



## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Site Plan Review and Minor Variance

SP-17-22 and VR-02-22

July 26, 2022

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Jennifer Cepello** at 541-917-7561 or [jennifer.cepello@cityofalbany.net](mailto:jennifer.cepello@cityofalbany.net). The deadline for submission of written comments is 5:00 p.m. on **August 9, 2022**.

### Application Information

Proposal:	To construct a new, 528-square-foot residential accessory structure with walls greater than 11 feet; a minor variance to the 15-foot front property line setback to site the proposed accessory structure 6 feet from the east (front) property line.
Review Body:	Staff (Type I-L review)
Applicant:	Kurt Trammell, 1417 32nd Avenue SE, Albany, OR 97322
Property Owner:	Lola Gonzalez Family Trust, 19146 SW 53rd Court, Tualatin, OR 97062
Address/Location:	1417 32nd Avenue SE, Albany, OR 97322
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-17CB; Tax Lot 6707
Zoning:	Residential Single-Family District (RS-6.5)
Overlay Districts:	N/A
Total Land Area:	0.20 acres
Existing Land Use:	Residential Improved

The City of Albany has received applications for a Site Plan Review and Minor Variance as referenced above. We are mailing notice of the application to property owners within 100 feet of the proposed development. We invite your written comments on this application, to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues that 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 to the issue. The deadline for submission of written comments is 5:00 p.m. on **August 9, 2022**, 14 days from the date the City mails the notice of filing.

We have attached a location map, site plan, and elevation drawings. All application materials are available for review in person at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please call **Jennifer Cepello**, project planner, at 541-917-7561. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to [jennifer.cepello@cityofalbany.net](mailto:jennifer.cepello@cityofalbany.net). Any person submitting written comments will receive a copy of the notice of decision on the application.

According to the Albany Development Code (ADC or Code), the proposed use is allowed on this property. This review is limited to the layout of the proposed use in accordance with the review criteria contained in ADC Section 2.450. The use must also meet applicable City development standards found in the Code.

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



These standards address such features as off-street parking, landscaping, setbacks, overlay districts, outside storage, and lighting.

The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria (ADC 2.450).

## Approval Standards for This Request

### Site Plan Review Criteria

Section 2.450 of the ADC includes the following review criteria that must be met for this application to be approved.

1. The application is complete in accordance with the applicable requirements.
2. The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards. The transportation system can safely and adequately accommodate the proposed development.
3. The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
4. The application complies with all applicable Design Standards of Article 8.
5. The application complies with all applicable On-Site Development and Environmental Standards of Article 9.
6. The Public Works Director has determined that public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.
7. The Public Works Director has determined that transportation improvements are available to serve the proposed development in accordance with Article 12 or will be available at the time of development.
8. The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
9. The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.
10. Sites that have lost their nonconforming status must be brought into compliance, and may be brought into compliance incrementally in accordance with Section 2.330.

