



## 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

### Residential Accessory Building

SP-20-18

July 13, 2018

## Application Information

Proposal:	Site Plan Review for new construction of a 1,728-square-foot residential accessory structure with a 14-foot wall height.
Review Body:	Hearings Board (Type III review)
Property Owner:	Jeffrey Hinrichs; 2190 NW Maier Lane, Albany, OR 97321
Address/Location	2190 Maier Lane NW, Albany, OR 97321
Map/Tax Lot:	Benton Tax Assessor's Map No(s): 10S-04W-36CD Tax Lot 900
Zoning:	RS-10 (Residential Single Family)

On July 12, 2018, the Albany Hearings Board granted **APPROVAL WITH CONDITIONS** for the application described above. The Hearings Board based its decision upon consideration of applicable standards and review criteria listed in the Albany Development Code and consideration of public testimony. 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 [laura.laroque@cityofalbany.net](mailto:laura.laroque@cityofalbany.net) or 541-917-7640 or Planning Manager Bob Richardson, at 541-917-7555.

The City's decision may be appealed to the City Council if a person with standing files a completed Notice to Appeal application and the associated filing fee no later than 10 days from the date the City mails the Notice of Decision. 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 a valid approved building permit exists for new construction or improvements, and work has commenced, or unless an extension has been granted pursuant to ADC 1.083. The issuance of this approval 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.

*Signature on file*

Hearings Board Chair

**Appeal Date:**

**July 23, 2018**

**Approval Expiration Date:**

**July 13, 2021**

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



Attachments: Location Map, Site Plan, Elevation

## Conditions of Approval

**Condition 1** Prior to any ground disturbing activity, a grading permit shall be obtained from the City of Albany Public Works Department if more than 50 cubic yards of material are to be excavated or filled on slopes steeper than 12 percent.

## Information for the Applicant

Please read through 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.
2. Erosion Sediment Control Permits are required by Public Works prior to construction for any project affecting more than 2,000 square feet of ground area.

#### PLAN REVIEW FOR PERMITS

3. 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.

#### CODES

4. The current residential building codes are:
  - a. The 2017 Oregon Residential Specialty Code (ORSC)
  - b. The 2014 Oregon Energy Efficiency Specialty Code (OEESC),
  - c. The 2017 Oregon Plumbing Specialty Code (OPSC) based on the 2011 OPSC.
  - d. The 2017 National Electrical Code (NEC) with Oregon amendments.

#### ENGINEERING

5. Pole sheds are considered irregular construction by the **Oregon Residential Specialty Code (ORSC) Section R301.2.2.2.5**, and as such, the building is required to be a fully engineered building with all calculations performed and drawings created by an Oregon registered architect or engineer.
6. The State of Oregon has produced several ready-build plans that may be applicable for your project. If applicable it would avoid any further engineering and any additional building plan review charges. It would be required to have a building permit and inspections and have a Land Use review and meet Land Use regulations.

#### DRAINAGE

7. All under floor, gutter, roof, and lot surface drainage must terminate in the street or a pre-approved drainage system.

#### OCCUPANCIES

8. The **ORSC** applies to one and two-family dwellings classified as Group R3 occupancies and their accessory structures classified as Group U occupancies.

Typical Group U includes barns, carports, greenhouses, livestock shelters, private garages and sheds.

### **Oregon Structural Specialty Code (OSSC) Section 312**

9. The residential shop/garage is not to be used for commercial purposes unless meeting the setbacks and other Code requirements for commercial buildings. The minimum setback from property lines for commercial shop buildings is 10' per **OSSC Table 602**.
10. No living quarters will be allowed in the building unless the building meets all Building Code and Land Use requirements. As an example: All mixed occupancy buildings containing a residential unit and any other type of commercial space will be required to be protected with fire sprinklers.

### ALLOWABLE AREA

11. Private Group U garages are limited to 1000 square feet in area. They may be increased to 3000 square feet where only private or pleasure-type motor vehicles are stored and there is no repair work completed, and where there is no dispensing of fuel in the building. **OSSC 406.1.2**

