



CITY OF MANZANITA

P.O. Box 129, Manzanita, OR 97130-0129
 Phone (503) 368-5343 | Fax (503) 368-4145 | TTY Dial 711
ci.manzanita.or.us

LAND USE APPLICATION

APPLICANT INFORMATION:						STAFF USE ONLY	
						547- 23 - 000004 -PLNG	
Mailing Address:							
City:		State:			Zip:		
Phone:							
Email:							
PROPERTY OWNER:							
Same as applicant?		Yes		No			
Name:							
Mailing Address:							
City:		State:			Zip:		
Phone:							
Email:							
PROPERTY INFORMATION							
Address:							
Township:		Range:	Section:	¼ Section:	1/16 Section:	Tax Lot:	
City/State/Zip:							
Zone:							
TYPE OF APPLICATION (CHECK ALL THAT APPLY)						FEE	
Administrative Review/ Pre-Application						\$75	
Pre-Application Conference						\$225	
Accessory Structure, Minor Review						\$100	
House or Mobile Home						\$250	
Multi Family Dwellings						\$250 +\$50 PER UNIT	
Commercial, Industrial, Other						\$650	
Variance						\$450	
Partition						\$500	
Planned Unit Development						\$1,400	
Subdivision						\$1,200	
Lot Line Adjustment						\$125	
Sign Permit						\$75 +2 PER SQ'	
Conditional Use						\$650	
Site Plan Review						\$625	
Zone Change						\$625	
Annexation						\$1,000	
ADDITIONAL FEES MAY APPLY. DO NOT SEND PAYMENT WITH APPLICATION.							



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REQUIRED DOCUMENTS

REQUIRED	TO BE COMPLETED BY STAFF:	PROVIDED
	Recent Survey	
	Site Plan	
	Landscape Plan	
	Tree Removal/ Replacement Plan	
	Stormwater Retention	
	Wetland Delineation Report	
	Erosion Control Plan	
	Traffic Impact Analysis	
	City Engineer Review	
	Building Preliminary Review	
	Public Works Preliminary Review	
	Wastewater Preliminary Review	
	Nehalem Bay Fire and Rescue Review	
	Narrative	
	Architectural Drawings	

STAFF NOTES

Empty box for staff notes.



1300 SE Stark St #209
Portland OR 97214
(503) 477-8268
basedesignarchitecture.com

February 2, 2023

Applicant Narrative for Variance Request

8880 Ocean Crest Lane Manzanita, OR

The existing single-family residence located at 8880 Ocean Crest Lane presents a hardship for the current owners. The structure is in disrepair and requires renovation to be habitable. The existing site presents a unique challenge given the location of the existing structure in relation to the east property line and its setbacks. According to a recently conducted survey, the existing East wall of the house is set 0.8' away from the property line. Clearly this is a non-conforming structure per Manzanita's Zoning Ordinance. The applicant is looking for a zoning variance to allow the retention of the existing east wall of the residence, while allowing for the envelope improvements to be made to it and the adjoining roof, along with the continuation of that wall plane for an additional 22' to the north for a small single-story addition to the existing square footage.

The applicant looked for evidence of a past lot line adjustment or examples of other variances for this condition but was unable to. Public records for variances granted to neighbors in this area are not available. However, in reviewing County provided GIS tax maps, many properties (upwards of 76%) within the same tax map (03N10W32B) appear to have similar conditions where the existing structures sit within City of Manzanita ordinance setbacks, appearing to be a common condition that other property owners in the area may encounter and need some leniency in the zoning ordinance to rectify.

For this property's particular condition, the applicant attempted to be mindful of the existing architecture and neighborhood context. The property owner's wish is to utilize as much of the existing house as possible. The design reuses the existing roof (with upgrades to improve the building's envelope) and utilizes the existing exterior walls of the East and West sides of the house to preserve the already established structural load path (as this is a post and beam structure). The proposed design adds less than 500 sf to the overall footprint of the home in order to accommodate their day-to-day lifestyle, as this will be their primary residence. The most efficient, cost effective, and vernacular solution for the addition is to continue the exterior walls straight back from their existing location. This will be the least invasive option structurally and aesthetically and allow the property's existing street frontage and developed trees to be preserved.



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To design within the parameters of the zoning ordinance, we would be removing a large portion of the existing structure, creating a structural challenge that would be cost prohibitive and result in the demolition of the existing structure in its entirety, scrapping the site, and proceeding with a new build all together. Both the design team and the property owners believe it is important to preserve the existing structure as much as possible from both an ecological standpoint as well as from a contextual perspective. The approval of this variance would allow this structure to be retained, while providing the property owners the ability to make the necessary envelope improvements and programmatic changes required for this to be their primary residence.

The applicant's design is an attempt to be as minimally invasive as possible to the structure of this existing home. This variance will allow the applicant to proceed with what is believed to be the best design option given the circumstances surrounding this existing residence and its lot, maximizing the reuse of the existing structure and its square footage, with minimal impact to the site trees, street frontage, and connection to the surrounding neighborhood context.

Please feel free to reach out with any questions or to discuss this further.

Thank you,

A handwritten signature in black ink, appearing to read "Kegan Flanderka".

