



COMMUNITY DEVELOPMENT

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

Notice of Decision

Site Plan Review, Historic Review of Exterior Alterations, and Historic Review of New Construction

HI-01-24/SP-04-24

May 6, 2024

Application Information

| | |
|-----------------------------|---|
| Type of Application: | Site Plan Review for a 3,645-square-foot addition onto an existing structure, the decoupling of an existing addition to a separate structure, and a Historic Review of New Construction and Exterior Alterations. |
| Review Body: | Landmarks Commission (Type III review) |
| Property Owner/Applicant: | Monteith Square LLC 442 1st Avenue SW, Albany, OR 97321 |
| Applicant's Representative: | Lori Stephens 534 NW 4th Street, Corvallis, OR 97330 |
| Address/Location: | 133 5th Avenue SE, Albany, OR 97321 |
| Map/Tax Lot: | Linn County Assessor's Map No. 11S-03W-07BA; Tax Lot 00800 |
| Zoning & Historic District: | Lyon Ellsworth (LE) zone; Hackleman Historic District |

On May 1, 2024, the Albany Landmarks Commission **APPROVED WITH CONDITIONS** the application described above. The Landmarks Commission based its decision upon consideration of findings within the staff report, public testimony, and 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 Alyssa Schrems, project planner, at alyssa.schrems@albanyoregon.gov or 541-791-0176.

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 1.320. 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 ensure compliance with all applicable regulations.

Signature on file

Landmarks Commission Chair

Must be Appealed by Date: May 16, 2024
Approval Expiration Date (if not appealed): May 6, 2027

albanyoregon.gov/cd



Conditions of Approval

- Condition 1 Site Plan Review – Screening.** The applicant shall provide screening in compliance with ADC 9.250 along the east property line.
- Condition 2 Site Plan Review—Transportation.** Prior to the issuance of an occupancy permit, the applicant shall remove the site’s existing driveway to 5th Avenue and replace it with standard curb, gutter, and sidewalk.
- Condition 3 Exterior Alterations and New Construction.** Construction shall occur in accordance with the plans approved with this application. Proposed changes may require a new review.
- Condition 4 Exterior Alterations and New Construction.** A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

Appeal Procedure

Appeal procedures are found in the Albany Development Code 1.410. 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.

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 ensure compliance with all applicable regulations.

Building

Permits

1. The proposed project may require permits that will need to be applied for at www.albanyoregon.gov/permits. For questions about permitting requirements, please email cd.customerservice@albanyoregon.gov.

Plan Review for Permits

2. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirement in effect at time of application.

Public Works

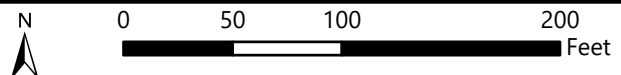
The City of Albany’s infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the 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.

