



COMMUNITY DEVELOPMENT

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

Notice of Filing

Sign Variance

VR-02-19

July 24, 2019

APPLICATION INFORMATION

Type of Application:	Sign Variance to construct one free-standing sign consisting of two 4-foot x 8-foot signs with a maximum height of 16 feet. The variance is necessary because the property does not have frontage on a public street and therefore does not meet the minimum 75 feet of street frontage required to construct a sign, as specified in ADC 13.530, Table 13-3.
Review Body:	Community Development Director (Type II)
Property Owner/Applicant	Mike McHenry; 34570 Mountain View Place NE, Albany, OR 97322
Address/Location	606 Queen Avenue SW, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-07CC Tax Lot 5500
Zoning:	Light Industrial

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 August 7, 2019**, 14 days from the date the City mails the Notice of Filing.

A location map and site plan are attached to this notice. 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 contact **Travis North, Project Planner**, at 541-791-0176 or travis.north@cityofalbany.net. Submit any written comments to the Planning Division; P.O. Box 490, Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Tentative Decision.

According to the Albany Development Code (ADC), the freestanding sign is allowed on this property subject to ADC 13.560 or approval of a Sign Variance. The proposed application will be evaluated for consistency with the review criteria contained in ADC 13.710. The use must also meet applicable City development standards found in the ADC. The City may apply conditions of approval to the application to ensure that the proposal will conform to the applicable development standards and review criteria.



Approval Standards for This Request


Sign Variance Review Criteria, Albany Development Code (ADC) 13.710:

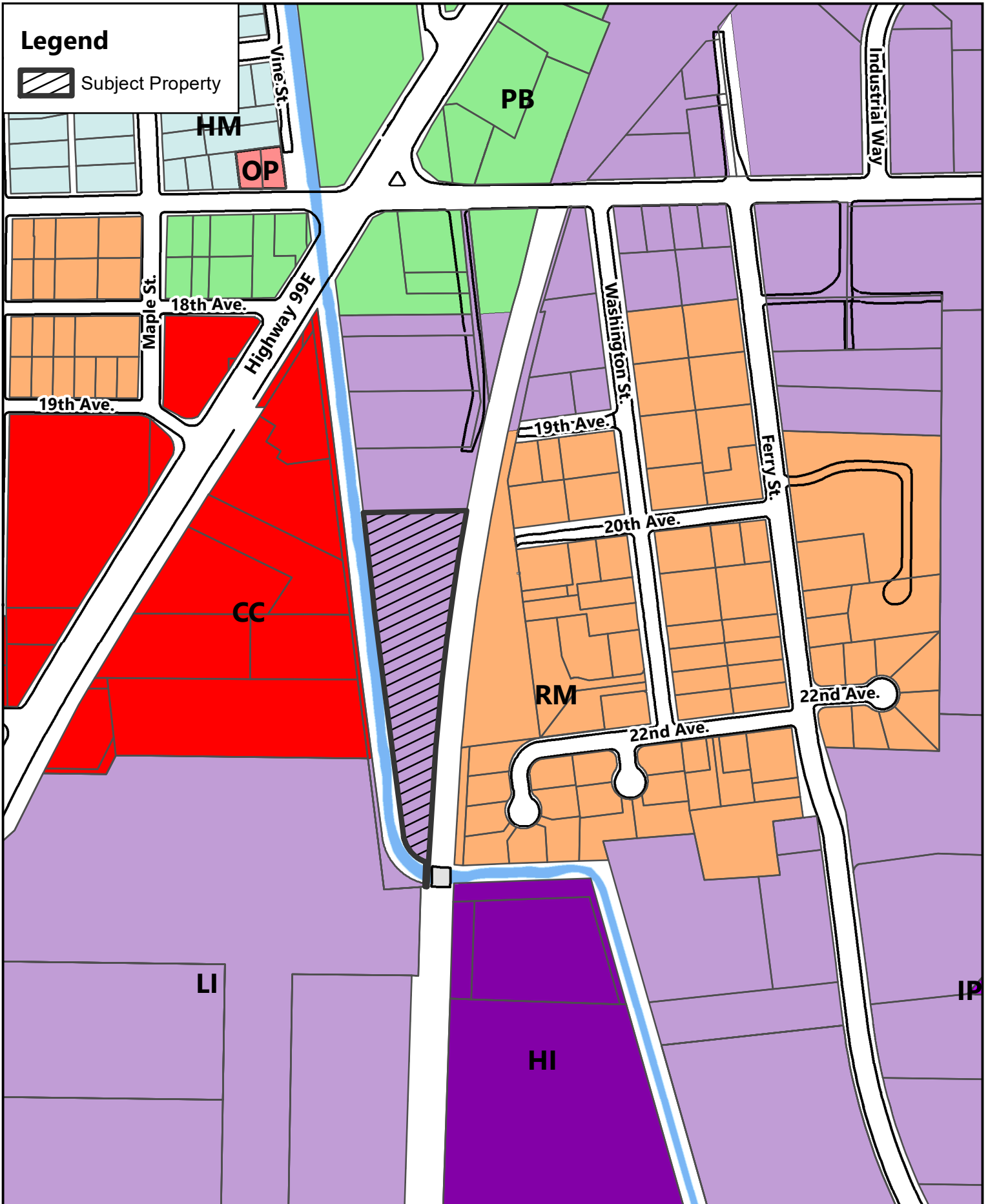
- (1) Granting the variance would not detrimentally impact public safety, including traffic safety, nor any other aspect of public welfare.
- (2) There are unique circumstances or conditions of the lot, building, or traffic pattern such that:
 - a) The requested variance better implements the purpose of the Article as stated in Section 13.110
 - b) Granting the variance compensates for those circumstances in a manner equitable with other property owners and is thus not a special privilege to any one business. The variance requested shall be the minimum necessary to compensate for those conditions and achieve the purpose of this Article.
- (3) The variance would not result in a special advertising advantage in relation to neighboring businesses or businesses of a similar nature. The desire to match standard sign sizes (for example, chain store signs) shall not be listed or considered as a reason for a variance.
- (4) Granting the variance would not obstruct views of other buildings or signs or cover unique architectural features of a building or detract from landscape areas.
- (5) The size and placement of the proposed sign results in signage more consistent with the purposes of the sign code than that allowed under strict interpretation of the Code.

