

**CITY OF ALBANY  
PLANNING AND ZONING AGENDA  
STAFF REPORT**

Agenda date: 12/08/09

Prepared by: JB

Reviewed by: AC

**ITEM/** 6c  
**SUBJECT:** 701-705 Hillside. **Status Report on Planning Application 05-025.** Discussion on implementation of project originally approved in 2004 to construct two single-family homes.

**SITE:** 701-705 Hillside.

**APPLICANT/  
OWNER:** Mark Frederick

**ZONING:** R-1

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**Recommendation**

No action required. For information and discussion only.

**Background**

The project at 701-705 Hillside consists of the construction of two new single-family homes. The project was originally approved by the Planning and Zoning Commission on January 27, 2004, and upheld by the City Council on appeal on April 6, 2004. The approval expired, and was re-approved by the Commission on April 12, 2005.

The building permit for the two homes was issued in March 2006. Construction on 705 Hillside began in spring 2006, and was completed in December 2008. Construction on the second home, at 701 Hillside began late summer 2007.

**Discussion**

Per Commission direction, status reports on this project are brought to the Commission approximately every 60 days. The principle issue continues to be the length of time that it is taking to construct the second home at 701 Hillside. Attached are photographs taken on October 29, 2008, January 9, 2009, March 20, 2009, May 21, 2009, September 2, 2009, and December 4, 2009. In recent months the rate of progress has been acceptable, with substantial amounts of framing of the residence completed. In addition, inspections have been conducted on a more regular basis compared with the beginning of the project.

**Attachments:** Photographs of Progress of Construction