



NOTICE OF NON-CONFORMING USE VARIANCE APPLICATION

The City of Manzanita Planning Commission will hold its regular meeting on Monday, April 17, 2023 at 4:00 PM via Zoom. Go to www.ci.manzanita.or.us for log in information. This meeting will include a public hearing to consider the following application:

Request: Variance to modify a Non-Conforming Residence.
Applicant: Kegan Flanderka (Base Design + Architecture)
File #: 547-23-000004-PLNG
Location: 8880 Ocean Crest Lane.
Assessor's Map: 3N-10-32BD, Tax Lot 3000.
Zoning: Medium Density Residential (R-2).
Criteria: This application will be evaluated against the criteria listed in Ordinance 95-4 Section 7.02 (Expansion of a Non-Conforming Use); Section 8.020 (Circumstances for Granting a Variance); and, the Medium Density Residential (R-2) Zone standards in Section 3.010(3).

Persons interested in the proposal should become involved in the land use decision-making process. Any one desiring to speak for or against the proposal may do so in person or by representative at the hearing. Written comments may also be filed with the City of Manzanita prior to the public hearing. All documents, evidence, and staff reports relied upon by the applicant, including a list of Manzanita Zoning Ordinance approval criteria applicable to the request, are available for inspection at Manzanita City Hall at no cost, or, copies can be obtained for \$.25/page.

The Planning Commission's review is for the purpose of making a decision on the proposal. A decision by the Planning Commission to approve or deny the application will be based upon the above listed criteria and these criteria only. At the hearing it is important that comments relating to the request pertain specifically to the applicable criteria. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

A copy of the staff report will be available at least seven days prior to the hearing for inspection at no cost, or, a copy can be obtained for \$.25/page. If you need any special accommodations to participate in the hearing, please notify City Hall 24-hours before the meeting. For further information please contact Leila Aman, City Manager, Manzanita City Hall, 368-5343, P.O. Box 129, Manzanita, Oregon 97130.