



VARIANCE REQUEST #851-26-000146-PLNG: CHRISTIE/BERNHARD

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

NOTICE OF ADMINISTRATIVE REVIEW Date of Notice: May 22, 2026

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

#851-26-000146-PLNG: A Variance request to reduce the required 20-foot front (west) yard setback to seven (7) feet, and the 20-foot rear (east) yard setback to six (6) feet to allow for the placement of a single-family dwelling. The subject property is located within the Unincorporated Community of Neskowin, accessed via a private easement off Grandview Street, a County road, zoned Neskowin Low Density Residential (NeskR-1) Zone and designated as Tax Lot 6100 of Section 25AB, Township 5 South, Range 11 West, Willamette Meridian, Tillamook County, Oregon. The applicant is Lisa Christie. The property owner is Eva Bernhard.

Written comments received by the Department of Community Development prior to 4:00 p.m. on June 5, 2026, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, June 8, 2026.

Notice of the application, a map of the subject area, and the applicable criteria are mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. They are also available on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps>.

If you have any questions about this application, please contact the Department of Community Development at (503) 842-3408 x 3123 or melissa.jenck@tillamookcounty.gov

Sincerely,

Melissa Jenck, CFM, Senior Planner

Sarah Absher, CBO, CFM, Director
Enc. Maps and applicable ordinance criteria

REVIEW CRITERIA

ARTICLE VIII - VARIANCE PROCEDURES AND CRITERIA

SECTION 8.030: REVIEW CRITERIA: A VARIANCE shall be granted, according to the procedures set forth in Section 8.020, if the applicant adequately demonstrates that the proposed VARIANCE satisfies all of the following criteria:

- (1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.
- (2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.
- (3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.
- (4) There are no reasonable alternatives requiring either a lesser or no VARIANCE.

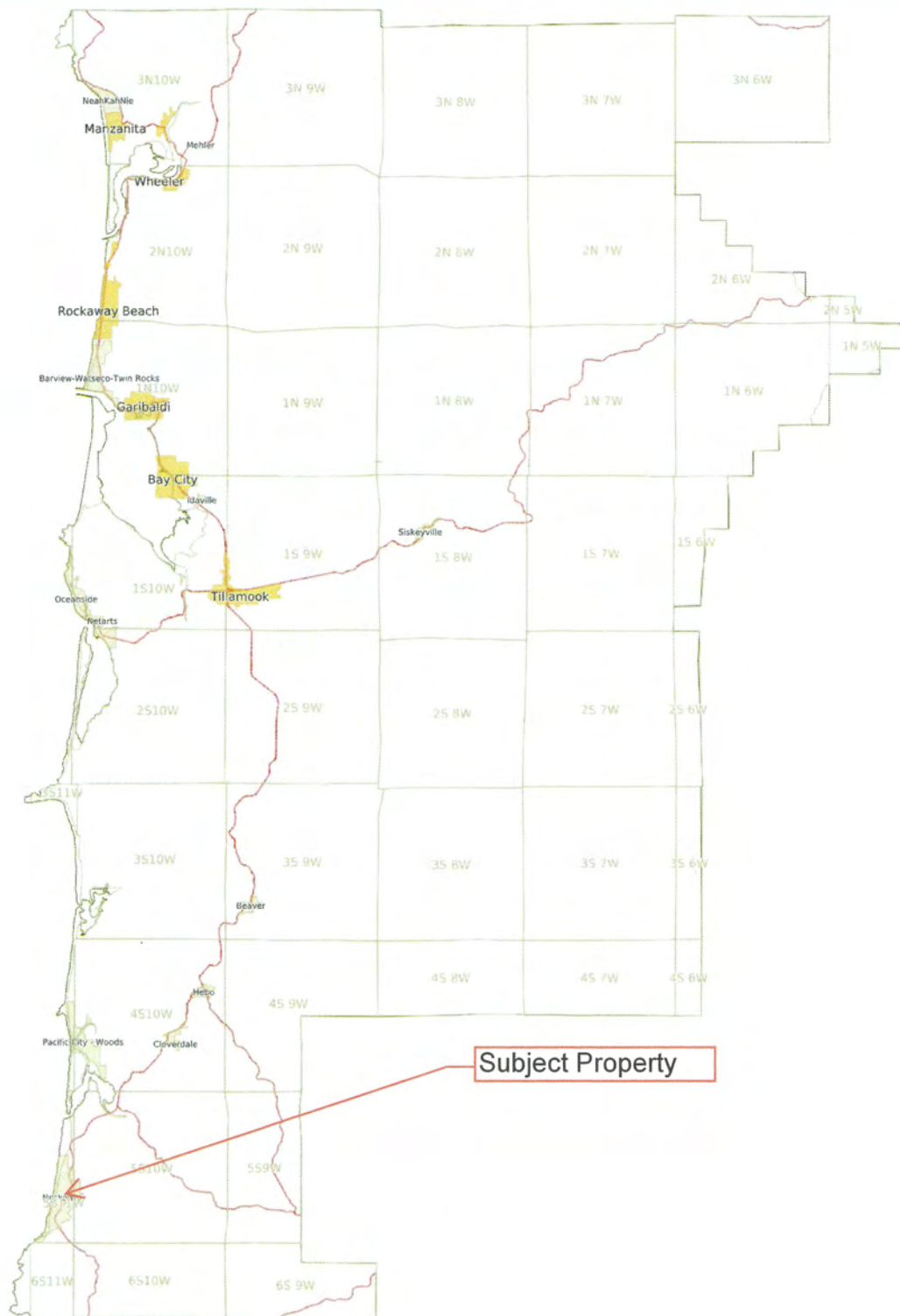
SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS

In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards is the following:

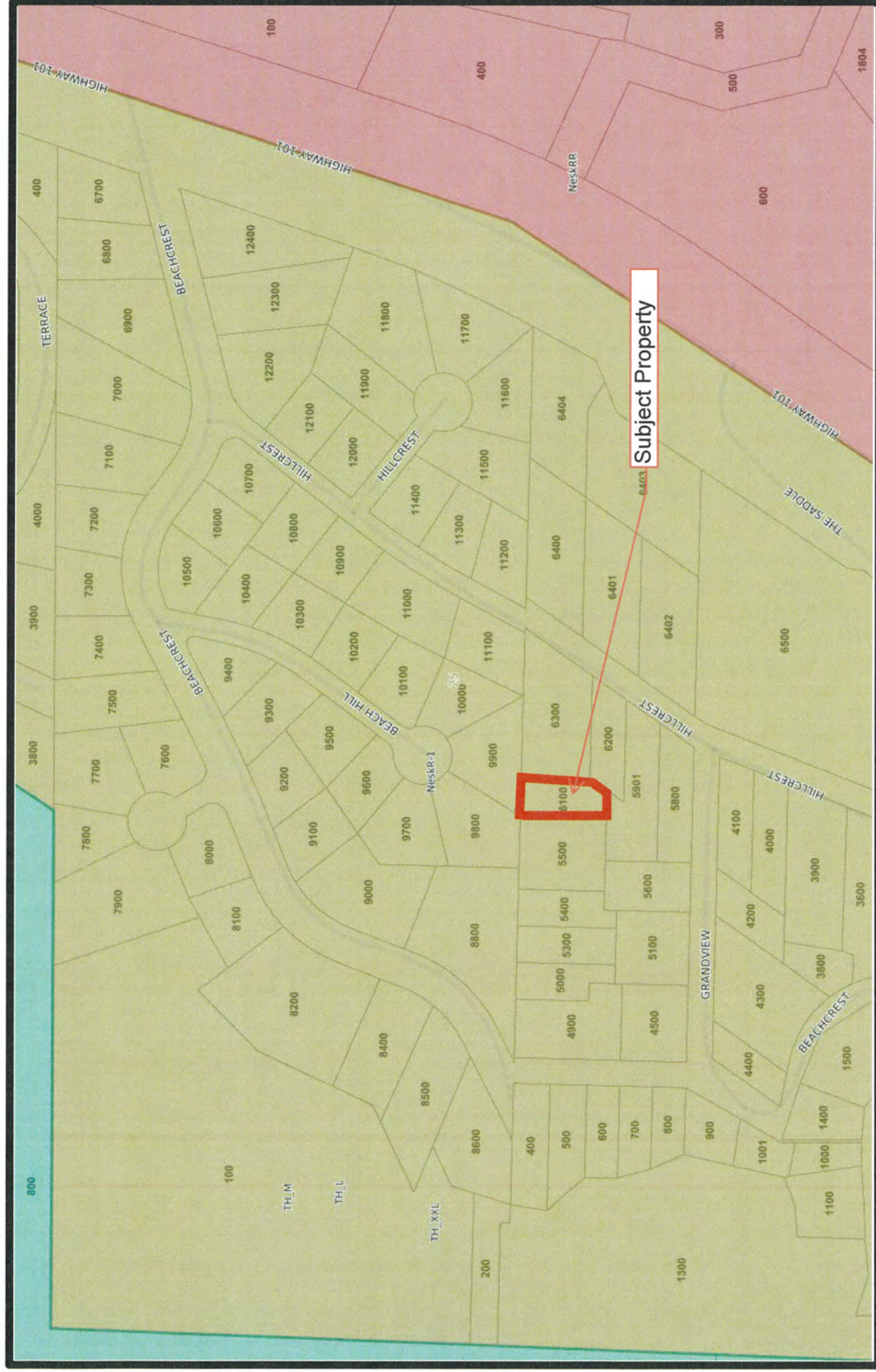
- (1) To ensure the availability of private open space;
- (2) To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;
- (4) To enhance privacy for occupants of residences;
- (5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;
- (6) To ensure that driver visibility on adjacent roads will not be obstructed;
- (7) To ensure safe access to and from common roads;
- (8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;
- (9) To separate potentially incompatible land uses;
- (10) To ensure access to solar radiation for the purpose of alternative energy production.