Additional review standards for these applications are found in ADC Articles 1, 2, & 13.

Attachments: Location Map, Site Plan, Elevation Drawing

Legend

 Subject Property



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0 50 100 200 300
Feet

Date: 6/28/2019 Map Source: City of Albany

606 Queen Ave SW

Location / Zoning Map

OPTION A

96 in

48 in



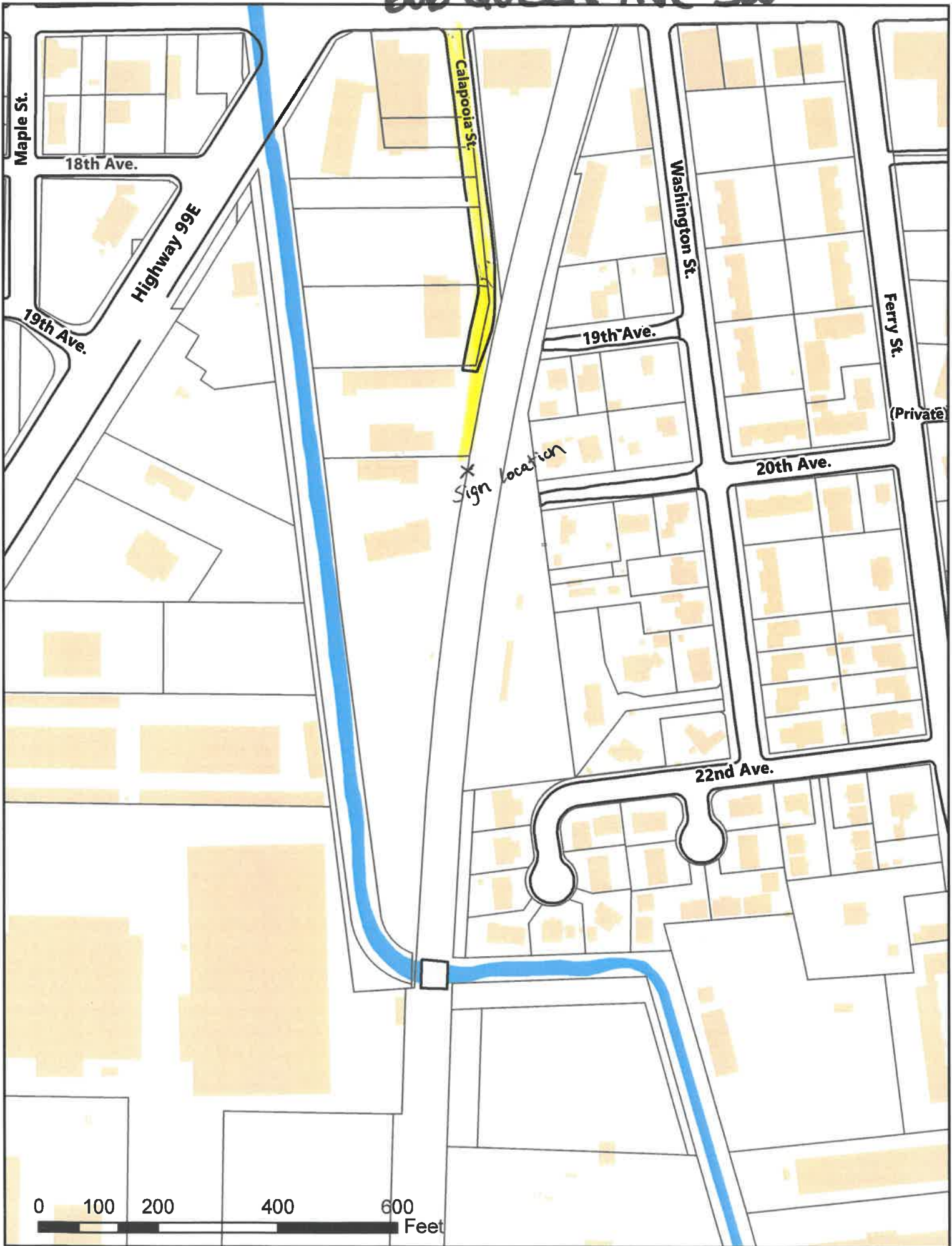
- COMMERCIAL STORAGE
- MOVING SUPPLIES
- MILITARY & SENIOR DISCOUNTS

MCHENRY
REMODELING LLC
Interior Remodeling & Design

16 feet

8 ft

606 Queen Ave SW



0 100 200 400 600 Feet