



COMMUNITY DEVELOPMENT

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

Notice of Filing

Historic Review of New Construction

HI-05-22

April 19, 2022

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Vitsi Magana** at 541-791-0073 or vitsi.magana@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on **May 3, 2022**.

Application Information

Proposal:	Build a 280-square-foot accessory dwelling unit (ADU) behind the existing house.
Review Body:	Staff (Type I-L review)
Property Owner/ Applicant:	Lee Anne Stevens, 408 Vine Street SW, Albany, OR 97321
Address/Location:	408 Vine Street SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-12AA; Tax Lot 4000
Zoning:	Hackleman Monteith (HM)
Overlay Districts:	Monteith National Historic District Overlay
Total Land Area:	2,145 square feet
Existing Land Use:	Residential

The City of Albany has received the application for Historic Review of New Construction 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 Landmarks 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 **May 3, 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 **Vitsi Magana**, project planner, at 541-791-0073. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to vitsi.magana@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 7.270. The use must also meet applicable City development standards found in the Code.

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 7.270).

Approval Standards for This Request

New Construction Review Criteria

Section 7.270 of the ADC includes the following review criteria that must be met for this application to be approved.

The Landmarks Commission must find that the request meets the following applicable criteria:

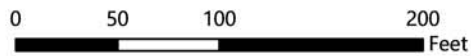
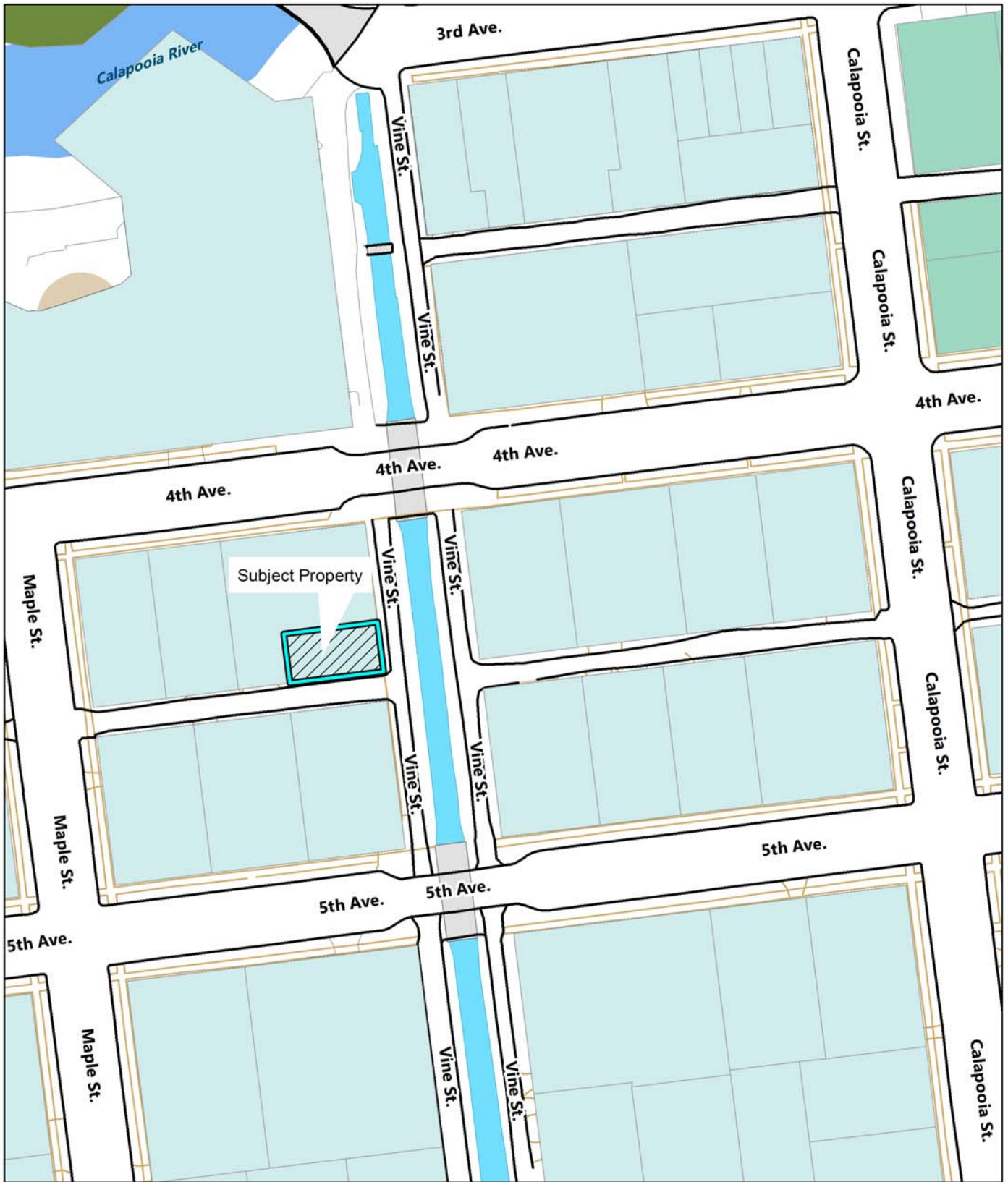
(1) Within the Monteith and Hackleman Districts:

