



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Planning & Building 541-917-7550

Notice of Filing

Major Variance

VR-01-23

March 9, 2023

The Planning Division has received the following APPLICATION. Please provide any written comments you may have on this project to **Alyssa Schrems** (541-791-0176), alyssa.schrems@cityofalbany.net **before 5:00 p.m. on March 23, 2023**, so we may take your comments into account.

Application Information

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|-------------------|---|
| Proposal: | Variance to ADC 8.415(4): “No parking, loading, or travel aisles shall be located between the public street and buildings within 50 feet of the street, except that a designated park-and-ride lot or one drive-through lane may be permitted”. |
| Review Body: | Staff (Type II review) |
| Property Owner 1: | Yohn Baldwin; 3300 NW Crest Drive, Corvallis, OR 97330 |
| Property Owner 2: | Linn Benton Lincoln ESD, 905 4th Avenue SE, Albany, OR 97321 |
| Applicant: | GREEN Cascades LLC C/O Michael Riccitelli 717 Calapooia Street SW, Albany, OR 97321 |
| Address/Location: | 401 Main Street SE, Albany, OR 97321 |
| Map/Tax Lot: | Linn County Assessor: 11S-03W-06DD-11101 &11300 |
| Zoning: | Main Street (MS) |

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 300 feet of the development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues, which may provide the basis for an appeal to the Planning Commission, must be raised in writing and with sufficient detail to allow the City to respond. ***The deadline for submission of written comments is 5:00 p.m. on March 23, 2023, 14 days from the date the City mails the notice of filing.***

All application materials are available at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office or call **Alyssa Schrems, project planner**, at 541-791-0176, alyssa.schrems@cityofalbany.net. Submit any written comments to the Planning Division; PO Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the notice of decision.

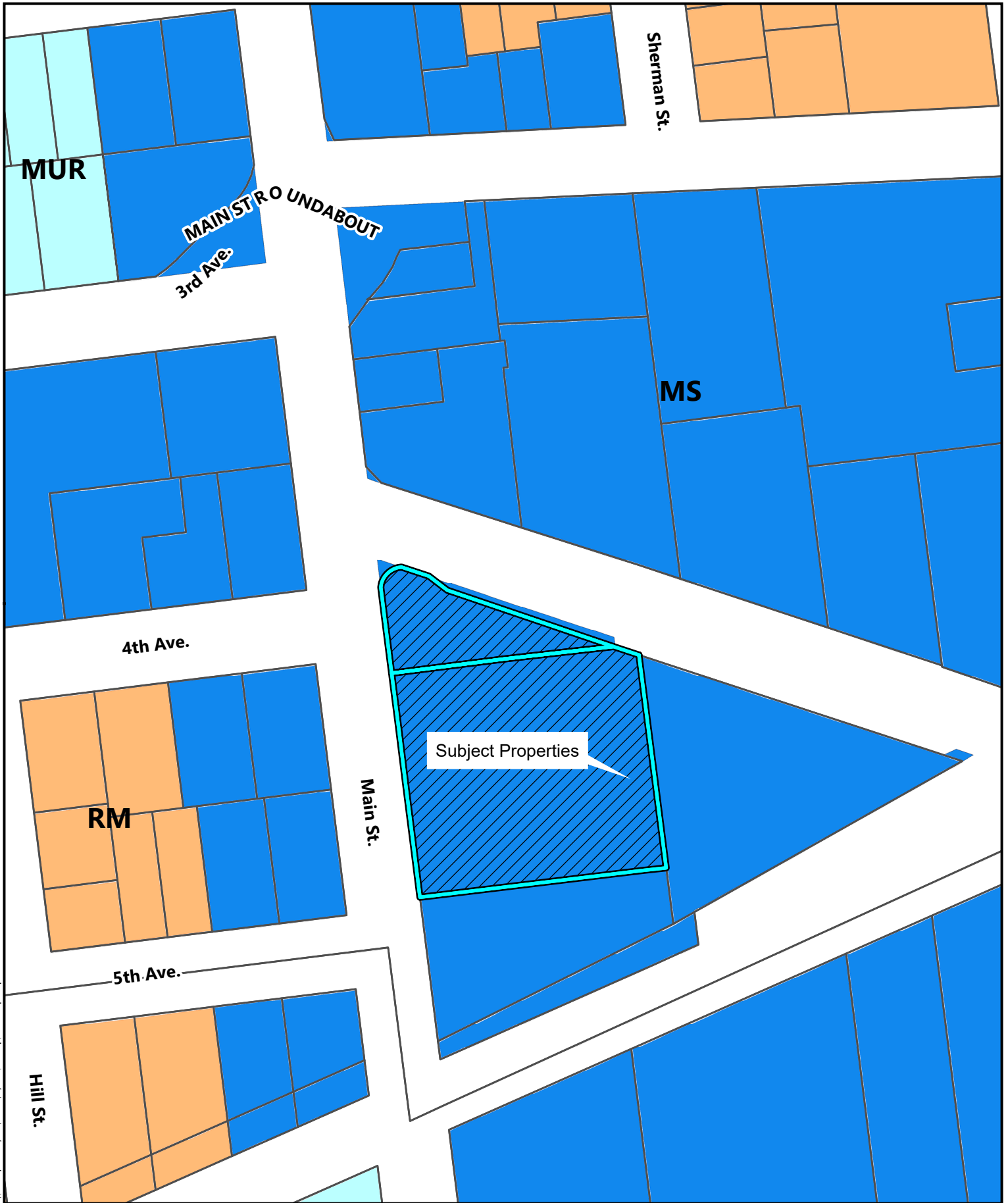
Approval Standards for This Request

Major Variance – ADC 2.660- When a practical difficulty, unusual hardship, or the literal interpretation of a provision of this Code results in rendering a property incapable of reasonable economic use or causes specific hardships unintended by the Comprehensive Plan or this Code, a Major Variance may be granted as provided in this article.

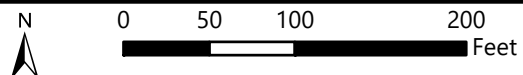
- (1) The property has unique or peculiar physical circumstances or conditions such as, irregular shape, width or depth; or exceptional natural or physical conditions such as topography, trees, native vegetation, wetlands, riparian areas, wildlife habitat, or drainage ways.
- (2) The proposal will be consistent with the purpose, overview, and description for the zone in which the property is located, and with the purpose of the Significant Natural Resource Districts, if applicable; and
- (3) If more than one Major Variance is requested, the cumulative effect of the variances results in a project that is still consistent with the purpose, overview and description of the zone; and
- (4) The requested Major Variance is the minimum necessary to address the peculiar or unusual conditions of the site; and
- (5) Any impacts resulting from the Major Variance are mitigated to the extent practical; or
- (6) Application of the regulation in question would preclude all reasonable economic use of the site.

Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 3, 6, 8, 9, 11, and 12.

Attachments: Location Map, Site Plan



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Date: 12/15/2022 Map Source: City of Albany

401 Main St SE

Location Map