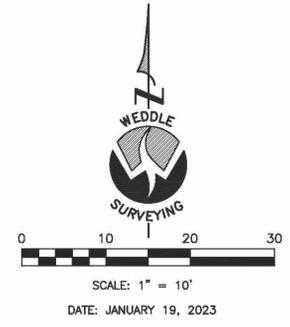
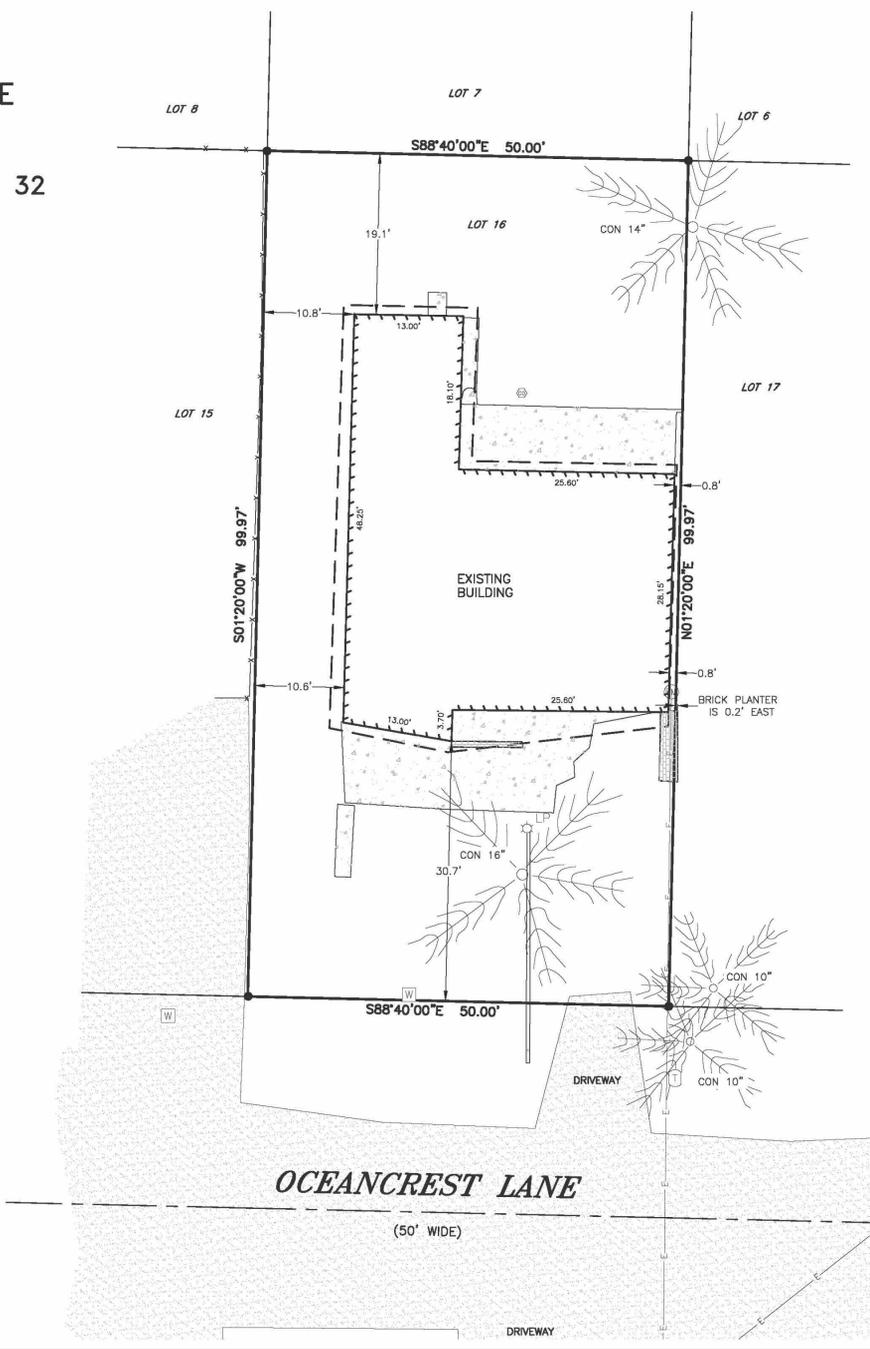
Kegan Flanderka, AIA (Applicant)

base Design + Architecture, LLC

SITE PLAN
8880 OCEANCREST LANE
LOT 16, BLOCK 21
"NECARNEY CITY"
IN THE N.W. 1/4 OF SECTION 32
T. 3 N., R. 10 W., W.M.
TILLAMOOK COUNTY
OREGON

LEGEND

	CLEAN OUT
	COMMUNICATION RISER
	ELECTRIC METER
	LIGHT POLE
	POWER POLE
	SURVEY MONUMENT
	WATER METER
	BUILDING
	BUILDING OVERHANG
	FENCE
	OVERHEAD ELECTRIC
	CONCRETE
	GRAVEL
	CON = CONIFEROUS