- (a) The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.
- (b) The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.
- (c) Building materials are reflective of and complementary to existing buildings within the district.

In addition, any alterations to buildings participating in Oregon's Special Assessment of Historic Property Program will also require review and approval by the State Historic Preservation Office.

Additional review standards for this Historical Review application are found in ADC Articles 1, 3, 7, 8, and 9.

Attachments: Location Map, Site Plan, Elevations



Date: 4/19/2022 Map Source: City of Albany

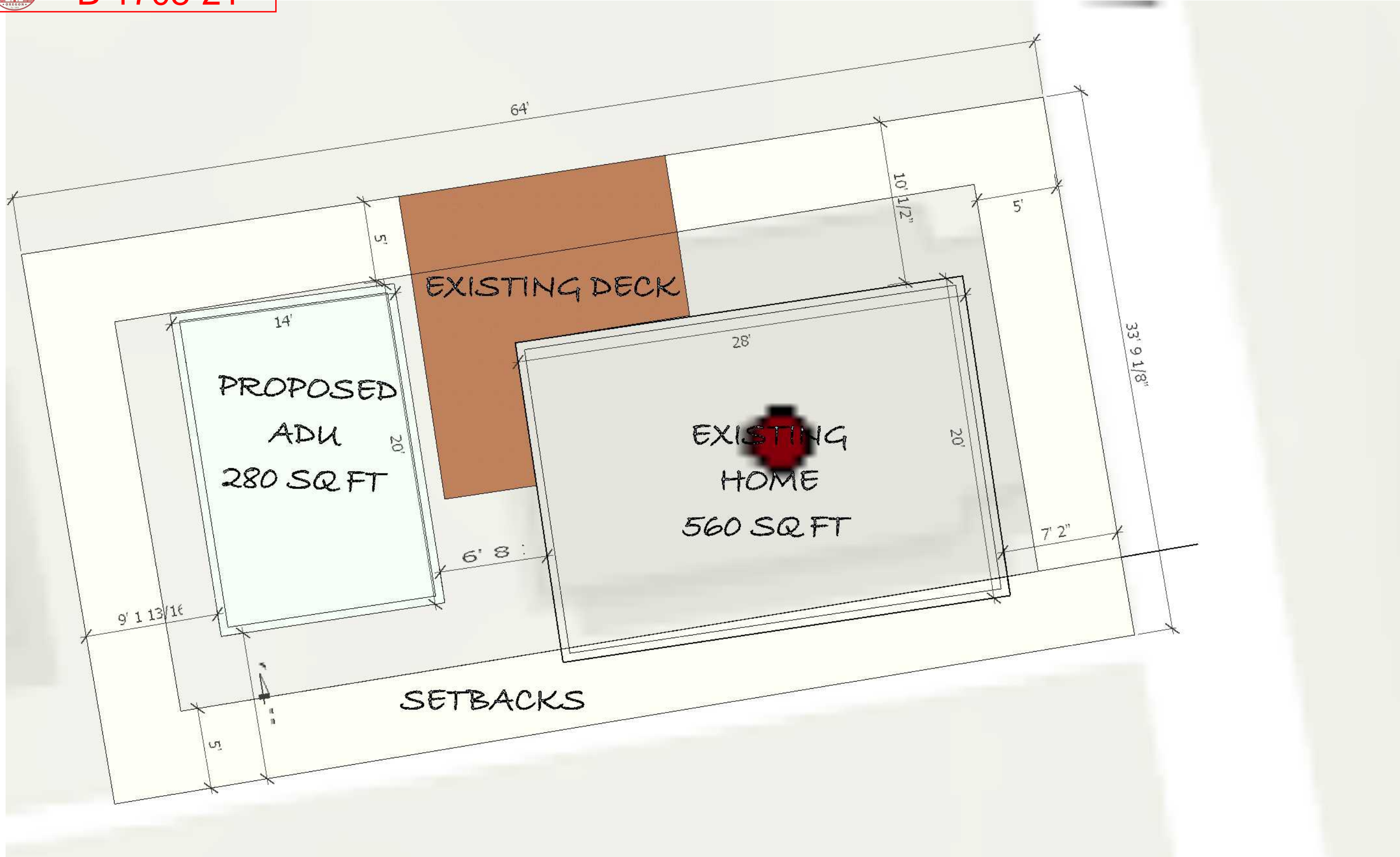
408 Vine St SW

Location / Zoning Map



Permit Number:

B-1708-21



DRAWN BY
LAS

DESCRIPTION
SITE PLAN
SCALE 1/8" = 1"

PROJECT NO.
007

PROJECT
ADU ADDITION

ISSUE
01/10/2022

RE-ISSUE
MM.DD.YY

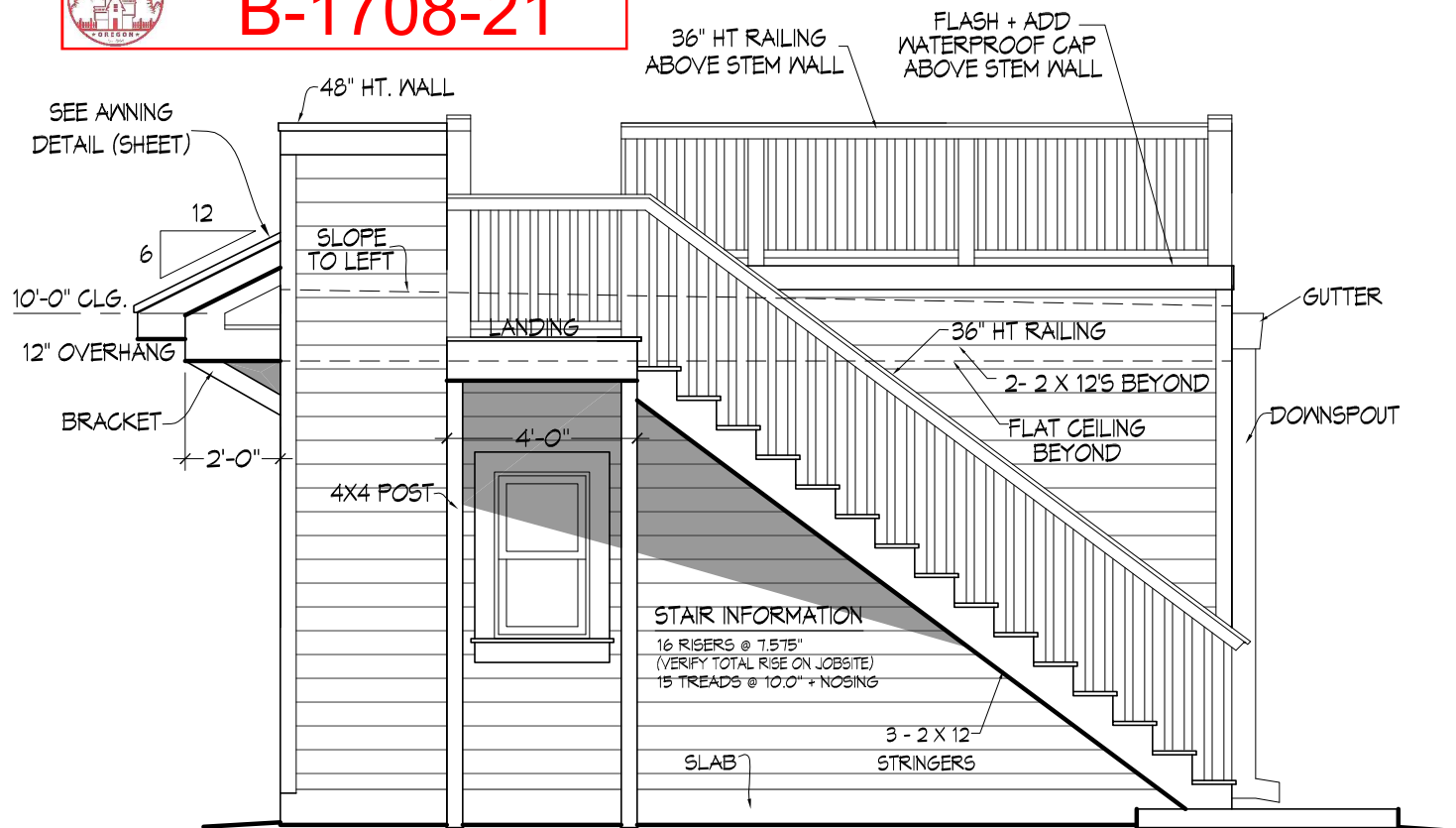
CLIENT
LEE ANNE STEVENS
408 VINE STREET SW
ALBANY, OR 97321

