



CITY OF MANZANITA

Development Services
655 Manzanita Avenue – Manzanita Oregon 97130
P.O. Box 129, Manzanita, OR, 97130-0129
Phone: (503) 812-2514 | TTY Dial 711
devservices@ci.manzanita.or.us

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.



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Date: 5/5/20

VARIANCE REQUEST

File #: 26040

Pre-App. File #: 26026

PRE-APPLICATION CONFERENCE REQUIRED PRIOR TO SUBMITTING APPLICATION

Once submitted, application materials and applicant information become public record.

APPLICANT INFORMATION:

Owner/Applicant:	Hanson Dan Brewery Co, LLC		
Mailing Address:	PO Box 18098, Portland, OR 97218		
Phone:	96524 3241	Email:	hady@steepkjackber.com
City Limits:	☒	Urban Growth:	☐

SITE INFORMATION:

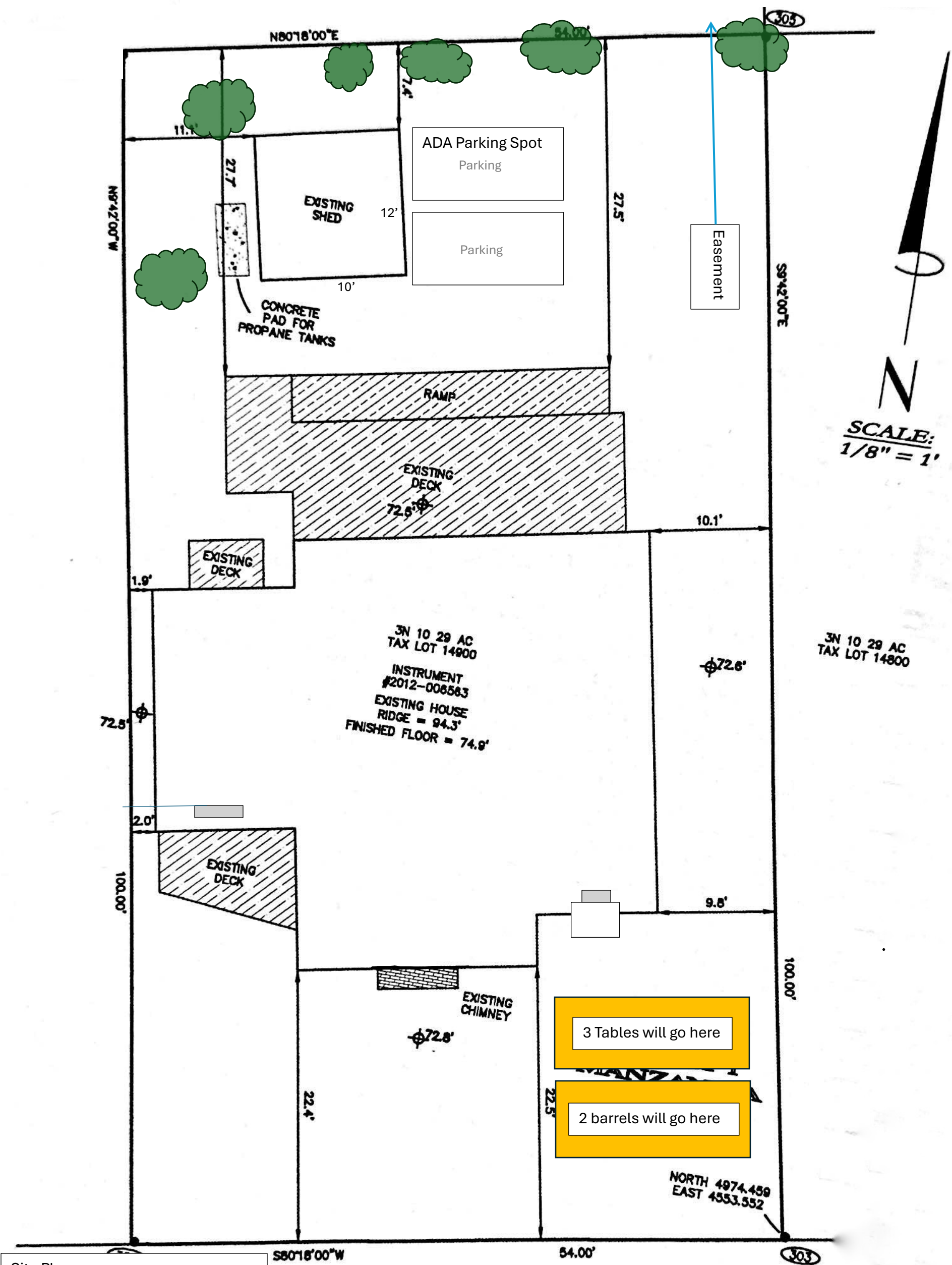
Site Address:	519 Canada Ave, Manzanita, OR 97130		
Map & Tax Lot(s):	Zone:		

