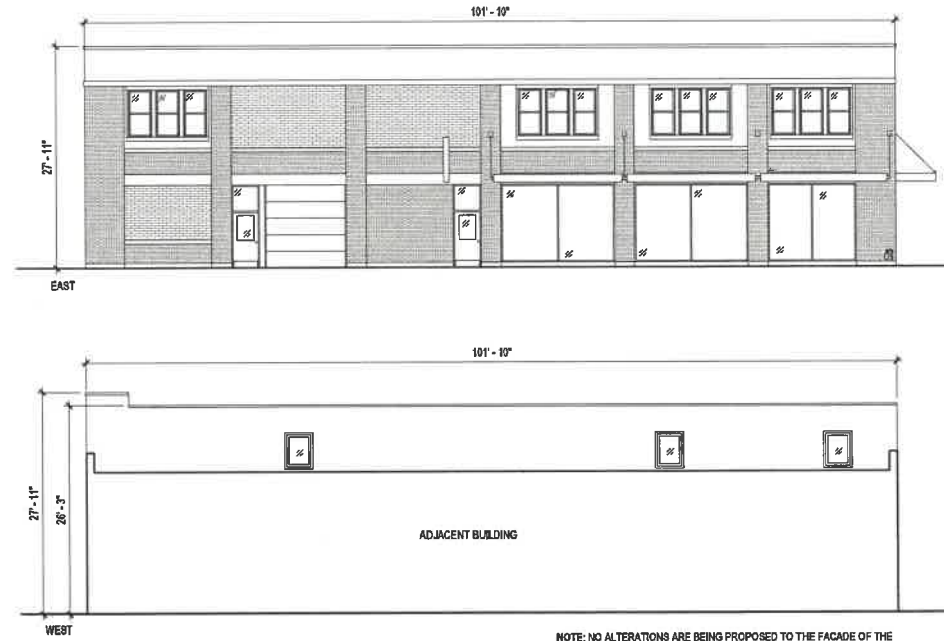
Revision:	Date:

SITE PLAN

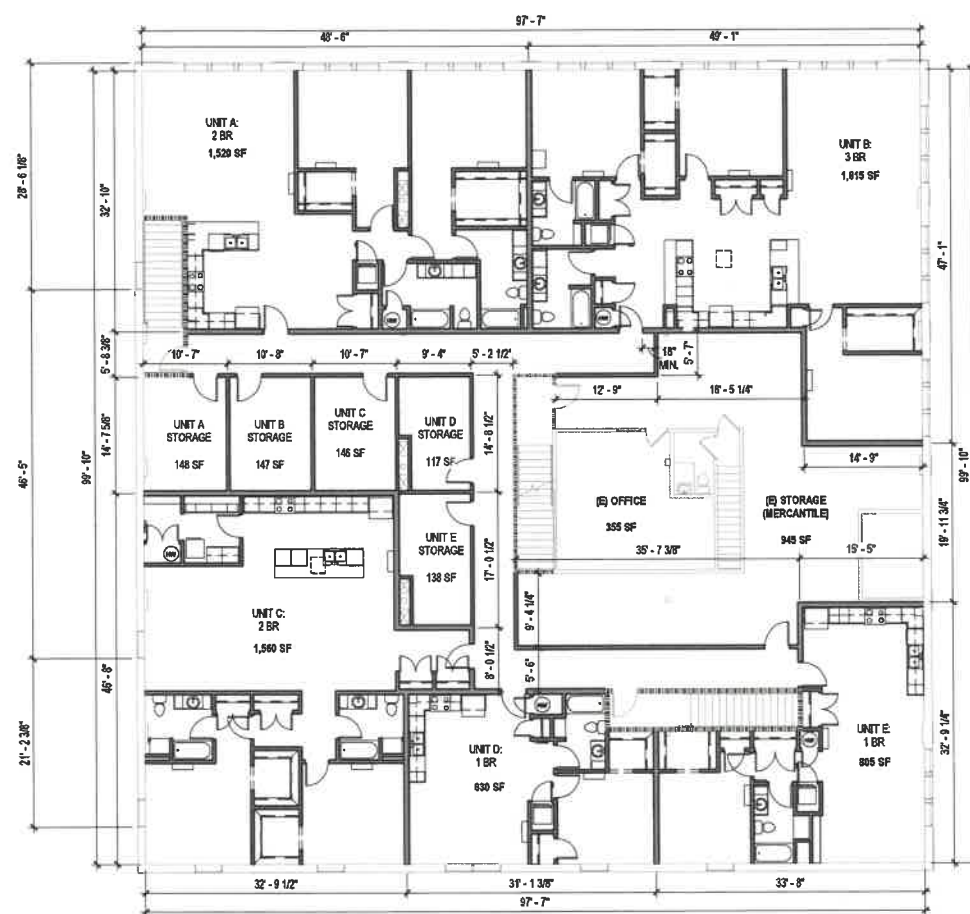
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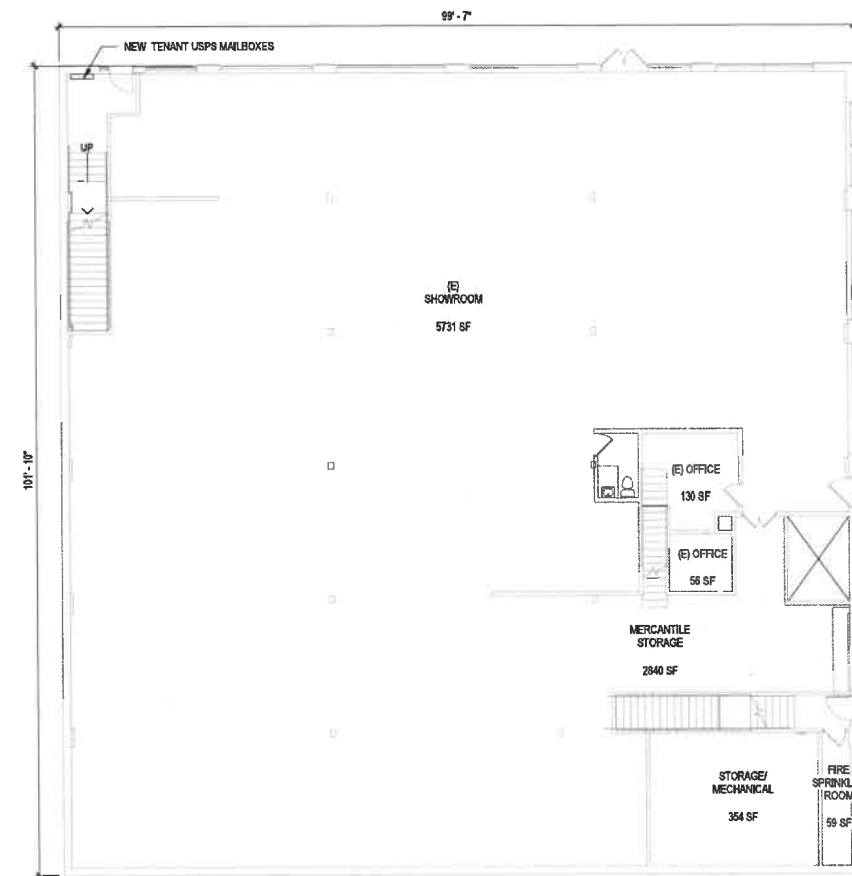
1 EXISTING ELEVATIONS
3/32" = 1'-0"



NOTE: NO ALTERATIONS ARE BEING PROPOSED TO THE FACADE OF THE BUILDING.

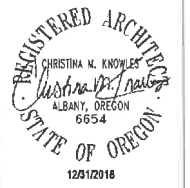


2 LEVEL 2 - NEW CONSTRUCTION
3/32" = 1'-0"



3 LEVEL 1 - NEW CONSTRUCTION
3/32" = 1'-0"

- FLOOR PLAN LEGEND:**
- NEW DOOR
 - NEW WALL
 - EXISTING DOOR
 - EXISTING WALL
 - 1 HR FIRE-RATED WALL



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AK CARPET & MORE**
140 SE 1st AVENUE, ALBANY, OREGON 97321

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Revision: _____ Date: _____

**FLOOR
PLANS &
ELEVATIONS**

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