OWNER: AMY WITKOP & JULIE CRAMER
REQUESTED BY: AMY WILKOP
SITE ADDRESS: 8880 OCEANCREST LANE

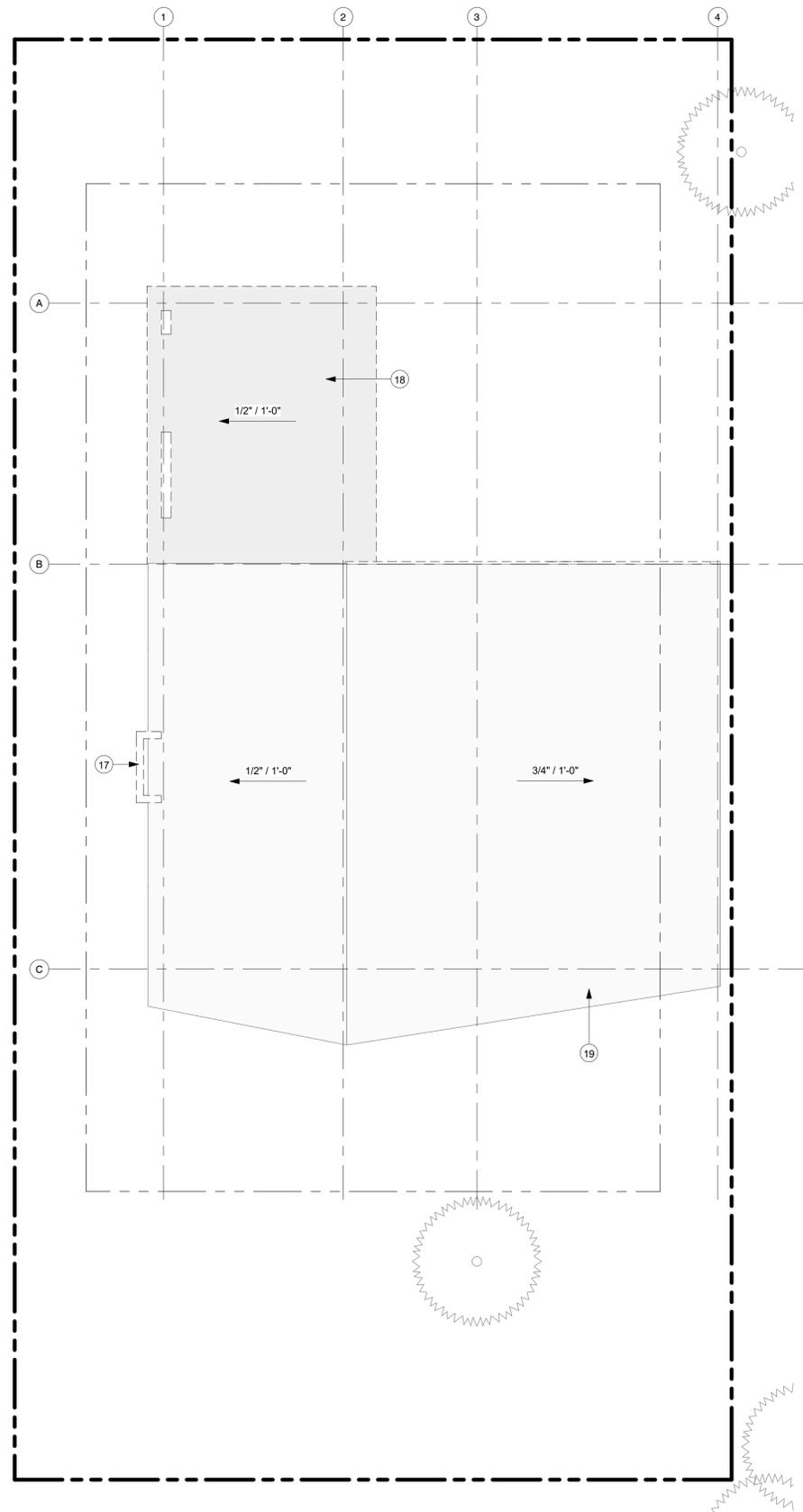
SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS PER SURVEY NO. B-3721, TILLAMOOK COUNTY SURVEY RECORDS. THIS IS NOT A RECORDABLE BOUNDARY SURVEY.
2. UNDERGROUND UTILITIES ARE SHOWN PER SURFACE MARKINGS AND AS-BUILT INFORMATION PROVIDED BY THE CONTROLLING JURISDICTIONS. THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXACT LOCATION, EXISTENCE, NON-EXISTENCE OR COMPLETENESS OF ANY SUBSURFACE UTILITIES SHOWN, OR NOT SHOWN ON THE MAP. CALL 811 BEFORE DIGGING.

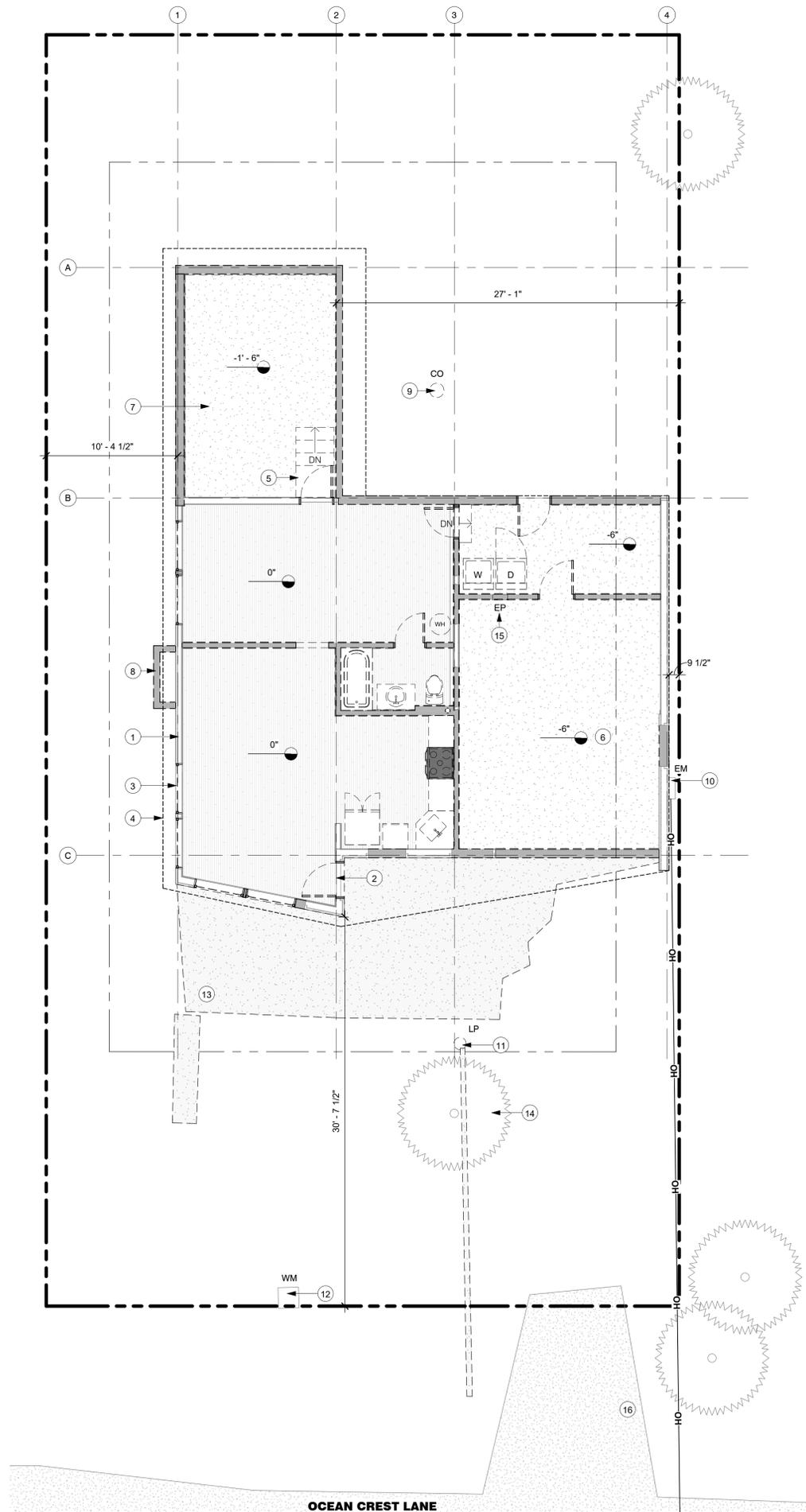
REGISTERED PROFESSIONAL LAND SURVEYOR
ANTHONY B. RYAN
58833
EXPIRES: DECEMBER 31, 2024

