



COMMUNITY DEVELOPMENT

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

Notice of Decision

Adjustment

AD-01-24

October 17, 2024

Application Information

Type of Application:	Adjustment to ADC 8.390(3)(b) to allow for unscreened rooftop mechanical equipment on a historic structure.
Property Owner/Applicant:	Glorietta Bay LLC, C/O Scott Lepman 100 Ferry Street NW, Albany, OR 97321
Representative:	Udell Engineering and Land Surveying, C/O Laura LaRoque 63 E Ash Street, Lebanon, OR 97355
Architect:	Varitone Architecture LLC, C/O Christina Larson 231 2nd Avenue SW, Albany, OR 97321
Address/Location:	240 2nd Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-06CC-10200
Zoning:	Historic Downtown (HD)

On October 14, 2024, the City of Albany Planning Commission granted **APPROVAL** of the application referenced above. The planning commission based its decision on the project's conformance with the 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 the Planning Division, 333 Broadalbin Street SW, Albany, OR 97321. Conditions of approval are attached to this notice. For more information, please contact Alyssa Schrems, project planner at alyssa.schrems@albanyoregon.gov or 541-791-0176.

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.

This approval shall expire three years from the date of approval unless 1) the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the City, or 2) the applicant has provided financial assurance for all required public infrastructure per Albany Development Code Section 12.600, or 3) the development did not require public infrastructure, a valid building permit exists for new construction or improvements and work has commenced.

Signature on file

Planning Commission Chair

Appeal Deadline: October 28, 2024

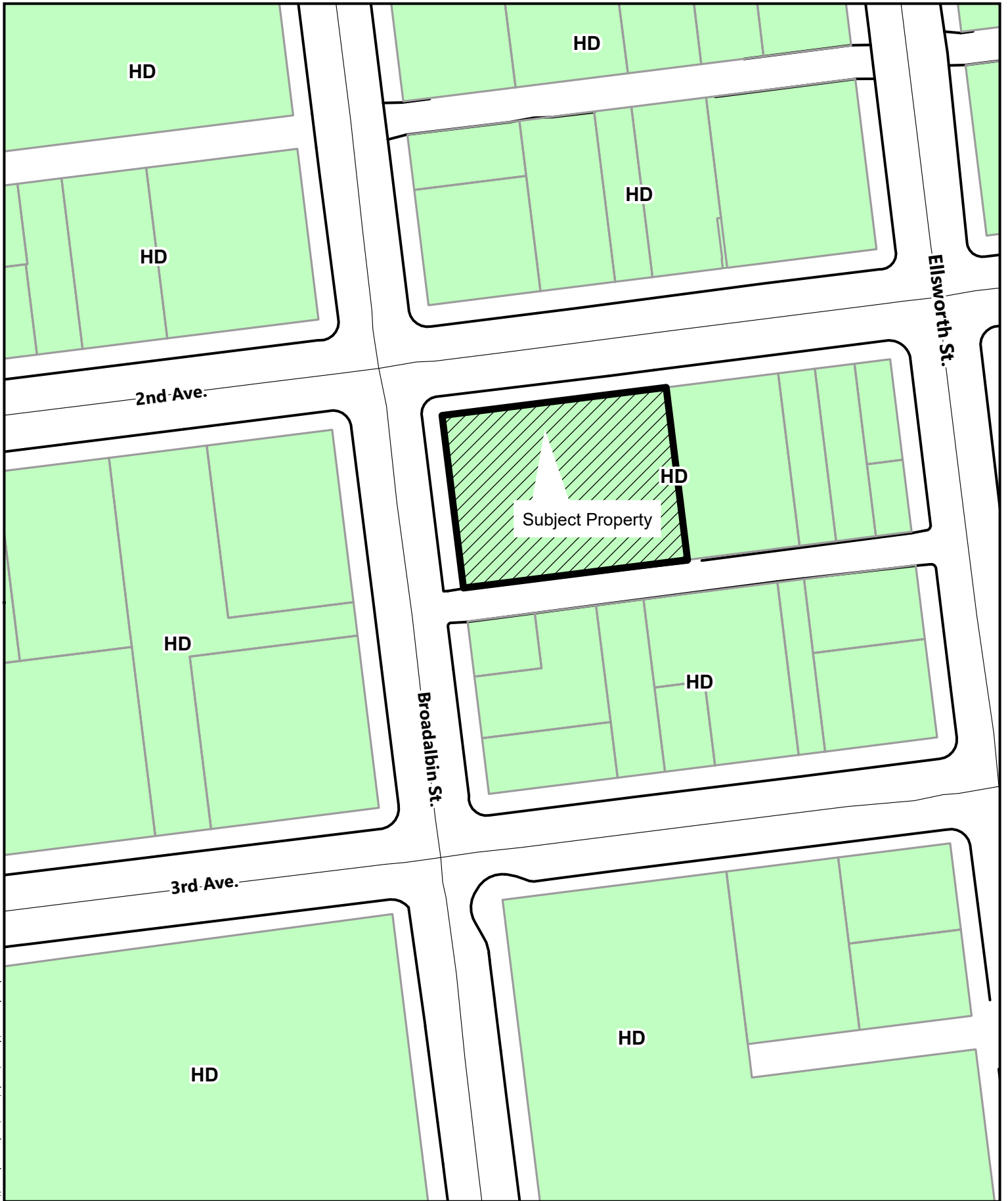
Approval Expiration Date (if not appealed): October 14, 2027

