



COMMUNITY DEVELOPMENT

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

Notice of Decision

Minor Variance to Front Setback

VR-07-24

July 8, 2024

Application Information

Type of Application:	Reduction of a 15-foot front yard setback to 13 feet 6 inches
Review Body:	Staff (Type I Review)
Applicant/Property Owner:	Michael Quinn; 4455 Sunset Ridge Drive NW; Albany, OR 97321
Address/Location:	970 Jessica Court SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor: 11S-03W-18AA Tax Lot 8600
Zoning:	Residential Medium Density Attached (RM)
Overlay Districts:	Airport Approach Overlay
Total Land Area:	6,278 square feet (0.14 acre)

On July 8, 2024, the City of Albany Community Development Director granted **Approval** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC) with an effective date of December 29, 2023. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW, Albany, OR 97321. For more information, please contact **David Martineau**, project planner, at 541-917-7555. Staff report is available for review at albanyoregon.gov/cd/projectreview paper copies can be made available by request.

The decision of the Director on a Type I application shall be the final decision of the City. Appeal shall be to the Circuit Court under writ of review.

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 ADC 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

Community Development Director's Designee

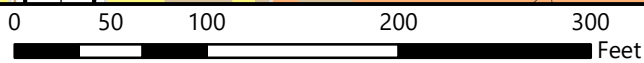
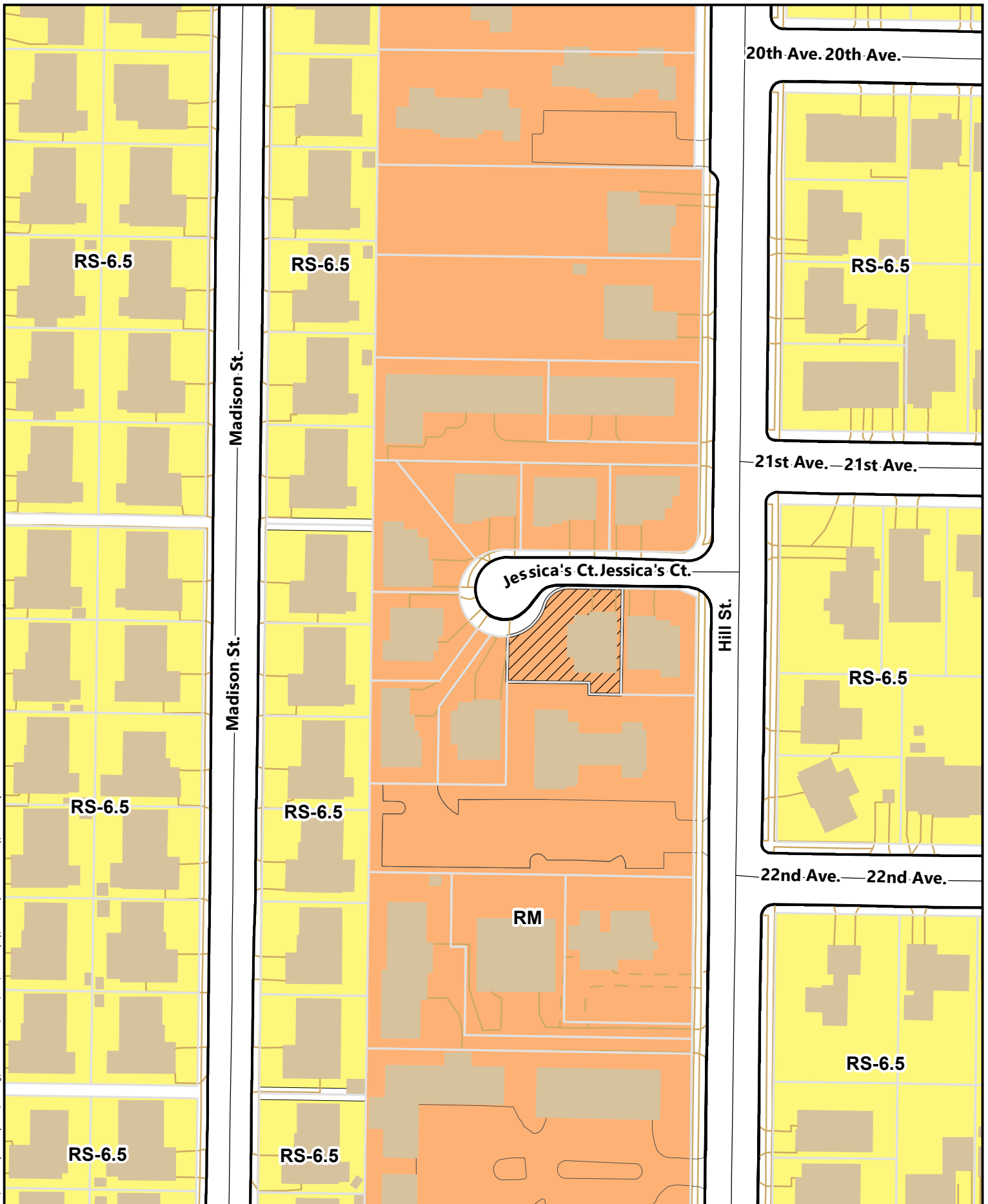
Approval Expiration Date: July 8, 2027