Attachments

- A. Location Map
- B. Site Plan



\\con.cityofalbany.net\homes\analysis\Desktop\Notice Map Template.mxd



133 5th Ave SE

Date: 2/28/2024 Map Source: City of Albany

Location Map



LORI STEPHENS ARCHITECT

133 Fifth Ave SE
Atlanta, GA 30303
404.525.1100
www.broadleafarch.com

PRELIMINARY - NOT TO BE USED FOR CONSTRUCTION

Sybaris Renovation

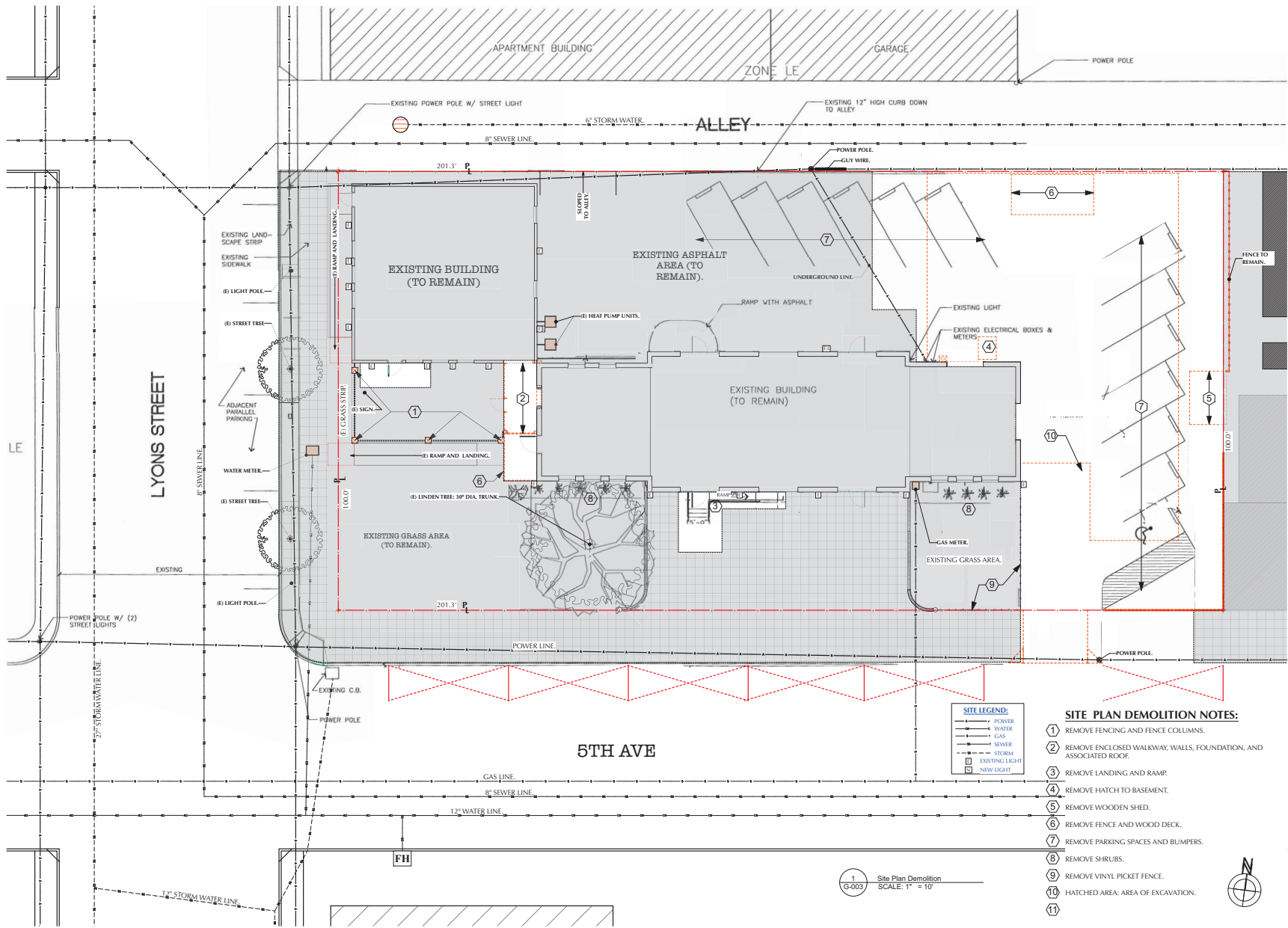
133 Fifth Ave SE
Atlanta, GA 30303
CONTACT: mpanajip@msn.com

| REVISIONS | DATE | DESC. |
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DATE OF ISSUE:
Tuesday, April 2, 2024
CAD FILE NAME: sybaris March 2024.dwg
REVISION BY: LSI/Stephens
DRAWN BY: BCAD Technician Full Name
CHECKED BY: Lori Stephens
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SHEET TITLE
Site Plan Demolition

G-003



SITE LEGEND:

| | |
|---|----------------|
| — | POWER |
| — | WATER |
| — | GAS |
| — | SEWER |
| — | STORM |
| □ | EXISTING LIGHT |
| □ | NEW LIGHT |