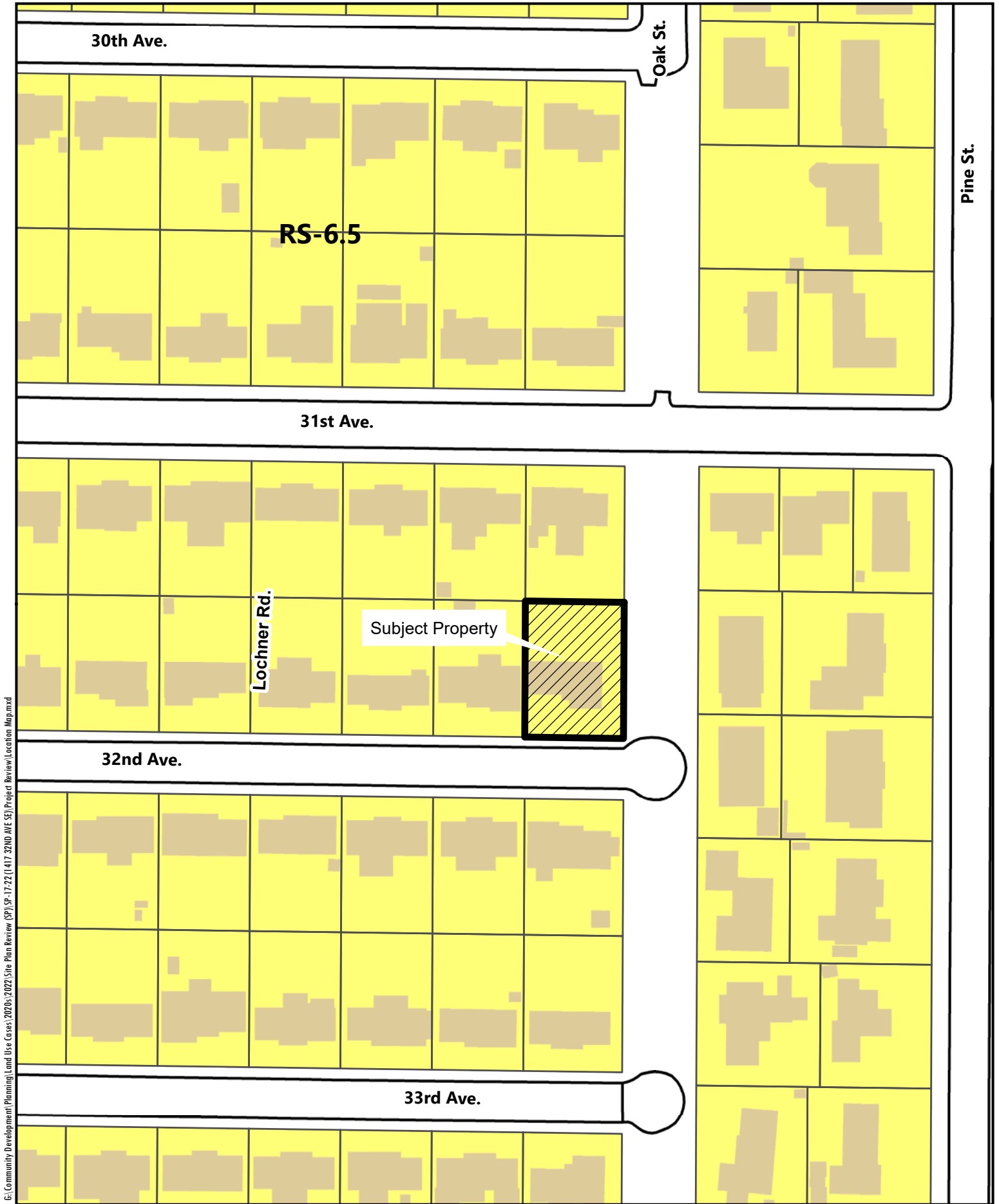
### Variance Review Criteria

Section 2.696 of the ADC includes the following review criteria that must be met for this application to be approved.

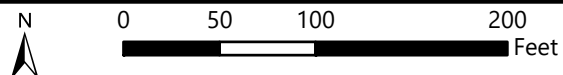
1. The Minor Variance is not requested to avoid a land use review process or increase density; AND
2. The need for the Minor Variance is created by the unusual configuration of the property, to protect natural features, due to the location of an existing structure on the site, or the site is an infill or redevelopment site less than one acre with development on both sides; AND
3. The Minor Variance is the minimum necessary to address the unusual circumstance, generally no more than 10 percent from a numeric.