Attachments: Location Map, Site Plan

albanyoregon.gov



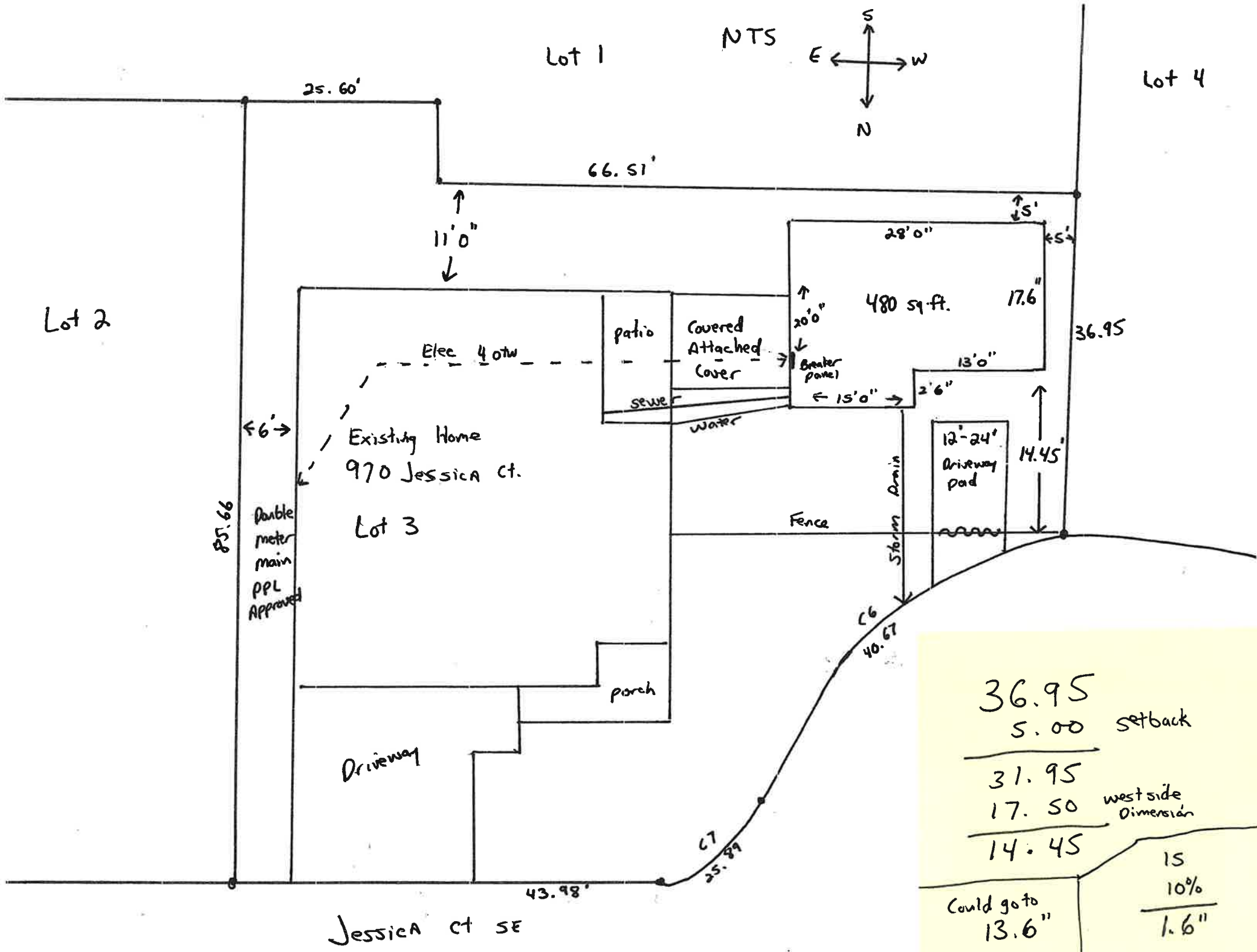
G:\Community Development\Planning\Land Use Cases\2020's\2024_Variance (VR)\VR-07-24 (970 Jessica Ct SE)\Location Map.mxd



970 Jessica Ct. SE

Date: 6/5/2024 Map Source: City of Albany

Location / Zoning Map



36.95
 5.00 setback

 31.95
 17.50 west side dimension

 14.45

15
 10%

 1.6"

Could go to 13.6"