WEDDLE SURVEYING
Excellence is our benchmark. INC.
6950 SW HAMPTON ST., STE. 170, TIGARD, OR 97223
PH: (503) 941-9585 FAX: (503) 941-9540
www.weddlesurveying.com

JOB NO. 6466



2 Roof Existing
A0.12 SCALE: 3/16" = 1'-0"



1 Level 1 Existing
A0.12 SCALE: 3/16" = 1'-0"

General Notes

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Spec for Product Information and Installation Requirements
3. Verify all dimensions with Structural Drawings and Specification regarding dimensional tolerances. Contract to notify Architect of any discrepancies.

Keynotes

- 1 (E) exterior wall framing to remain; new siding to match (P) exterior walls; (E) gypsum to be demo & replaced to match (P) interior finish
- 2 (E) door to be demo; infill frame at locations where (E) wall is to remain
- 3 All (E) windows to be demo; infill frame at locations where (E) wall is to remain
- 4 (E) line of roof above
- 5 (E) stair to lowered floor plate to be demolished
- 6 (E) slab-on-grade 6" lower than floor level to remain
- 7 (E) slab-on-grade 1'-6" lower than floor level to be demolished
- 8 (E) fireplace to be demolished
- 9 (E) sewer clean out to be relocated
- 10 (E) electric meter to remain; (E) overhead powerline to be buried
- 11 (E) light pole to be demo
- 12 (E) water meter to remain
- 13 (E) concrete per survey to be demo
- 14 (E) site tree to remain; tree to be protected during construction per city guidelines
- 15 (E) electrical panel to be relocated
- 16 (E) gravel driveway per survey
- 17 (E) chimney to be demo
- 18 (E) roof to be demo
- 19 (E) roof to remain and be re-waterproofed

Wall Legend

- Existing wall to remain
- Existing wall to be demolished



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Design Development
02.01.2023

Revision	Rev #	Date	Description

Ocean Crest Residence

EXISTING / DEMO PLANS

A0.12

8880 Ocean Crest Lane
Manzanita, OR 97130

Base Job Number: 22007

Sheet Number

General Notes

1. New buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background and be a minimum of 4 inches high with a minimum stroke width of 0.5 inches.