Variance- \$1,200

1. Completed Request Form (An invoice with payment instructions will be emailed once all required documents have been received)
2. Email a PDF Copy of all documents to devservices@ci.manzanita.or.us.
3. Narrative: A detailed description of your proposal (**See Manzanita Zoning Ordinance 95-4, Section 8.020**). Include a brief description of the physical context of the site, including a map showing the site and surrounding properties.
4. For Non-Conforming uses, **see Section 7.020 Enlargement or Expansion of a Non-Conforming Use & Section 7.060 Public Hearing Required**, for additional information.

Steeple Jack Proposal

We wish to place 3 tables and 2 wooden barrels on the asphalt surface immediately out of door way for patrons to sit while waiting for to go orders. There are no changes to surfaces, no modification of walkways, and no construction or modification to the site of any type. This would simply be placing tables on the asphalt surface.



Site Plan:
Steeplejack Burgers & Beers
Renovation
519 Laneda Av, Oregon
Map No: 3N1029AC14900
McCorkle Construction Inc.
PO Box 41, Nehalem, OR. 97131
Contact: 503-739-0498



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TO: File #26040

FROM: Walt Wendolowski, Contract City Planner

SUBJECT: Completeness

DATE: June 30, 2026

The City of Manzanita received an application on May 5, 2026, for a variance to the parking requirements in the C-1 zone. above noted property. The City did not issue a completeness letter within the 30-days required by ORS 227.178.

Therefore, accordingly, as of June 5, 2026, the application is now considered complete for the purpose of processing the request.



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STAFF REPORT

TO: Manzanita Planning Commission
FROM: Walt Wendolowski, Contract City Planner
SUBJECT: Planning File #26040 - Variance
DATE: July 29, 2026

I. BACKGROUND

- A. **APPLICANT:** Steeplejack Burgers & Beers.
- B. **PROPERTY LOCATION:** The property is located on the north side of Laneda Avenue, 120 feet east of its intersection with North 5th Street. The site address is 519 Laneda Avenue, and the County Assessor places the property within Township 3 North; Range 10 West; Section 29AC; Tax Lot 14900.
- C. **PARCEL SIZE:** The property contains approximately 5,400 square feet.
- D. **EXISTING DEVELOPMENT:** The subject property contains a restaurant, fronts a public street, and is served by public facilities.
- E. **ZONING:** Commercial (C-1).
- F. **ADJACENT ZONING AND LAND USE:** Land to the west, east, and south is also located within the C-1 zone and contains a mix of commercial uses. Middle Housing 2 (MH-2) zoned property containing residences is located to the north.
- G. **REQUEST:** The applicant is requesting approval of a Variance to reduce required off-street parking spaces from four to two.
- H. **DECISION CRITERIA:** Review of this application shall be based on the following provisions in Ordinance 95-4: Section 3.040 (C-1 Zone); Section 4.090 (Off-Street Parking); and Article 8 (Variances).

II. APPLICATION SUMMARY

- A. The subject property contains an existing restaurant of approximately 1,600 square feet of floor area. Per Ordinance 95-4, Section 4.090.3.(m), a restaurant requires at least one off-street parking space per 400 square feet of area - in this case, the business requires four off-street spaces. Currently, the site contains four spaces: two in the rear yard served by an easement and two spaces fronting along Laneda Avenue.
- B. The applicant intends to make minor modifications to the building and grounds. Planned improvements call for the removal of the two parking spaces along Laneda Avenue. In turn, the applicant intends to place three benches and two barrels in the vacated spaces, thereby providing additional outdoor seating for the restaurant's customers. The proposed reduction in the amount of required parking requires approval of a variance before the improvements can occur.
- C. A Variance is subject to provisions in Article 8 of Ordinance 95-4, with the Planning Commission authorized to review the application. For the record, this request and review address only the proposed variance to the parking requirement in the C-1 zone.
- D. For the record, the City did not receive an area property owner or agency comments regarding the request.

III. CRITERIA AND FINDINGS - VARIANCE

- A. Article 8 contains the provisions to address variance applications. Section 8.010 notes the Planning Commission may authorize variances from the requirements of this Ordinance where it can be shown that owing to special and unusual circumstances related to a specific lot, strict application of the Ordinance would cause an undue or unnecessary hardship. No variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located.