EXHIBIT A

Vicinity Map

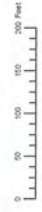


Zoning Map



100
6.35 AC.
N.W.1/4 N.E.1/4 SEC.25 T.5S. R.11W. WM.
TILLAMOOK COUNTY
1" = 100'

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



22-7

22-10

22-7

Subject Property



CANCELLED
1200
1600
3200
3700
4600
4700
5200
5700
6000
8300
8700
8900
1900
2201

SEE MAP 55 11W 25A

05S11W25AB
NESKOWIN CREST
Revised 4/01/24, WS

SEE MAP 55 11W 25A

Tillamook County
2025 Real Property Assessment Report
Account 251300

Map 5S1125AB06100
Code - Tax ID 2210 - 251300

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr NESKOWIN CREST ADD
Block - 1 Lot - 8

Mailing BERNHARD, EVA MARIANNA
3535 NE TILLAMOOK ST
PORTLAND OR 97212

Deed Reference # 2025-1651
Sales Date/Price 04-25-2025 / \$619,000
Appraiser EVA FLETCHER

Property Class 101 MA SA NH
RMV Class 101 09 OV 975

Site	Situs Address	City
1	5258 GRANDVIEW ST	COUNTY

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
2210	Land	216,180		Land	0
	Impr	388,240		Impr	0
Code Area Total		604,420	361,220	361,220	0
Grand Total		604,420	361,220	361,220	0