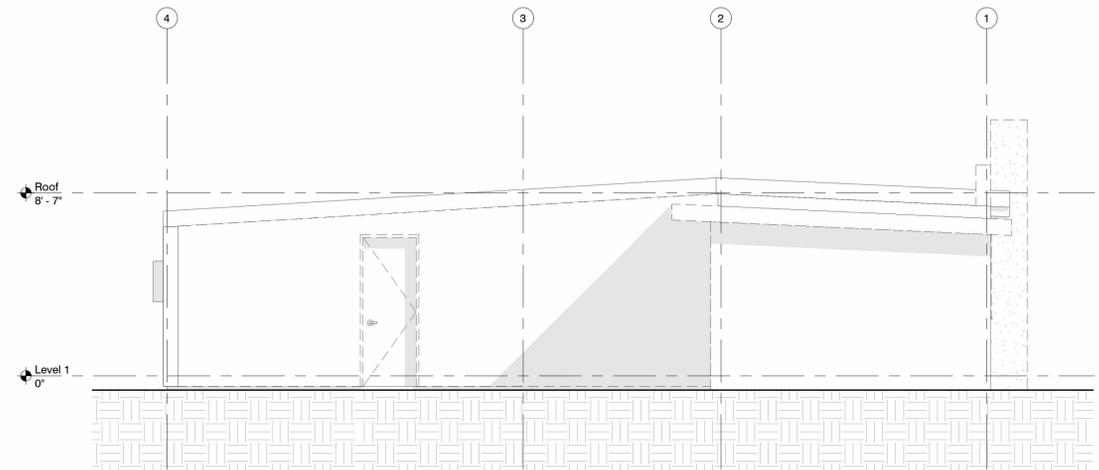
base

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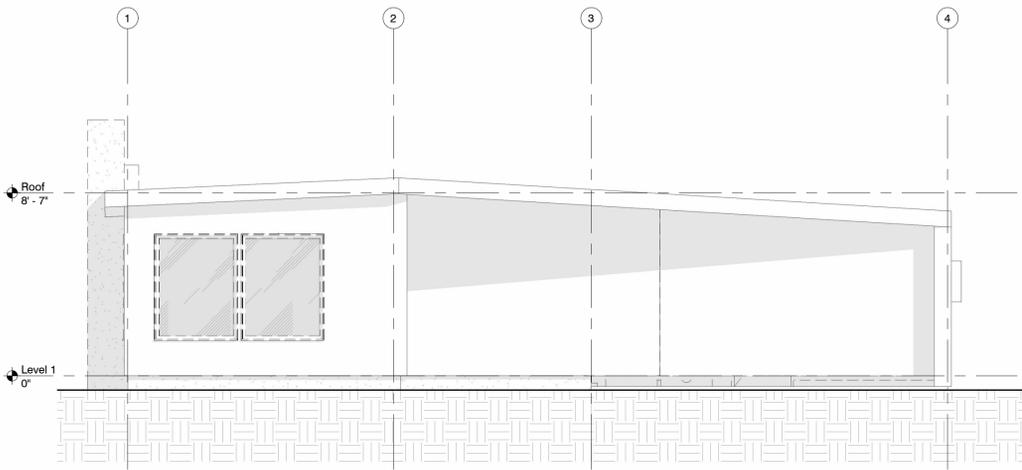
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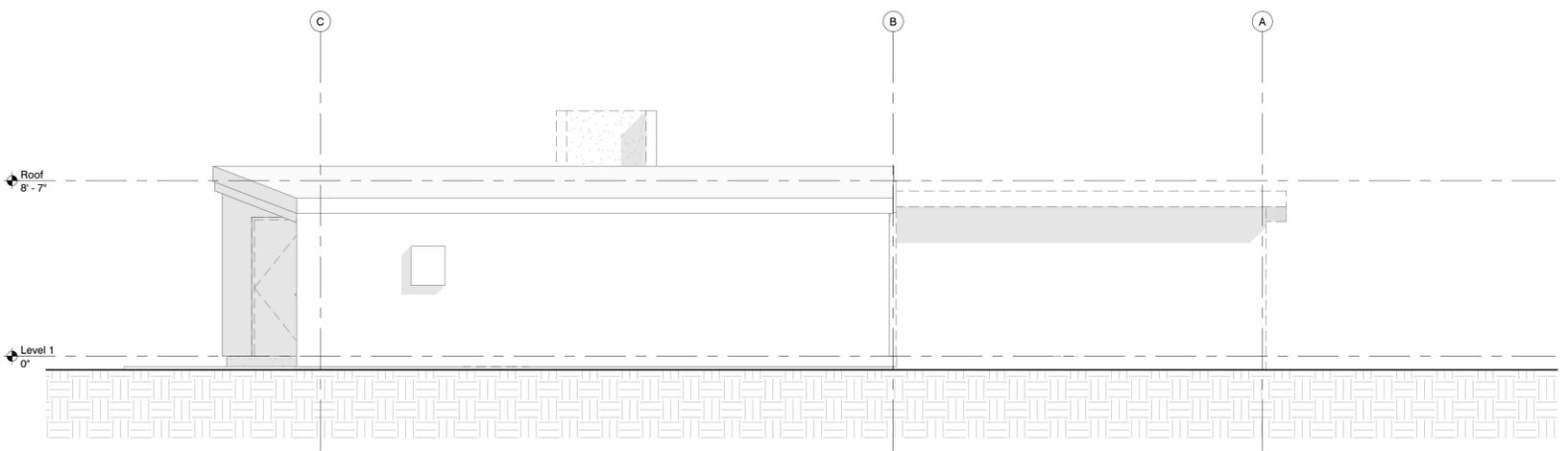
Revision		
Rev #	Date	Description



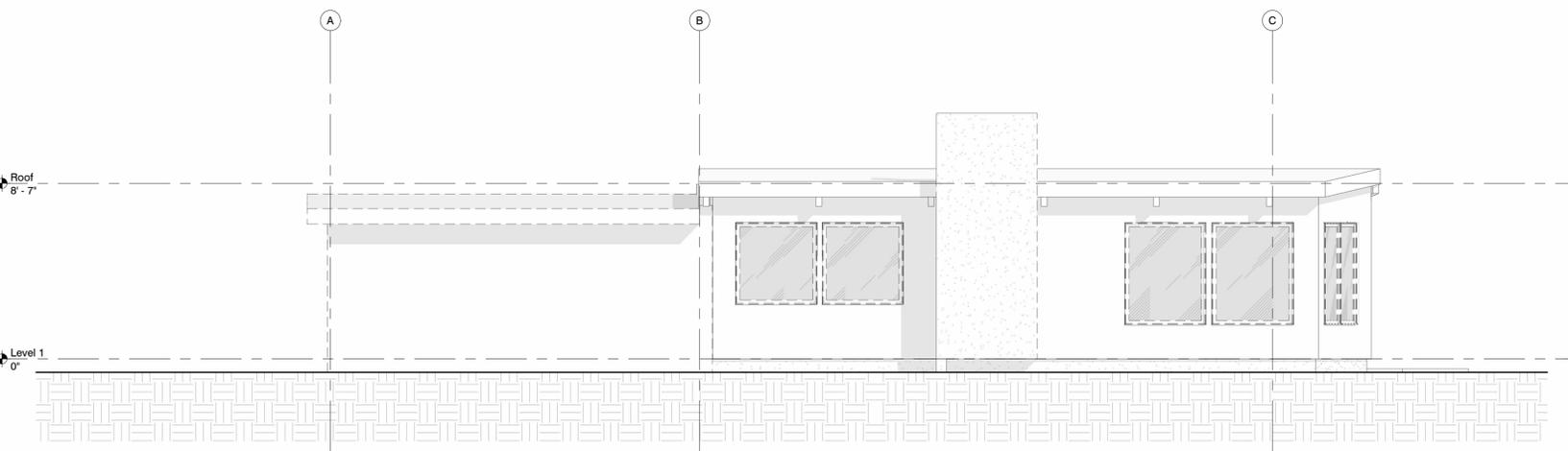
1 North Elevation Existing
A0.13 SCALE: 1/4" = 1'-0"



