

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

Agenda date: 5/26/09

Prepared by: JB

Reviewed by: AC

ITEM/ 6b
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

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.

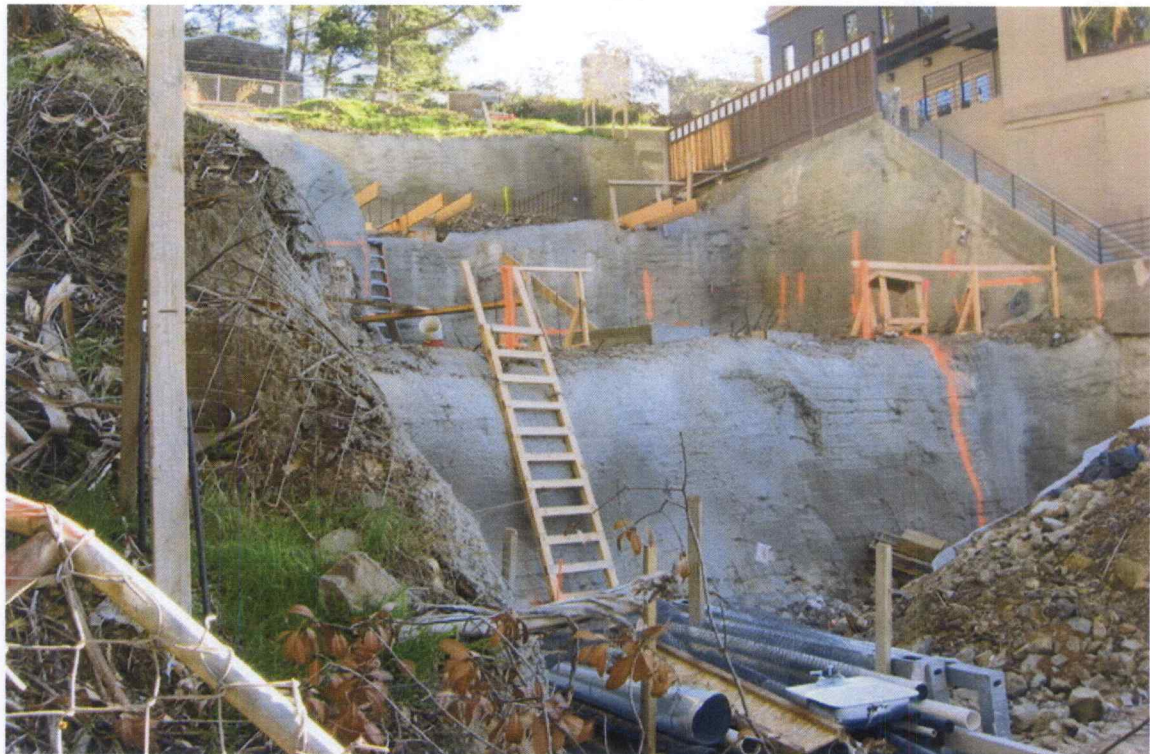
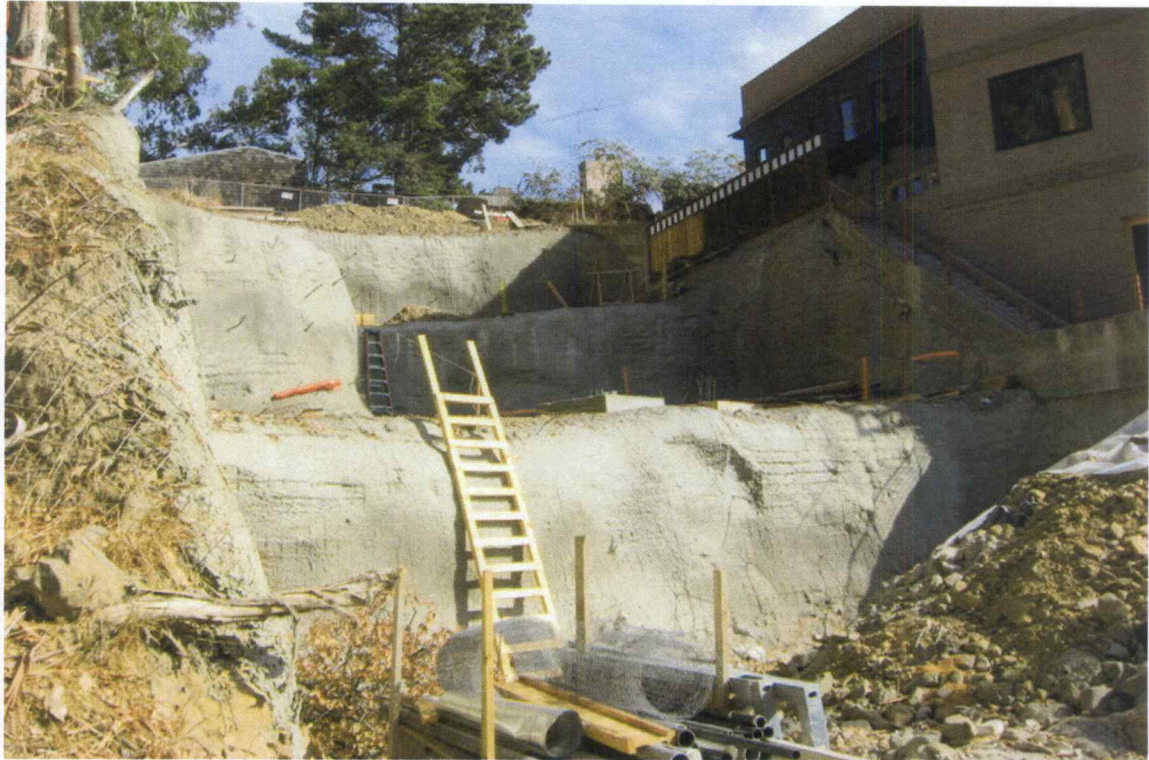
The building permit for the two homes was issued in March 2006. Construction on 705 Hillside began in spring 2006, and was completed in December 2008. Construction on the second home, at 701 Hillside began late summer 2007.

Discussion

Per Commission direct, status reports on this project will be brought back 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, and May 21, 2009. Although no major progress was made between October and January, there has been progress in pouring the concrete foundation on the two upper levels. Partial inspections have been conducted on foundation work on February 6, 2009 and March 19, 2009. In addition, portions of the previously installed shotcrete wall have been removed in order to create room for the foundation walls on the lower level.

Attachments:: Photographs of Progress of Construction

Perspective 1 - October 29, 2008 and January 9, 2009



Perspective 1 – March 20, 2009 May 21, 2009



Perspective 2 - October 29, 2008 and January 9, 2009



Perspective 2 - March 20, 2009 & May 21, 2009



Perspective 3 - October 29, 2008 and January 9, 2009



Perspective 3 – March 20, 2009 & May 21, 2009

