



# MORGAN CIVIL ENGINEERING, INC.

PO Box 358, Manzanita, OR 97130

ph: 503-801-6016

[www.morgancivil.com](http://www.morgancivil.com)

March 16, 2021

Judith Allen

10 Knoll Road

San Anselmo, CA 98460

[jl.a.nca@comcast.net](mailto:jl.a.nca@comcast.net)

**Re: *Variance Request for Tax Lot 13100, Map 3N 10W 29BA, Lot 1 of GLENESSLIN, City of Manzanita, Tillamook County, Oregon***  
**Project #20-12-All**

Dear Ms. Allen:

At you request, I have reviewed your property, referenced above. As we discussed, I understand that you are requesting a variance to the setback from Cherry Street, which borders the property to the east.

I have visited the property at least twice and have reviewed the topography of the site.

It is my professional opinion that reducing the setback from Cherry Street will have no adverse effects to the roadway or nearby properties. There are no site-specific hazards near this property line.

Additionally, Cherry Street is a dead-end roadway that ends about 400 feet to the south. The roadway only has houses on the east site, further limiting impact.

Because of the angle in Cherry Street at the south end of the property, reducing the setback would also have no noticeable influence on sight distance.

JUDITH ALLEN  
*Setback Variance*

March 16, 2021

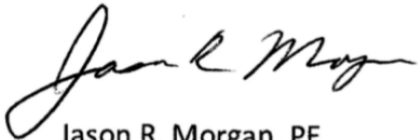
MORGAN CIVIL ENGINEERING, INC.

*Lot 1 of Glensesslin, Manzanita*

Should you have any questions regarding my comments herein, please contact me at [jason@morgancivil.com](mailto:jason@morgancivil.com) or 503-801-6016.

Sincerely,

**MORGAN CIVIL ENGINEERING, INC.**



Jason R. Morgan, PE  
*Professional Engineer*



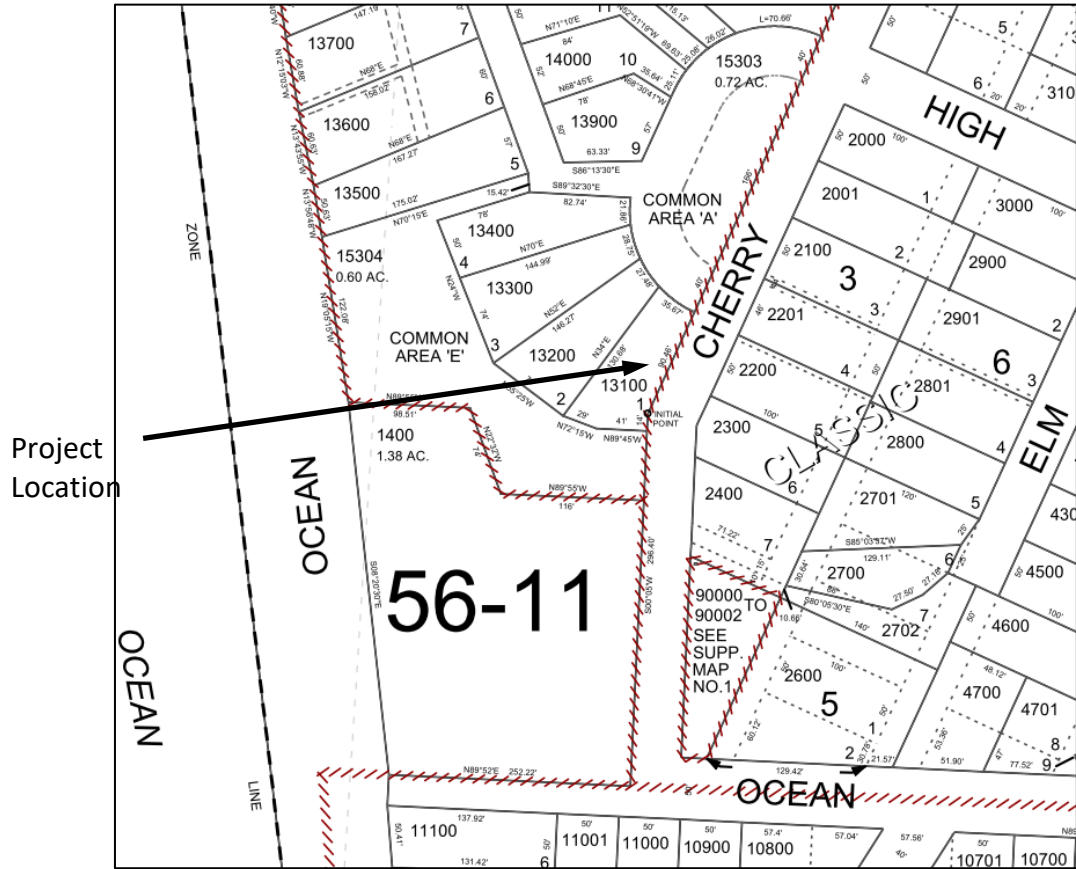
RENEWAL DATE: DECEMBER 31, 2022

cc: Project File #20-12-All

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Setback Variance

Lot 1 of Glensesslin, Manzanita



**Tax Lot 13100, Map 3N 10W 29BA**  
**Lot 1 of GLESSLIN**  
**City of Manzanita, Tillamook County, Oregon**