



COMMUNITY DEVELOPMENT

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

Notice of Decision

Historic Review of Exterior Alterations

HI-02-24

April 10, 2024

Application Information

Type of Application:	Historic Review of Exterior Alterations for installation of rooftop solar panels with associated equipment.
Review Body:	Landmarks Commission (Type III review)
Property Owner:	Karen & Louis Hans 538 4th Avenue SW, Albany, OR 97321
Applicant:	Benjamin Steffen 139 Ankeny Hill Road SE, Jefferson, OR 97352
Address/Location:	538 4th Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-04W-12AA; Tax Lot 05200
Zoning & Historic District:	Hackleman Monteith (HM) Zoning District, Monteith National Historic District Overlay

Decision

On April 3, 2023, 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 1.083. 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: April 20, 2024

Approval Expiration Date (if not appealed): April 10, 2027

albanyoregon.gov/cd



Conditions of Approval

Condition 1 Exterior Alterations – The proposed exterior alterations shall be performed and completed as specified in the staff report and application as submitted. Deviations from these descriptions may require additional review.

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 (Building Official Manager, Johnathan Balkema, 541-791-0199)

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

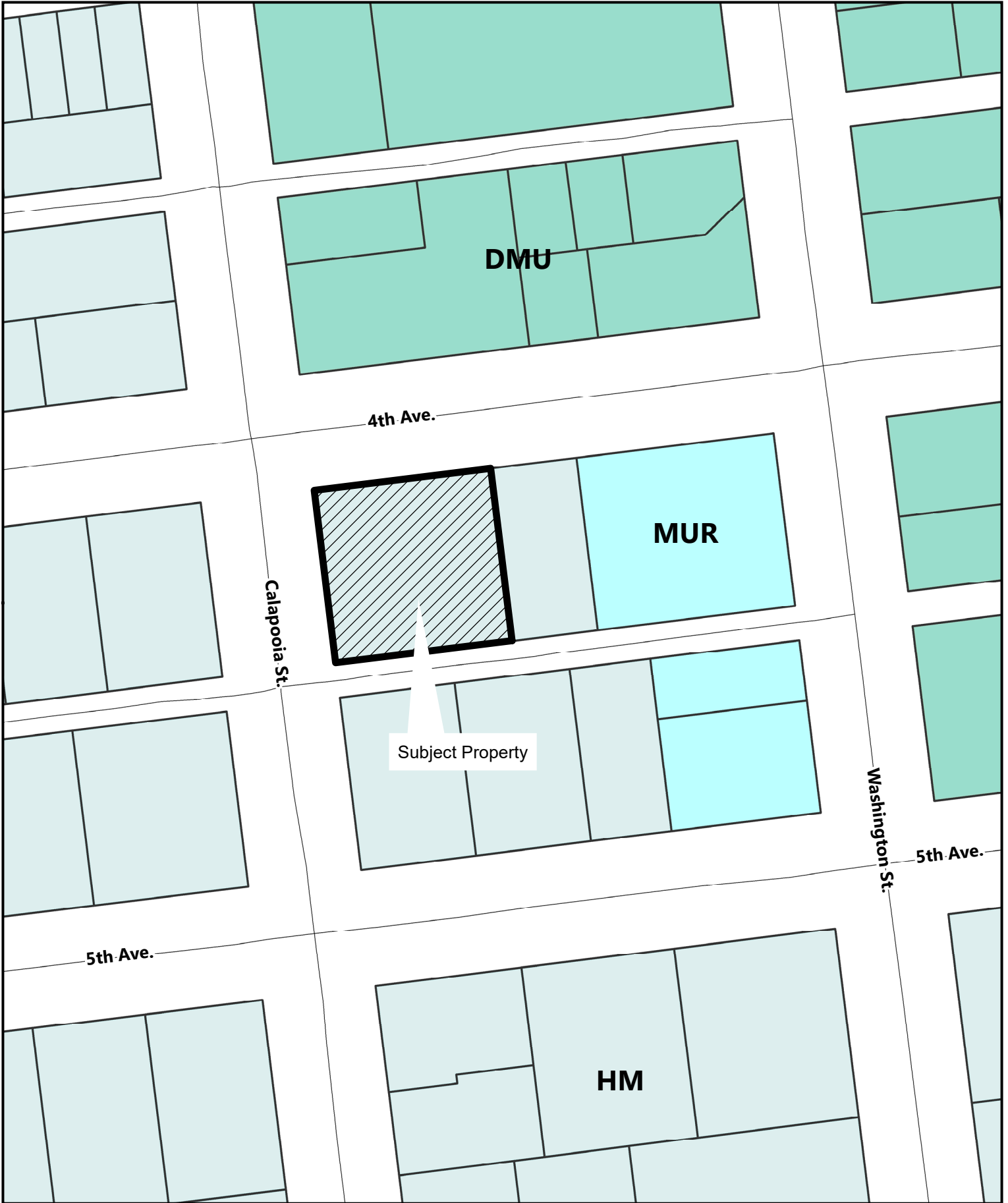
2. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirement in effect at time of application.