albanyoregon.gov/cd

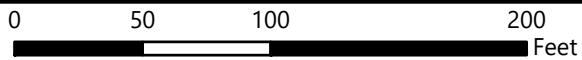


The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

Attachments: Location Map and Site Plan



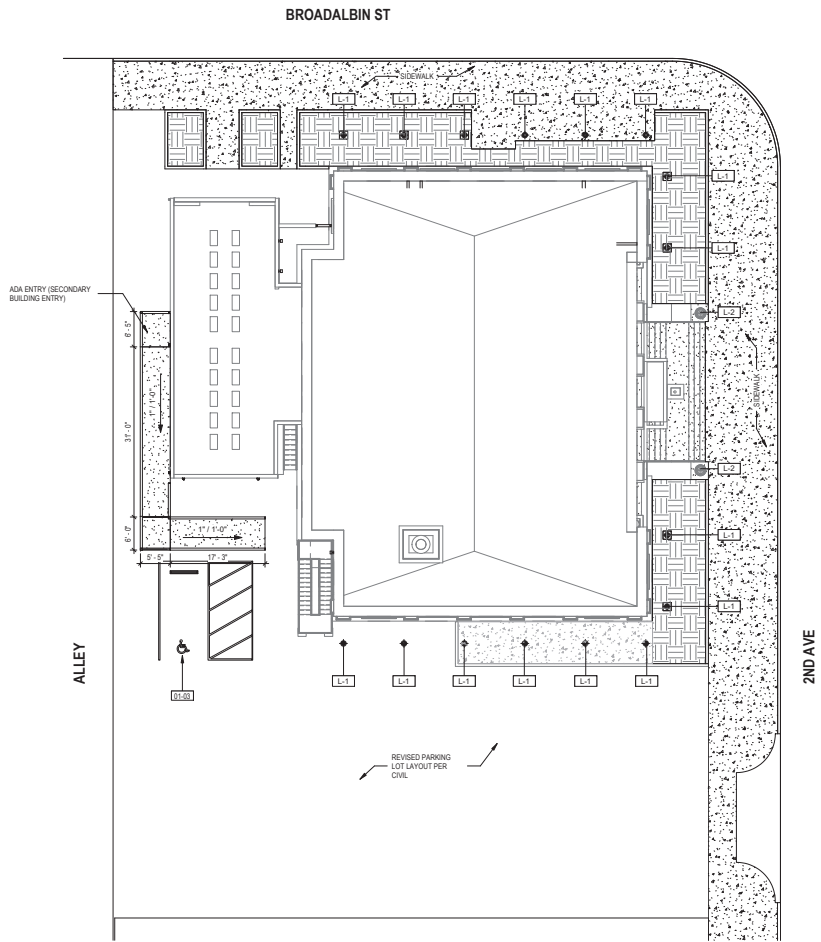
\\con.cityofalbany.net\homes\analysis\desktop\Notice Map Template.mxd