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

Attachments: Location Map, Site Plan, Elevations



G:\Community Development\Planning\Land Use Cases\2025\2022\Site Plan Review (SP)\SP-17-22\1417 32ND AVE SE\Project Review\Location Map.mxd

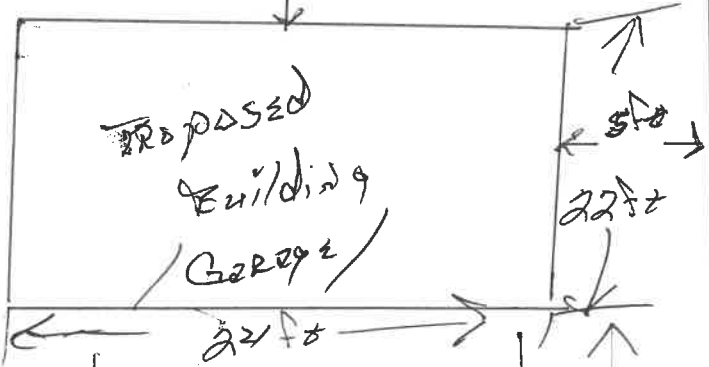
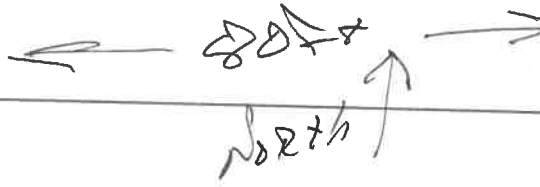