- SITE PLAN DEMOLITION NOTES:**
- ① REMOVE FENCING AND FENCE COLUMNS.
 - ② REMOVE ENCLOSED WALKWAY, WALLS, FOUNDATION, AND ASSOCIATED ROOF.
 - ③ REMOVE LANDING AND RAMP.
 - ④ REMOVE HATCH TO BASEMENT.
 - ⑤ REMOVE WOODEN SHED.
 - ⑥ REMOVE FENCE AND WOOD DECK.
 - ⑦ REMOVE PARKING SPACES AND BUMPERS.
 - ⑧ REMOVE SHRUBS.
 - ⑨ REMOVE VINYL PICKET FENCE.
 - ⑩ HATCHED AREA: AREA OF EXCAVATION.
 - ⑪

1 G-003 Site Plan Demolition
SCALE: 1" = 10'



LORI STEPHENS ARCHITECT

PRELIMINARY - NOT TO BE USED FOR CONSTRUCTION

Sybaris Renovation
133 Fifth Ave SE
Atlanta, GA 30303
CONTACT: mpanandj@msn.com

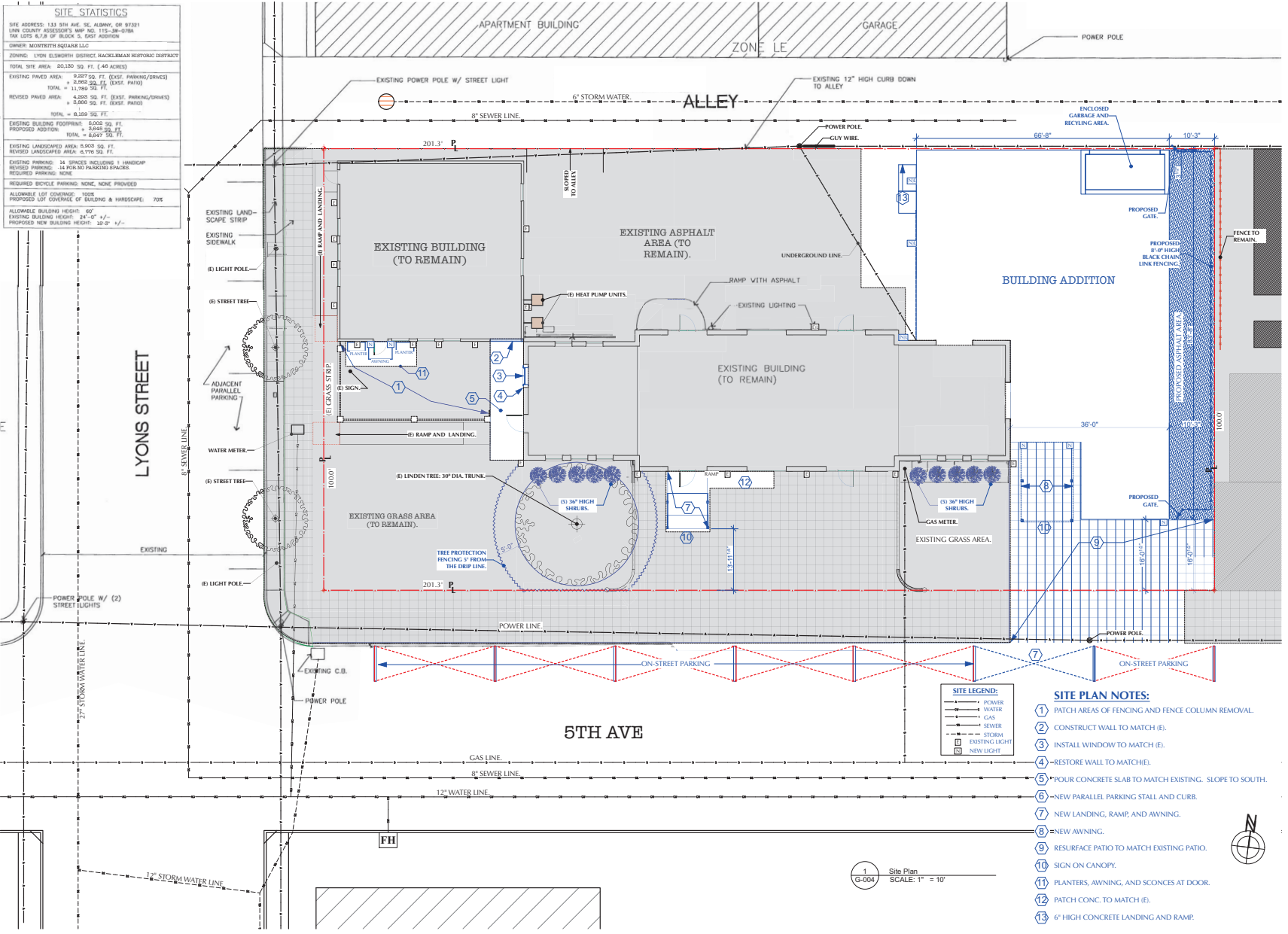
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DATE OF ISSUE:
Tuesday, April 2, 2024
CAD FILE NAME: sybaris March 2024b.rvt
DESIGNED BY: Lori Stephens
DRAWN BY: BCAD Technician Tofu Name
CHECKED BY: Lori Stephens
COPYRIGHT: BLAFC