240 2ND AVE SW

Date: 9/10/2024 Map Source: City of Albany

Location Map



GENERAL SITE PLAN NOTES:

1. UPDATED PARKING LOT LAYOUT WILL BE FINALIZED BY CIVIL ENGINEER AT LATER DATE.
2. SECONDARY ENTRY IS BEING ADDED TO THE BUILDING IN ORDER TO PROVIDE ADA ENTRY WITH EXISTING ADA RAMP. MODIFICATIONS WILL BE MADE TO RAMP IN ORDER TO ACCOMMODATE UPDATED CODE REQUIREMENTS.
3. FOR LIGHT FIXTURE SELECTIONS (CIRCATED AS L-1, L-2, ETC.) SEE LIGHTING CUTSHEET PACKAGE.

LEGEND:

-  LANDSCAPE
-  PAVING
-  CONCRETE SIDEWALK AND CURBS

KEYNOTE LEGEND

#	Keynote Description
01-03	NEW ADA PARKING SPACE. FINAL LAYOUT BY CIVIL

01 SITE PLAN
3/32" = 1'-0"



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NOT FOR CONSTRUCTION

ALBANY FEDERAL BUILDING
 HISTORIC REVIEW

240 SW 2ND AVE
 ALBANY, OR 97321

Issue: HISTORIC REVIEW
 Date: 09-04-2024

Revision:	Date:

SITE PLAN

HR-1

ROOF
35' - 7"

PARAPET
30' - 0"

ATTIC
27' - 4 5/8"

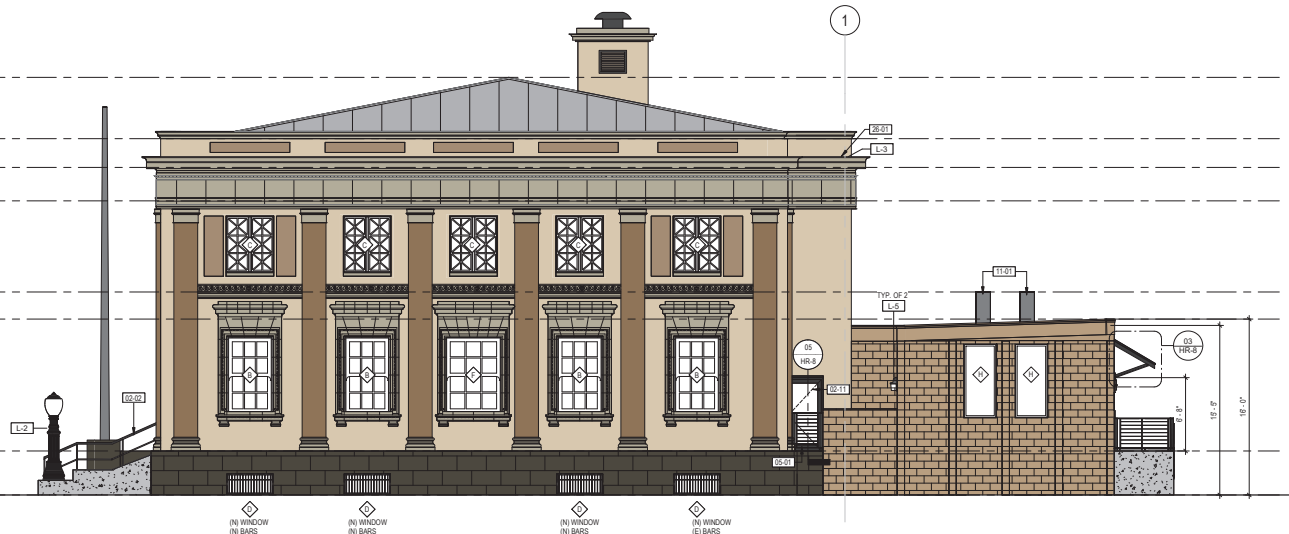
ATTIC - LOWER
24' - 4 1/8"

LEVEL 2
16' - 0 5/8"

T.O. ADDITION
13' - 7 3/32"

LEVEL 1
1' - 7 1/8"

GROUND LEVEL
-2' - 4 7/8"



01 WEST ELEVATION
3/16" = 1'-0"

ROOF
35' - 7"