Date: 6/14/2022 Map Source: City of Albany

**1417 32th AVENUE SE**

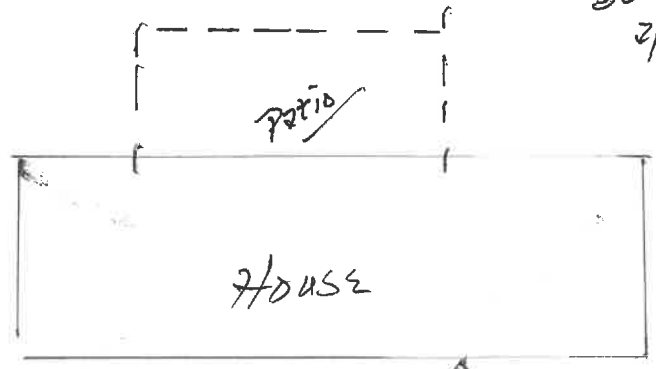
Location Map

1417 32nd Ave SE



108ft →

Wood Fence ↓



30ft approx ↑



DRIVE WAY

CONCRETE

55ft ↓

DRIVE WAY  
CONCRETE

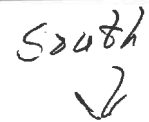
30ft approx ↓

side walk

← side walk →

32nd Ave SE

STREET

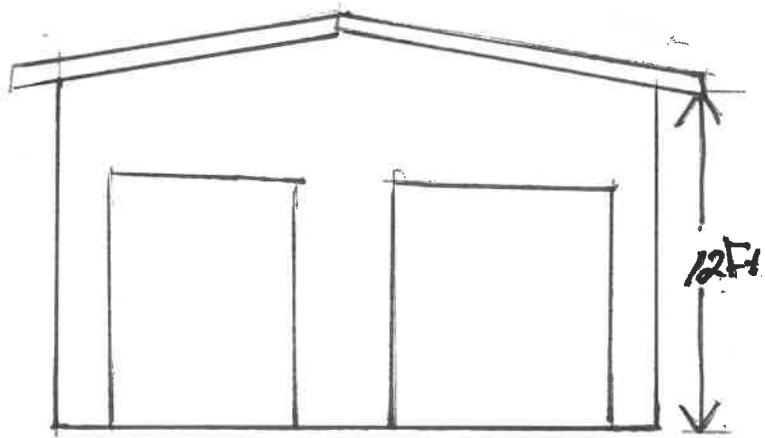


East →

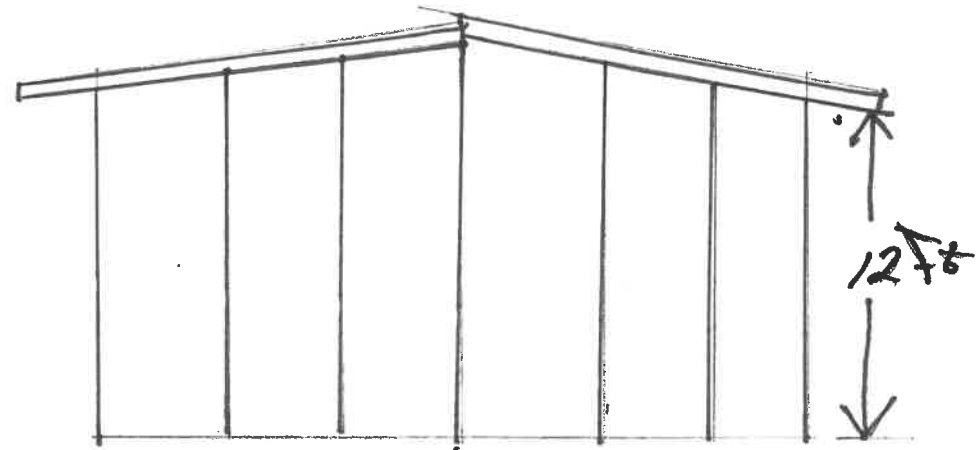
West ←

West ←

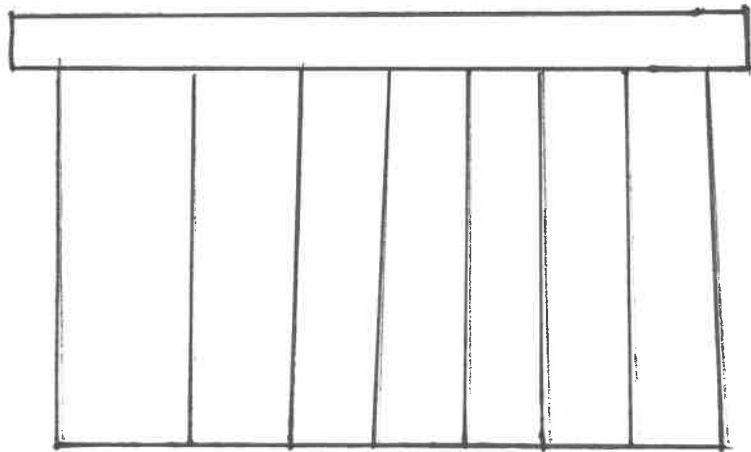
1417 32<sup>nd</sup> Ave SE



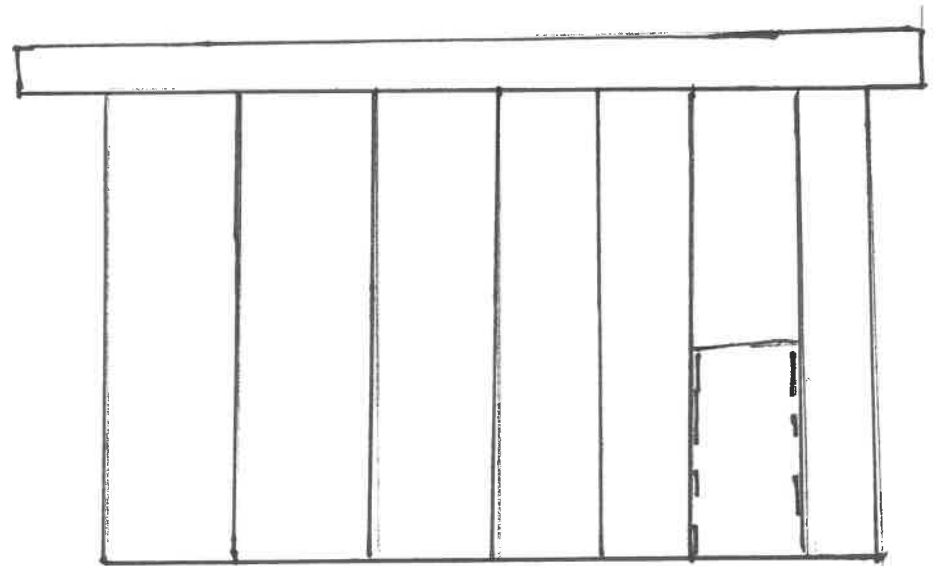
Right Endwall Elevation



Left Endwall Elevation



Rear sidewall Elev.



Front sidewall siding