2 South Elevation Existing
A0.13 SCALE: 1/4" = 1'-0"



3 East Elevation Existing
A0.13 SCALE: 1/4" = 1'-0"



4 West Elevation Existing
A0.13 SCALE: 1/4" = 1'-0"

Ocean Crest Residence

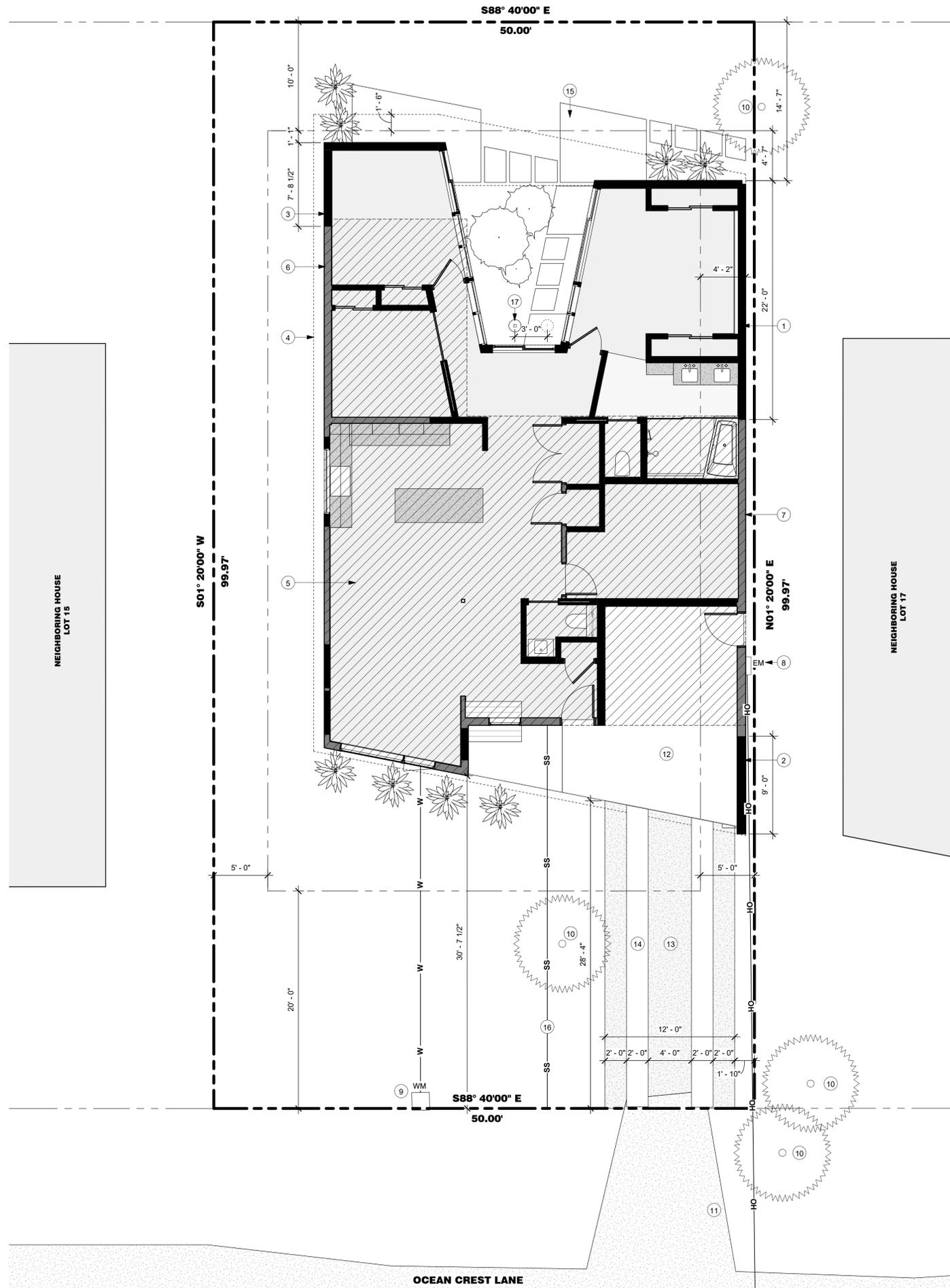
8810 Ocean Crest Lane
Marzanna, OR 97139

Sheet Title
**EXISTING / DEMO
ELEVATIONS**

Base Job Number: 22007

Sheet Number

A0.13



GENERAL NOTES

- Contractor to verify existing utility locations prior to construction, typical.
- Provide erosion control per Civil.
- Reference roof plan for storm drain locations.
- Reference Foundation Plan for under-slab utility locations.
- Water meter and connections by _____.
- Gas meter placement by _____.
- Reference Civil for storm water management systems.