DESIGNER
LEE ANNE STEVENS
731 ELM STREET SW
ALBANY, OR 97321

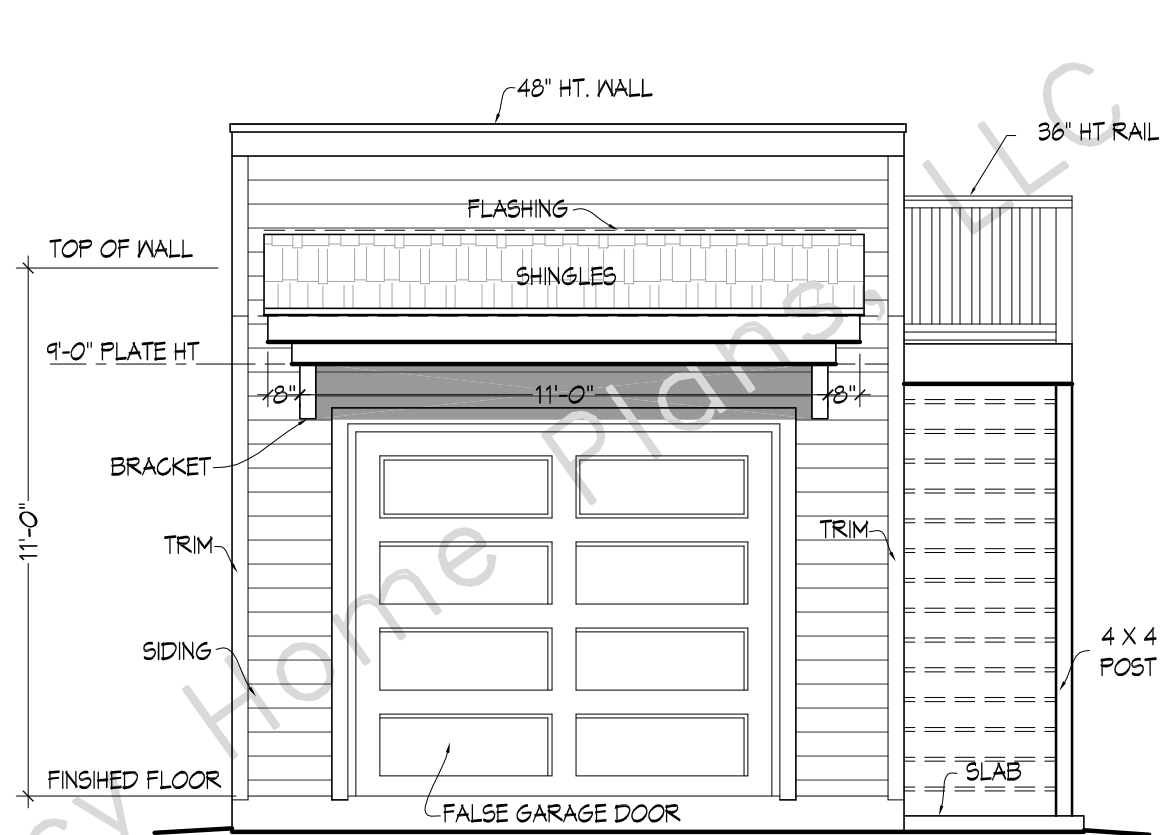