SHEET TITLE
Site Plan

G-004

| SITE STATISTICS | |
|---|---------------------------------------|
| SITE ADDRESS: 133 5TH AVE. SE, ATLANTA, GA 30321 | |
| LINK COUNTY ASSESSOR'S MAP NO. 115-30-019A | |
| TAX LOTS 6,7,8 OF BLOCK 5, EAST ADDITION | |
| OWNER: MONTRETTA HOGAN LLC | |
| ZONING: LYON ELSMOUTH DISTRICT, BACKLICKMAN HISTORIC DISTRICT | |
| TOTAL SITE AREA: 80,130 SQ. FT. (1.83 ACRES) | |
| EXISTING PAVED AREA: | 9,227 SQ. FT. (EXIST. PARKING/DRIVES) |
| | + 2,800 SQ. FT. (EXIST. PATIO) |
| TOTAL: | 11,760 SQ. FT. |
| REVISED PAVED AREA: | 4,200 SQ. FT. (EXIST. PARKING/DRIVES) |
| | + 3,000 SQ. FT. (EXIST. PATIO) |
| TOTAL: | 8,160 SQ. FT. |
| EXISTING BUILDING FOOTPRINT: | 5,025 SQ. FT. |
| PROPOSED ADDITION: | 2,545 SQ. FT. |
| TOTAL: | 8,247 SQ. FT. |
| EXISTING LANDSCAPED AREA: | 5,305 SQ. FT. |
| REVISED LANDSCAPED AREA: | 6,770 SQ. FT. |
| EXISTING PARKING: | 14 SPACES INCLUDING 8 HANDICAP |
| REVISED PARKING: | 14 PER 300 PARKING SPACES |
| REQUIRED PARKING: | NONE |
| REQUIRED BICYCLE PARKING: | NONE, NONE PROVIDED |
| ALLOWABLE LOT COVERAGE: | 100% |
| PROPOSED LOT COVERAGE OF BUILDING & HARDSCAPE: | 70% |
| ALLOWABLE BUILDING HEIGHT: | 60' |
| EXISTING BUILDING HEIGHT: | 24'-0" +/- |
| PROPOSED NEW BUILDING HEIGHT: | 12'-3" +/- |



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| □ | NEW LIGHT |

- SITE PLAN NOTES:**
- 1 PATCH AREAS OF FENCING AND FENCE COLUMN REMOVAL.
 - 2 CONSTRUCT WALL TO MATCH (E).
 - 3 INSTALL WINDOW TO MATCH (E).
 - 4 RESTORE WALL TO MATCH (E).
 - 5 POUR CONCRETE SLAB TO MATCH EXISTING. SLOPE TO SOUTH.
 - 6 NEW PARALLEL PARKING STALL AND CURB.
 - 7 NEW LANDING, RAMP, AND AWNING.
 - 8 NEW AWNING.
 - 9 RESURFACE PATIO TO MATCH EXISTING. SLOPE TO SOUTH.
 - 10 SIGN ON CANOPY.
 - 11 PLANTERS, AWNING, AND SCONCES AT DOOR.
 - 12 PATCH CONC. TO MATCH (E).
 - 13 6" HIGH CONCRETE LANDING AND RAMP.

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G-004 Site Plan
SCALE: 1" = 10'