Public Works – Engineering (Gordon Steffensmeier, 541-917-7647)

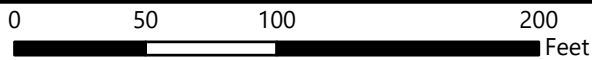
The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the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



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538 4th Ave SW

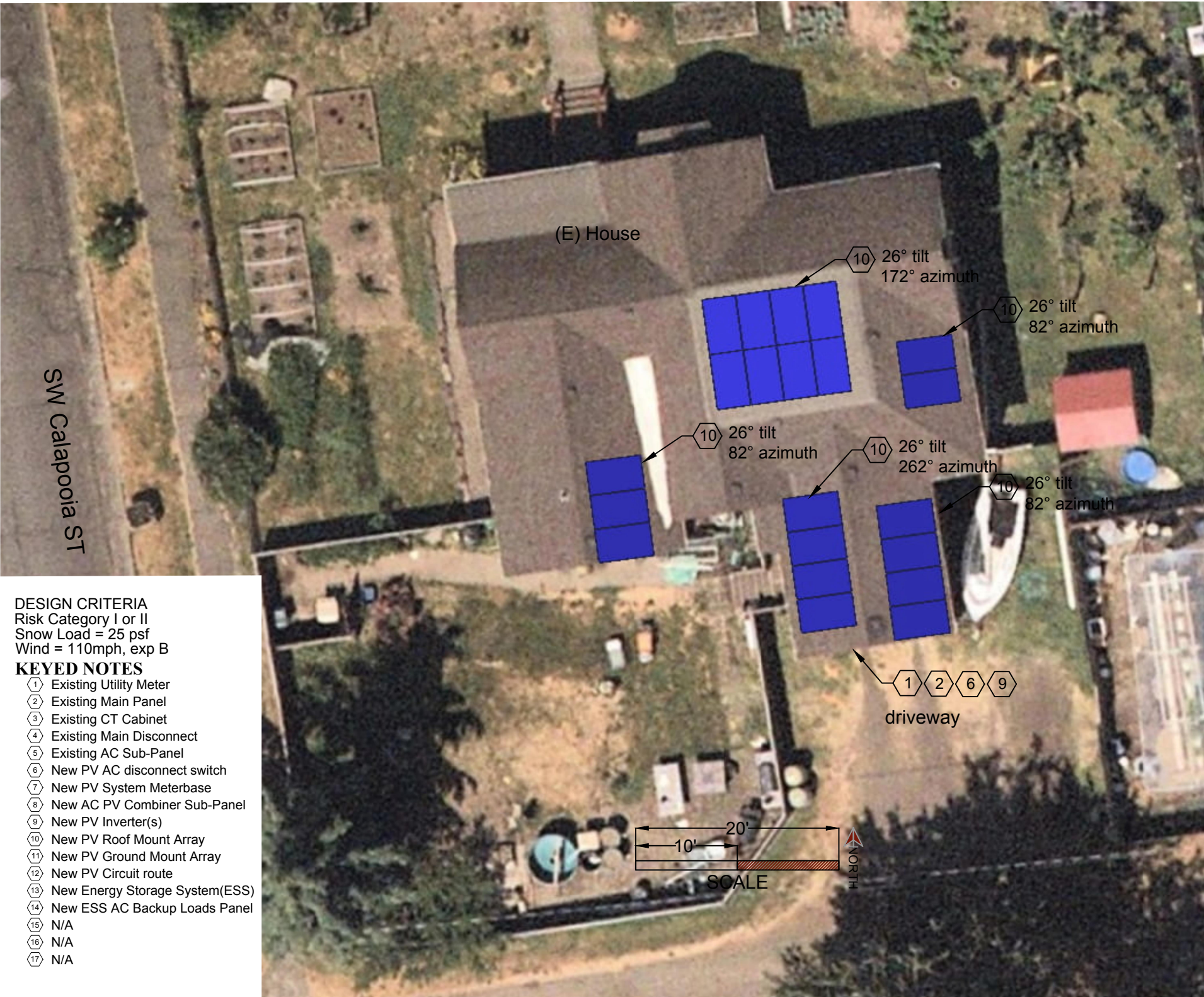


PURE ENERGY GROUP, INC
139 ANKENY HILL RD SE, JEFFERSON, OR 97352
CCB# 235232 Exp. 03/23 BCD #C1653 Exp. 07/23
ELECTRICAL SUPERVISOR NOEL LETSON #66175
TRAVIS SHEFFIELD MOBILE 541-936-0980
INFO@PUREENERGY.GROUP WWW.PUREENERGY.GROUP

Hans Solar
538 4th AVE SW
Albany, OR 97321

DATE 11/15/2023
DRAFTER TSS
REVISION Permit Set
FILE \\userstravel\Library\Cad\Drawings\Code\Drawings\@pureenergy.group\Shared\Drawings\PEG Master Drawings\2024 Projects\Hans\Hans.dwg

SHEET
S1



(E) House

SW Calapooia ST

10 26° tilt
172° azimuth

10 26° tilt
82° azimuth

10 26° tilt
82° azimuth

10 26° tilt
262° azimuth

10 26° tilt
82° azimuth

1 2 6 9
driveway



DESIGN CRITERIA
Risk Category I or II
Snow Load = 25 psf
Wind = 110mph, exp B

KEYED NOTES

- ① Existing Utility Meter
- ② Existing Main Panel
- ③ Existing CT Cabinet
- ④ Existing Main Disconnect
- ⑤ Existing AC Sub-Panel
- ⑥ New PV AC disconnect switch
- ⑦ New PV System Meterbase
- ⑧ New AC PV Combiner Sub-Panel
- ⑨ New PV Inverter(s)
- ⑩ New PV Roof Mount Array
- ⑪ New PV Ground Mount Array
- ⑫ New PV Circuit route
- ⑬ New Energy Storage System(ESS)
- ⑭ New ESS AC Backup Loads Panel
- ⑮ N/A
- ⑯ N/A
- ⑰ N/A