### STEEP SLOPES

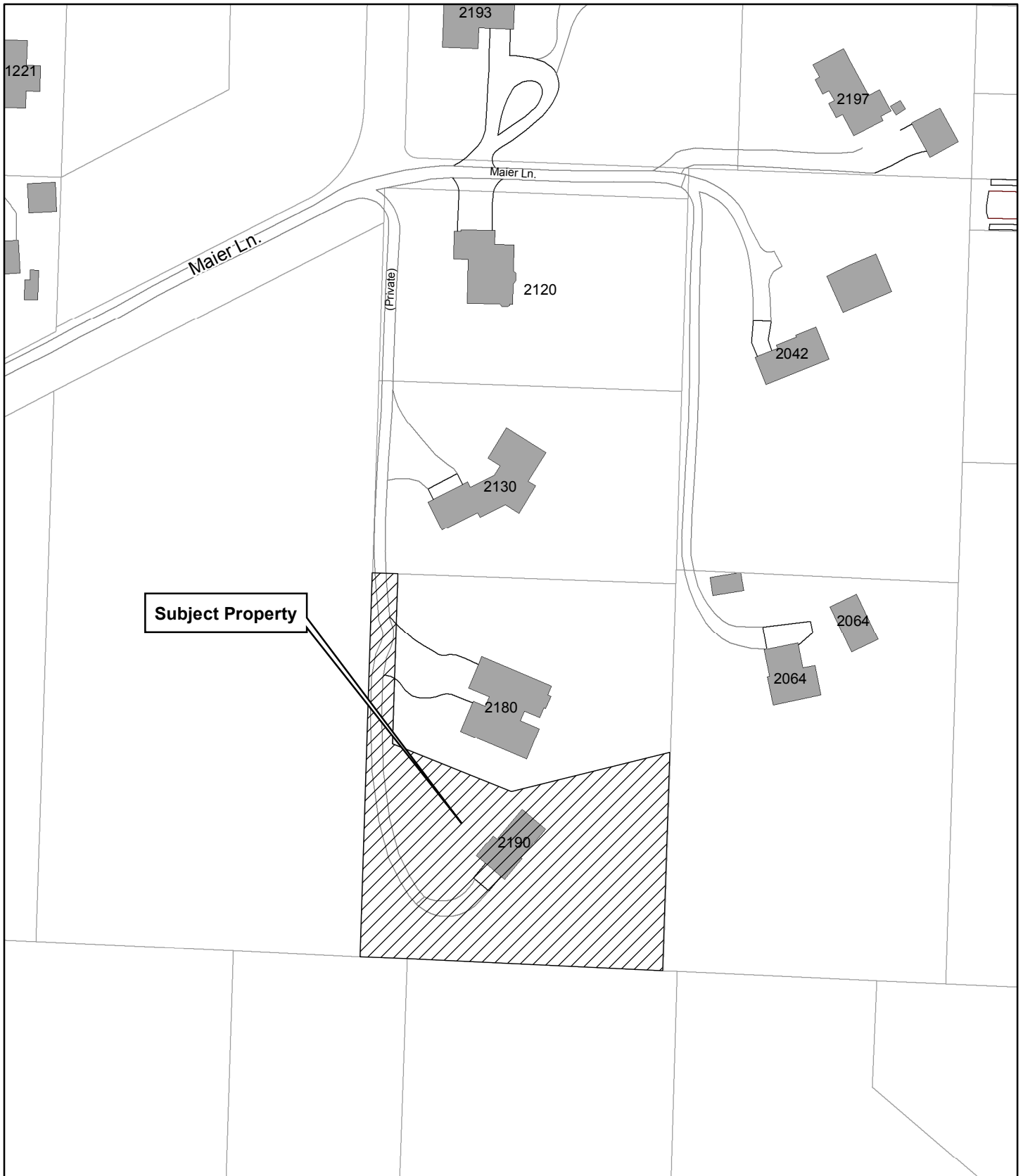
12. The Albany INFO hub shows this lot contains slopes in excess of 12-25%. Per Albany Development Code Section (ADC) 6.200 a geotechnical report is required to identify any geologic or soils hazards and if the location proposed is suitable for the proposed development. Any soils report must account for the steep slopes and how the slopes will be stabilized, must provide direction for location of building, and provide any requirements that must be met during construction.