KEYNOTES

- Proposed 22'-0" addition extending directly back from Existing structure
- Proposed 9'-0" extension of Existing garage wall framing
- Proposed -7'-8" addition extending directly back from Existing structure
- Dashed line indicates Proposed roofline; see sheet A0.12 for Existing Roofline
- Dashed region shows footprint of Existing structure
- Grey walls indicate Existing walls to remain, typ.
- Existing exterior wall 9.5' off property line
- Existing electric meter per survey to remain. Existing overhead powerline from street to be buried.
- Existing water meter location per survey
- Existing site tree to remain; tree to be protected during construction per city guidelines
- Existing gravel driveway per survey
- Proposed poured concrete Carport and Entry Porch to replace Existing enclosed garage
- Proposed pervious gravel driveway extending from Existing gravel driveway per survey
- Proposed poured concrete running strips within gravel driveway
- Proposed site-framed concrete pavers
- Inferred location of Existing sanitary sewer line to remain
- Sewer cleanout to be relocated 3'-0" West of Existing location to avoid conflict with concrete pavers; Location to be within landscaped area.

SUMMARY OF SCOPE OF WORK

Renovation of an existing 1-story single family residence with a ~430 sf addition extending directly off the back of the existing structure. The addition will utilize the existing exterior walls to minimize demolition and re-use as much of the existing structure as possible. The renovation reuses the existing roof structure and provides a matching roofline raised 1'-8" at the addition. The renovation also includes reducing the footprint of the garage space, and converting the existing enclosed garage into an open-air carport.

CODE SUMMARY

ADMINISTRATION	
Project Address:	8880 Ocean Crest Lane Manzanita, OR 97130
Jurisdictional Authority:	City of Manzanita
Applicable Code:	2021 ORSC (Oregon Residential Specialty Code)
Applicable Zoning:	Manzanita Zoning Ordinance #95-4
BUILDING CONSTRUCTION	
Construction Type:	VB, Addition/Remodel
Building Height:	Allowed: 24' Proposed: 12'-4"
# of Stories:	1
Basement:	No
Sprinklers:	No
Areas:	Existing: 1393 sf Proposed: 431 sf Total: 1623 sf

ZONING SUMMARY

SITE INFO	
Current Address:	8880 Ocean Crest Lane Manzanita, OR 97130
Applicable Zoning:	Manzanita Zoning Ordinance #94-5
Property ID:	3N1032BD03000
Lot Size:	0.11 ac
Land Use Zoning:	R2
Plan District:	na
Overlay(s):	Urban Growth Boundry
PROPOSED ZONE REGULATIONS (xx)	
Density:	
Maximum Density:	1 unit / 2500sf Proposed Density: 1 units / 5000sf
Maximum Height:	24' Proposed Height: 12'-4"
Setbacks:	FRONT: 20' Min REAR: 10' Min
See -- Table for add'l info	SIDE (West): 5' Min SIDE (East): 5' Min
Building Coverage:	Allowed: 40% Proposed: 1977 SF (39%)



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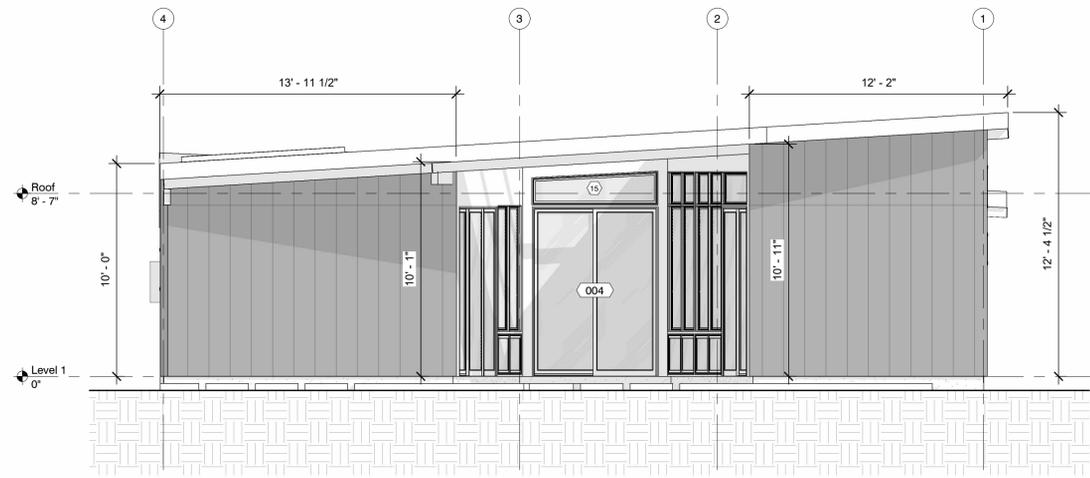
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Revision	Rev #	Date	Description