PARAPET
30' - 0"

ATTIC
27' - 4 5/8"

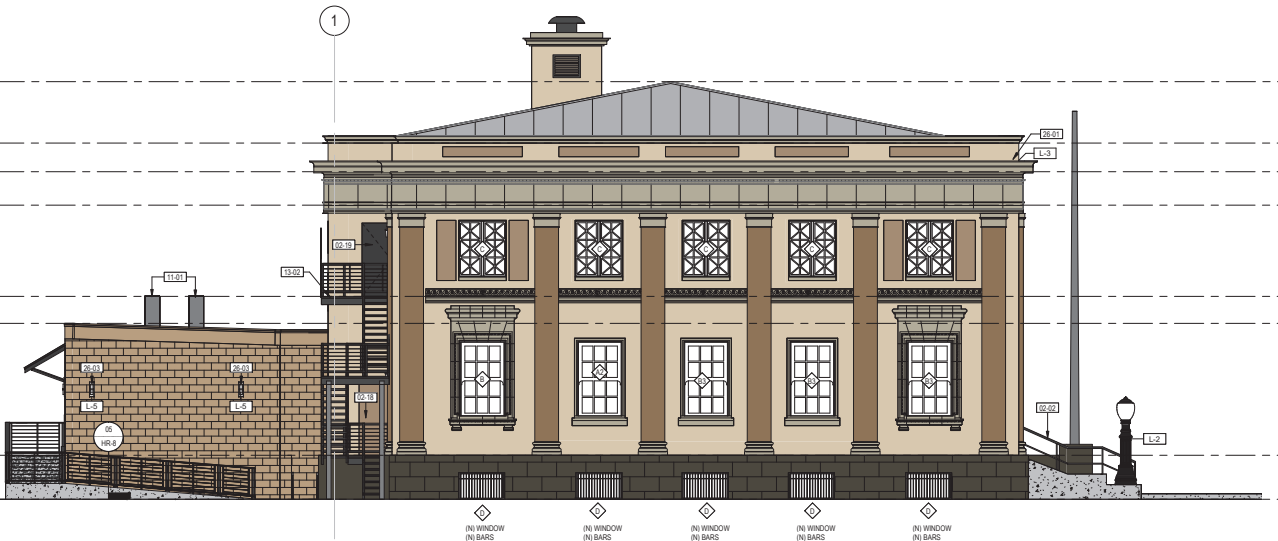
ATTIC - LOWER
24' - 4 1/8"

LEVEL 2
16' - 0 5/8"

T.O. ADDITION
13' - 7 3/32"

LEVEL 1
1' - 7 1/8"

GROUND LEVEL
-2' - 4 7/8"



02 EAST ELEVATION
3/16" = 1'-0"

FINISH LEGEND

- (E) LIMESTONE TO BE CLEANED BUT OTHERWISE LEFT UNTOUCHED.
- EXISTING STUCCO TO BE PAINTED: SW 7645 THUNDER GRAY
- EXISTING STUCCO TO BE PAINTED: SW 6102 PORTABELLO
- EXISTING STUCCO TO BE PAINTED: SW 6108 LATTE
- EXISTING STUCCO TO BE PAINTED: SW 6141 SOFTER TAN

KEYNOTE LEGEND

#	Keynote Description
02-00	(E) HANDRAILS TO REMAIN
02-11	REMOVE (E) WOOD DOOR AND REPLACE WITH NEW FULL LITE WOOD DOOR
02-18	REMOVE (E) DOOR INFILL WITH STUCCO PANEL WITH 1" RECESS FROM FACE OF FACADE
02-19	(E) DOOR TO REMAIN, PAINTED
02-61	NEW STEEL RAILING
11-01	MECHANICAL UNIT
13-00	(E) STEEL FIRE ESCAPE TO BE REPAINTED
28-01	LED ACCENT LIGHTING TO RUN ALONG TOP INSIDE EDGE OF CORNICE
28-03	NEW EXTERIOR LIGHT FIXTURE TO ILLUMINATE ADA RAMP. INSTALLED WITH NEW RECESSED ELECTRICAL BOX



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ALBANY FEDERAL BUILDING
HISTORIC REVIEW

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EXTERIOR ELEVATIONS

HR-5