### INADEQUATE FIRE APPROACH & ACCESS TO WATER SUPPLY


13. If the Fire Official determines that there is an inadequate fire apparatus access condition or an inadequate fire water supply for one or more parcels of the proposed division, in Lieu of providing adequate fire apparatus access or supply and acting in conformance to the standards set forth in **OAR 918-480-0125**, the Uniform Alternate Construction Standard for One and Two Family Dwellings, the Building Official, will select one or more of the following standard(s) to address the inadequacies pertaining to structures built on the affected parcels. The first choice is to have the buildings on the lots affected, protected by a NFPA 13D fire suppression system.
  - a. Installation of an NFPA Standard 13D fire suppression system;
  - b. Installation of a partial NFPA Standard 13D fire suppression system;
  - c. Installation of additional layers of 5/8 inch, Type-X gypsum wallboard;
  - d. Installation of fire-resistive compartmentalization of dwellings to limit the spread of fire by use of fire-resistant building elements, components or assemblies. Fire resistance ratings shall be determined in accordance with the Oregon Structural Specialty Code;
  - e. Installation of fire-resistive exterior wall covering and roofing components; or
  - f. Provide fire separation containment in accordance with the default standards as set forth in the Wildland-Urban Interface rules adopted by the Oregon Department of Forestry (See **OAR 629-044-1060**).

## 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.


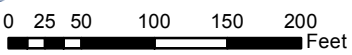


**Location Map: 2190 NW Maier Lane  
Benton County Tax Assessor's Map No. 10S-04W-36CD Tax Lot 900**



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May 7, 2018

Planning Division

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

JEFF HINRICHS  
2190 NW MAIER LN  
PLEASANT OR 97321

★ = PROPOSED POLE  
BARN LOCATION

SITE PLAN 1 OF 2

2130 MAIER LN NW  
10504W36CD00600

TALLEST BUILDING  
ADJACENT

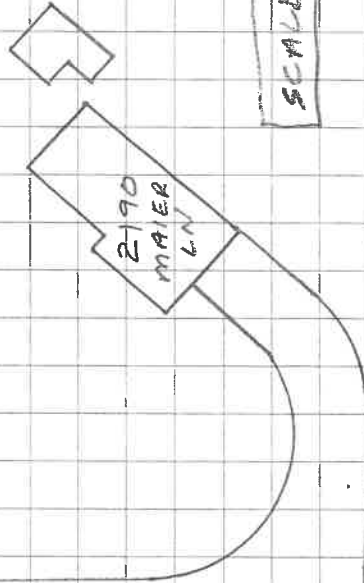


412' AWAY  
(NOT TO  
SCALE)

2180 MAIER LN NW  
10504W36CD00901

2064 MAIER LN NW  
10504W36CD00800

10436CC03300



2190  
MAIER  
LN

↑ N

SCALE 1:60

10504W36CD00900

11401BB00200

11401BB00100

1829 WEST THOMPSON  
LN NW  
11504W01BA01000

10436CC03300

11401BB00200



JEFF HANFICHS

2190 NW MAIER LN  
ALBANY, OR 97321

- PROPOSED POLE BARN

- SEPTIC TANK INFO

- SETBACKS SHOWN

|||| = EASEMENT FOR  
NEIGHBOR

- NO WELLS

- NO TREE REMOVAL

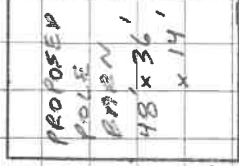
- ALL EXISTING EXCEPT  
POLE BARN

SCALE 1:40

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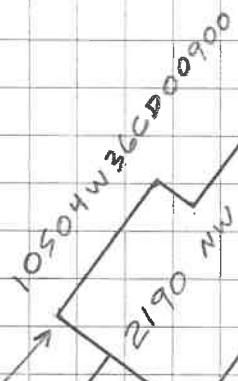


8'



5'

67'



20'

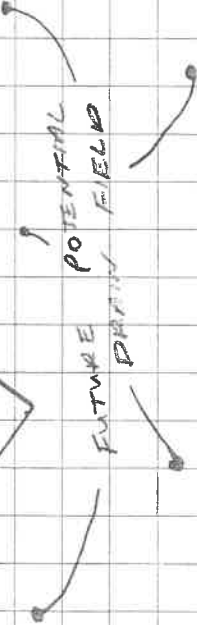


14'

6'-8"



30'