Permit Number:
B-1708-21

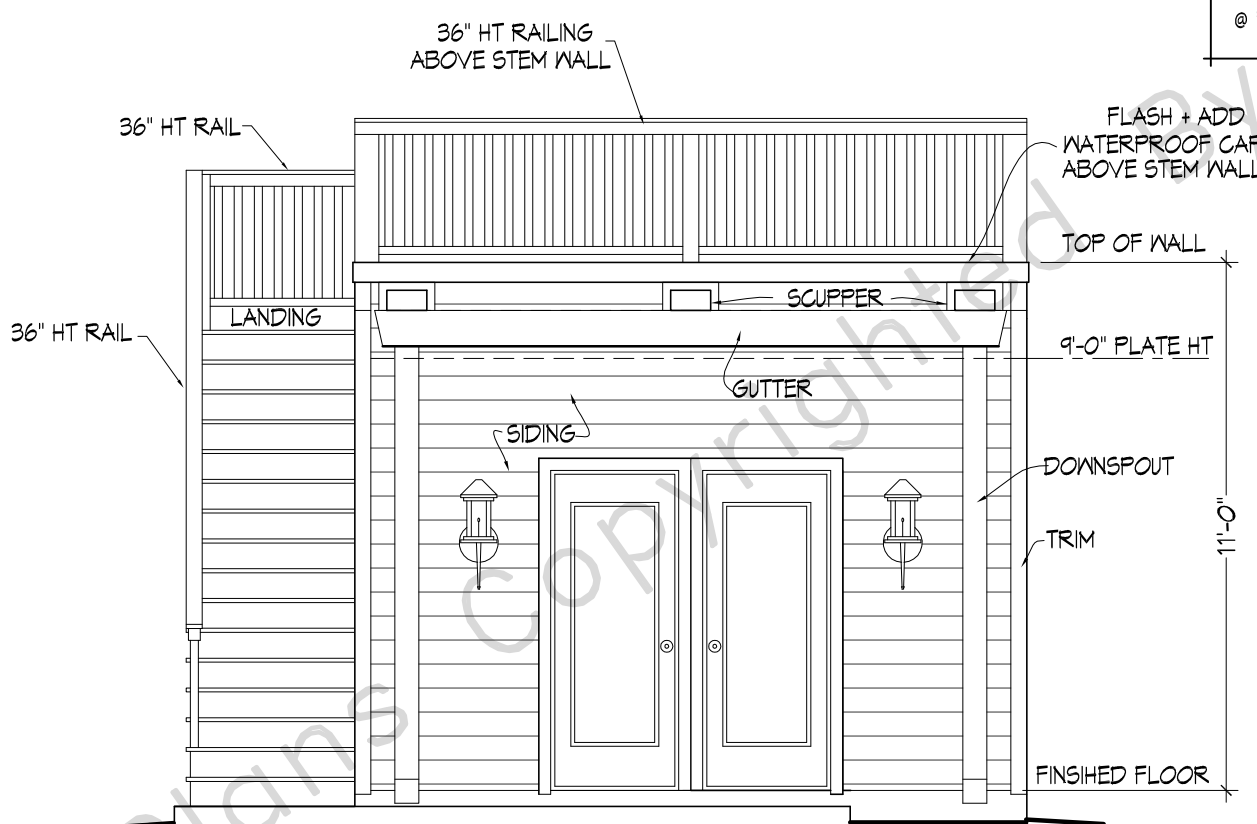


EAST ELEVATION
SCALE: 1/4" = 1'-0"