FINDINGS: The proposal would modify a qualitative standard by decreasing the required number of parking spaces. Based on provisions in Ordinance 95-4, a variance is the only available option to permit the reduction.

- B. Section 8.020 establishes the specific review criteria. Each criterion, and associated findings, follows:
 - 1. Exceptional or extraordinary circumstances apply to the property and result from lot size or shape, topography, or other circumstances over which the owners of the property have no control.

FINDINGS: The applicant did not identify any exceptional or extraordinary circumstances to support the variance request.

Stating that, maintaining parking spaces off Laneda is problematic as vehicles must go back out to enter the street. This maneuver can be hazardous to vehicles and pedestrians. The location of parallel parking spaces near the driveway entrance further reduces sight distance for a driver. Therefore, maintaining the two required spaces may adversely impact vehicle and pedestrian safety.

2. The variance is necessary for the preservation of a property right of applicant substantially the same as owners of other property in the same zone or vicinity possess.

FINDINGS: The issue is whether the variance is necessary for the preservation of the owner's property rights. The site contains an active restaurant that the owner sees fit to continue investing in and current parking meets Ordinance standards. Reducing the required parking has the net effect of providing an additional "right" to the property owner as the vacated parking spaces now becomes available to seat additional customers.

3. The variance would not be materially detrimental to the purposes of the Ordinance, the Comprehensive Plan, or to property in the same zone or vicinity in which the property is located, or otherwise conflict with the objectives of any City policy.

FINDINGS: Ordinance 95-4 requires businesses, under most circumstances, to provide off-street parking. This is necessary to reduce on-street parking demand. The only exception are commercial developments along Laneda Avenue that are located on property containing less than 5,000 square feet in area. This exception does not apply to the subject site. Therefore, a reduction in parking is contrary to the intent of the parking standards in Ordinance 95-4.

4. Variance request is the minimum variance which would alleviate the hardship.

FINDINGS: As noted in item "1.", the applicant did not identify a particular hardship associated with the property that requires a decrease in parking of both spaces.

- C. While there may be benefits to vehicle and traffic safety, there is no evidence that the reduction in required parking is the result of an extraordinary condition or circumstance that is beyond the control of the property owner. Further, denial of the variance does not eliminate the owner's right to continue operating the restaurant.

Staff notes the applicant retains some options. First, as noted, if the site contains less than 5,000 square feet in area, then business does not require off-street parking. City staff presented this option to the applicant, suggesting they obtain a new survey to clarify the parcel size. Second, provisions in Ordinance 95-4, Section 4.080.14, allow for off-site parking (i.e., parking on another property). Provided the applicant can comply with the provisions in this Section, the applicant can eliminate Laneda Avenue spaces.

IV. RECOMMENDATION

City staff finds the proposal does not comply with the applicable Variance criteria and recommends the Planning Commission deny the request.

V. PLANNING COMMISSION ACTION

- A. The Planning Commission has the following options:
 - 1. Deny the application, adopting findings contained in the staff report;
 - 2. Deny the application, adopting modified findings; or,
 - 3. Approve the application, establishing findings, and conditions of approval, as to why the application complies with the decision criteria.
- B. Staff will prepare the appropriate Order for the Chair's signature.

Comments received for the following Variance
Application prior to the public hearing 8/10/26

Hello Scott,

We received the notification in the mail for the application from Steepjack Burgers (519 Laneda) for a variance to reduce off-street parking from 4 vehicles down to 2 vehicles. It appears they have 2 spaces in front right off the sidewalk and a driveway alongside leading to several spaces in the back.

Our address is 520 Laurel Ave and 519 Laneda is behind our back fence, 2 businesses down from us. With the opening of the Bento restaurant and giant new air BnB, we notice quite a bit more noise, smell, and activity these days. What I'm wondering is this: along with Steepjack's desire to reduce their parking footprint from 4 down to 2 cars, are they planning to expand outdoor space in place of those 2 spaces? And if so, are the displaced parking spaces (and therefore, area up for expansion) in back or in the front?

We would be opposed to Steepjack adding patio space (or more patio space) at the back of their property as it would adversely affect the peace and quiet of those of us who live in close proximity along Laurel Drive (there are 3 of us who would likely find this objectionable). It would be preferable if parking spaces in the front (along the sidewalk) were converted from parking to outdoor dining space.

If you have any insight or more information, please let us know.

Thank you,

The Kohnes
520 Laurel Ave