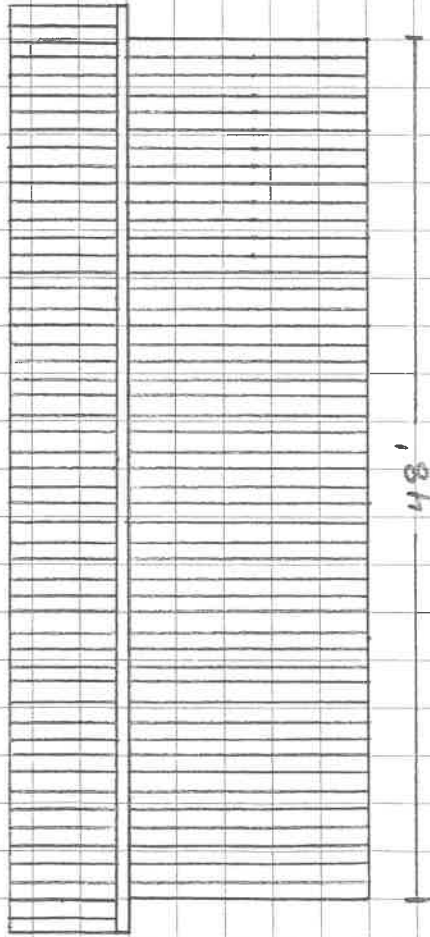


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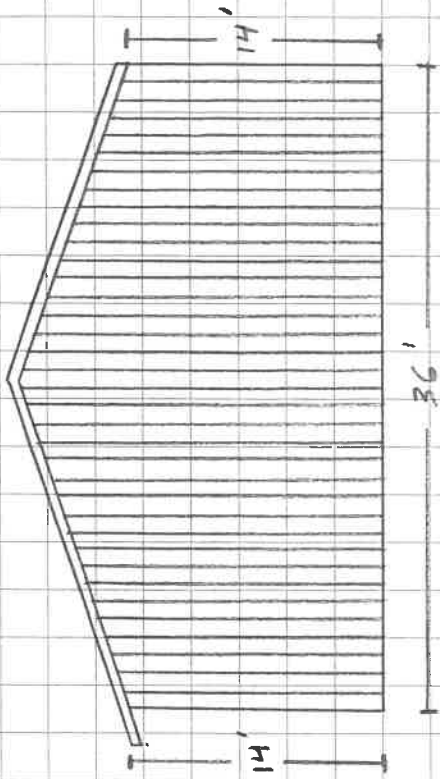
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JEFF HARRIS  
2190 NW MAIER LN  
ALBANY OR 97321

SCALE 3/32" = 1'

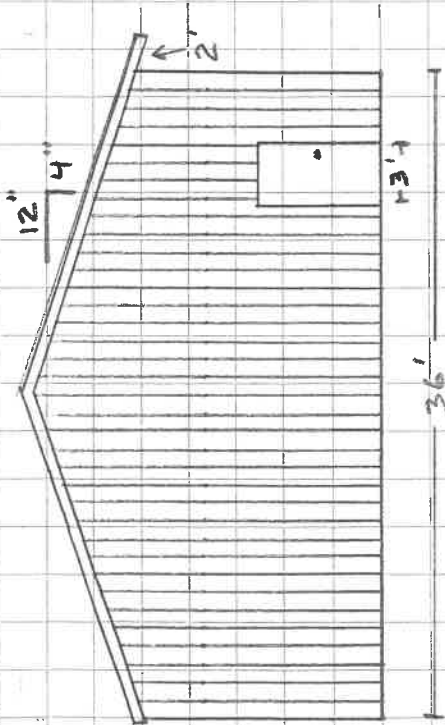


BACK / SOUTH ELEVATION

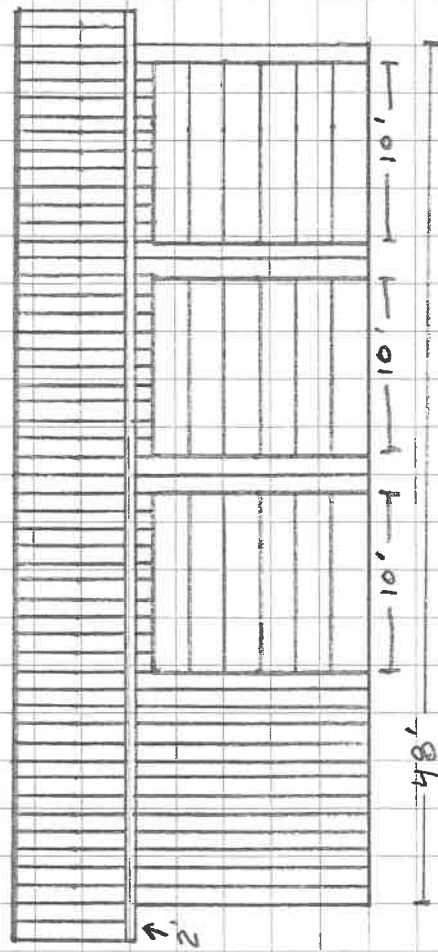


WEST SIDE ELEVATION

PROPOSED POLE BUILDING



EAST SIDE ELEVATION



FRONT / NORTH ELEVATION