



CITY OF MANZANITA

Development Services
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NOTICE OF VARIANCE APPLICATION File No. 26040

The City of Manzanita Planning Commission will hold its regular meeting on Monday, August 10, 2026, at 4:00 PM at City Hall and 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: Application for a Variance to reduce required off-street parking from four spaces to two spaces.
Applicant: Steeplejack Burgers & Beers.
Location: 519 Laneda Avenue
Assessor's Map: 3N-10W-29AC, Tax Lot 14900.
Area: Approximately 5,400 square feet.
Plan Designation: Commercial 1 (C-1).
Criteria: This application will be evaluated against provisions listed in Ordinance 95-4: Section 3.040 (C-1 Zone); Section 4.090 (Off-Street Parking); and Article 8 (Variances).

Persons interested in the proposal should become involved in the land use decision-making process. Anyone 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 \$0.25/page.

The Planning Commission's review is for the purpose of deciding on the proposal. A decision by the Planning Commission to approve or deny the application will be based upon the above-mentioned 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 \$0.25/page. If you need any special accommodation to participate in the hearing, please notify City Hall 24-hours before the meeting. For further information please contact Scott Gebhart, Development Services Manager [503-812-2514 Ext. 7] P.O. Box 129, Manzanita, Oregon 97130.