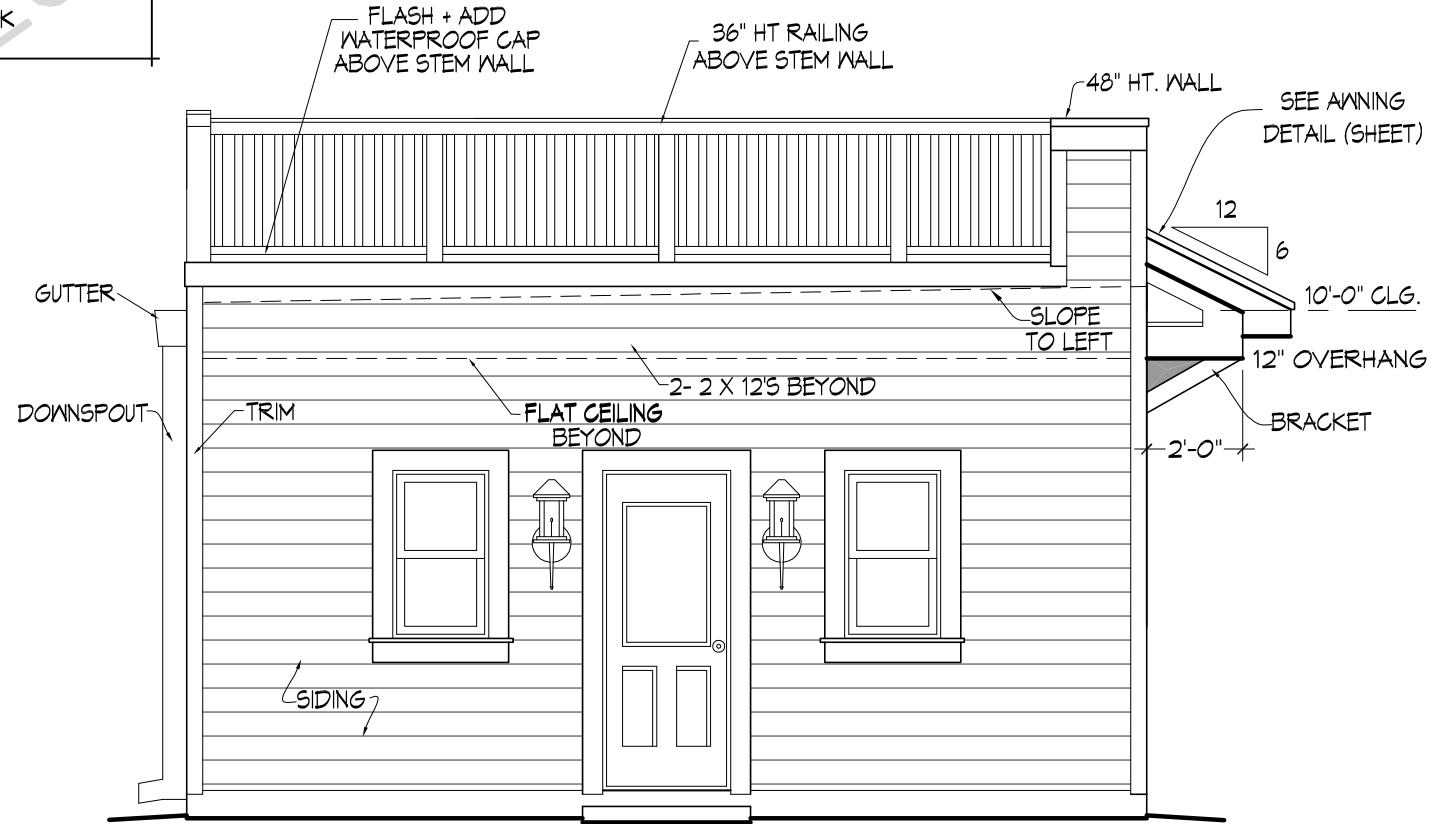


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTE! CONTINUOUS
WATER PROOF MEMBRANE
@ ROOF DECK



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

FILE	DATE	SCALE	DRAWN BY	SHEET #
	3-1-22	As Shown	tuj/smy	4
EOB	PLAN NAME		PLAN NO.	
	Creekview		0280-280	

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