Ocean Crest Residence

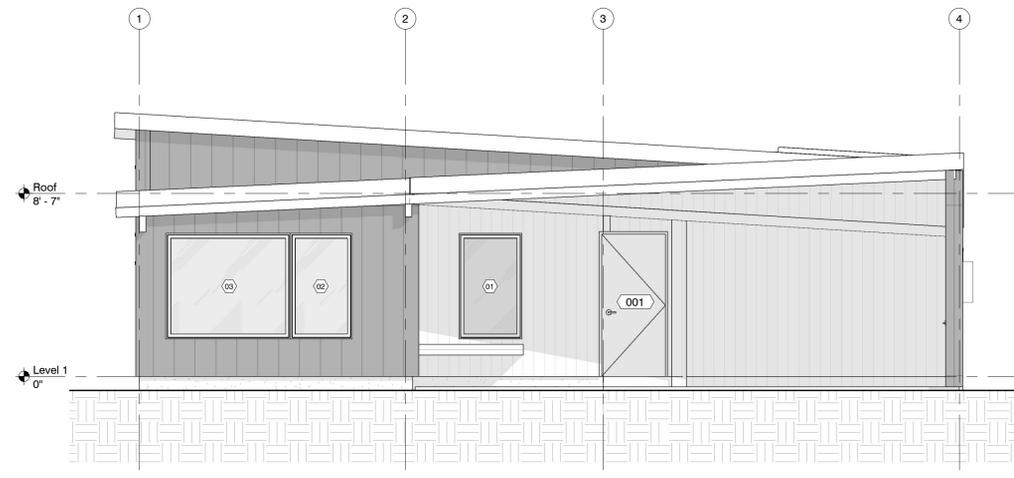
ARCHITECTURAL SITE PLAN & CODE INFO

Sheet Title
Base Job Number: 22007
Sheet Number



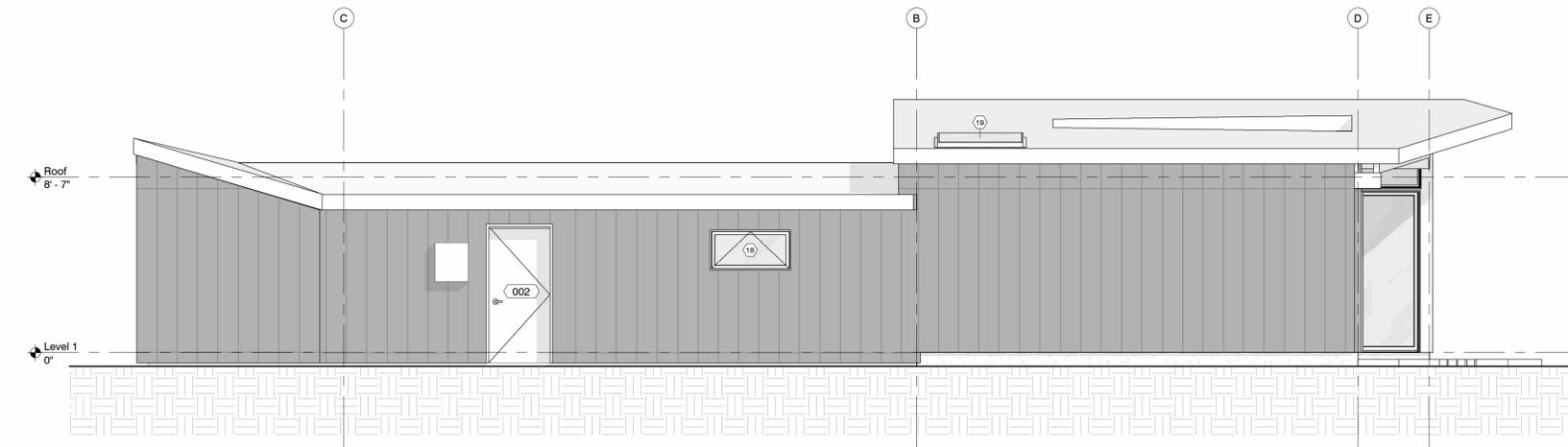
2 North Elevation

A2.00 SCALE: 1/4" = 1'-0"



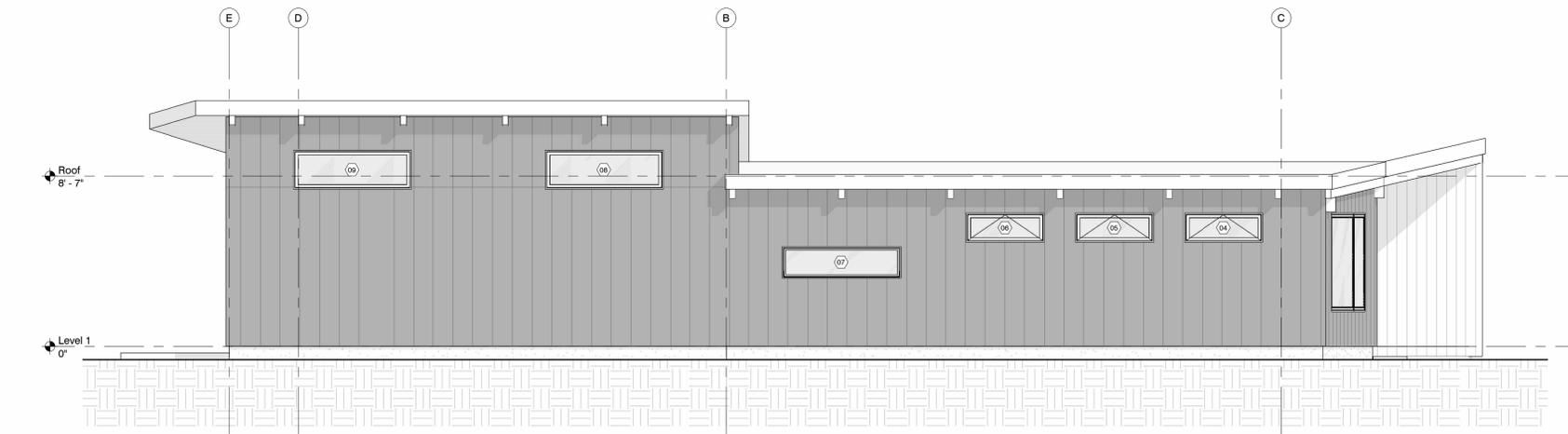
4 South Elevation

A2.00 SCALE: 1/4" = 1'-0"



3 East Elevation

A2.00 SCALE: 1/4" = 1'-0"



5 West Elevation

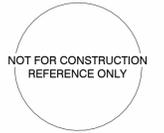
A2.00 SCALE: 1/4" = 1'-0"

General Notes

1. New buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background and be a minimum of 4 inches high with a minimum stroke width of 0.5 inches.

Legend

- Cedar or cementitious boards - 4" wide
- Cementitious siding - 12" wide



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Ocean Crest Residence

8880 Ocean Crest Lane
Marzanna, OR 97139

EXTERIOR ELEVATIONS

Sheet Title
Base Job Number: 22007

Sheet Number

A2.00