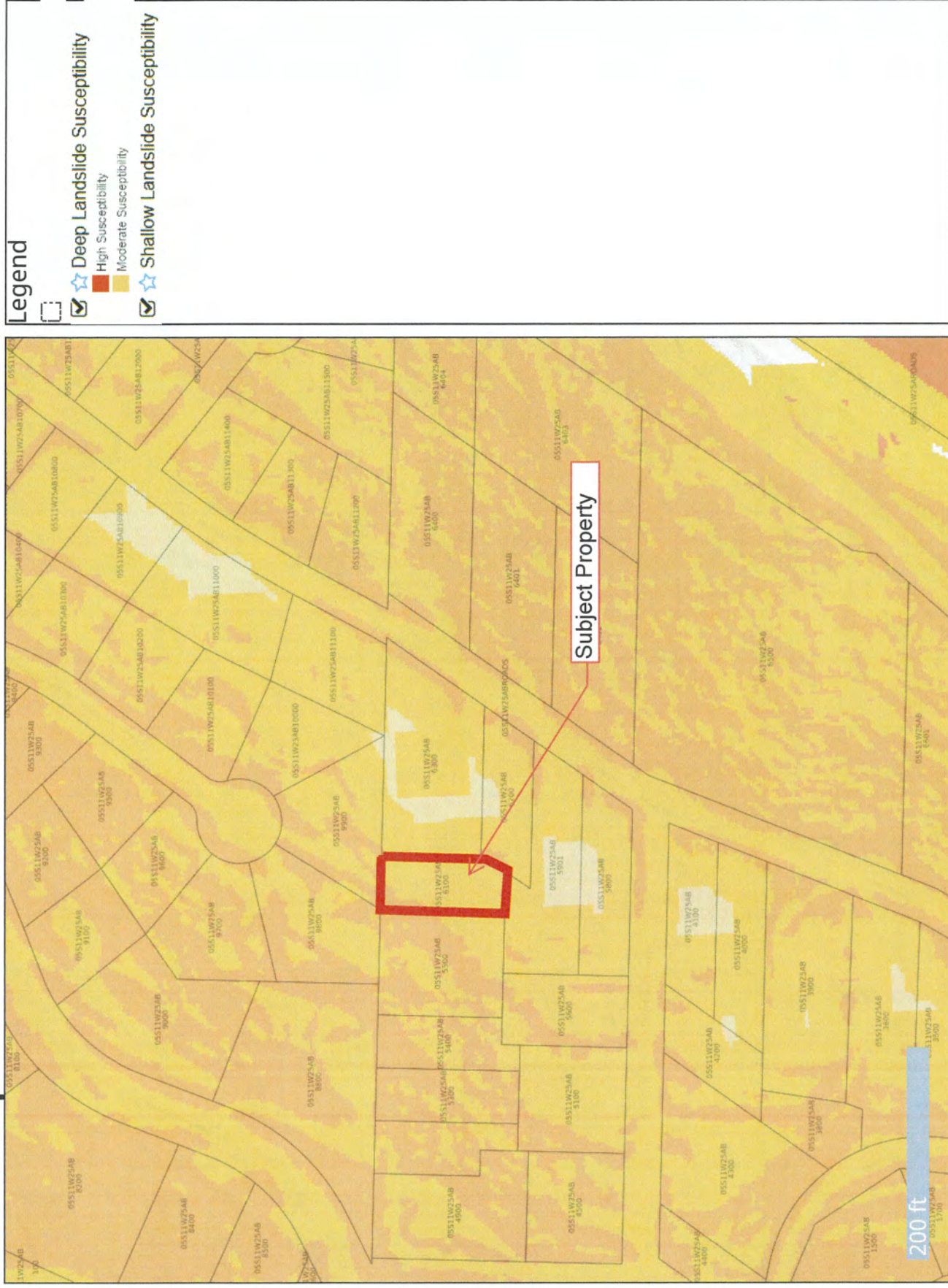
Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210					LANDSCAPE - FAIR	100			500
	1	☒		NESKR-1	Market	103	0.13 AC		189,750
					OSD TYPE B - AVERAGE	100			25,930
Code Area Total							0.13 AC		216,180

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
2210	1	1980	149	Basement First Floor	117	1,618			388,240
Code Area Total						1,618			388,240

Exemptions / Special Assessments / Notations									
Code Area 2210									
Special Assessments						Amount	Year Used		
■ SOLID WASTE						12.00	2025		

Comments 12/28/08 Updated inventory after phase one mapping, changed stat class to 149.ef 03/28/14 Reappraised land, tabled values.ef

Hazard Map



National Flood Hazard Layer FIRMette

123°58'43"W 45°7'2"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRS
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

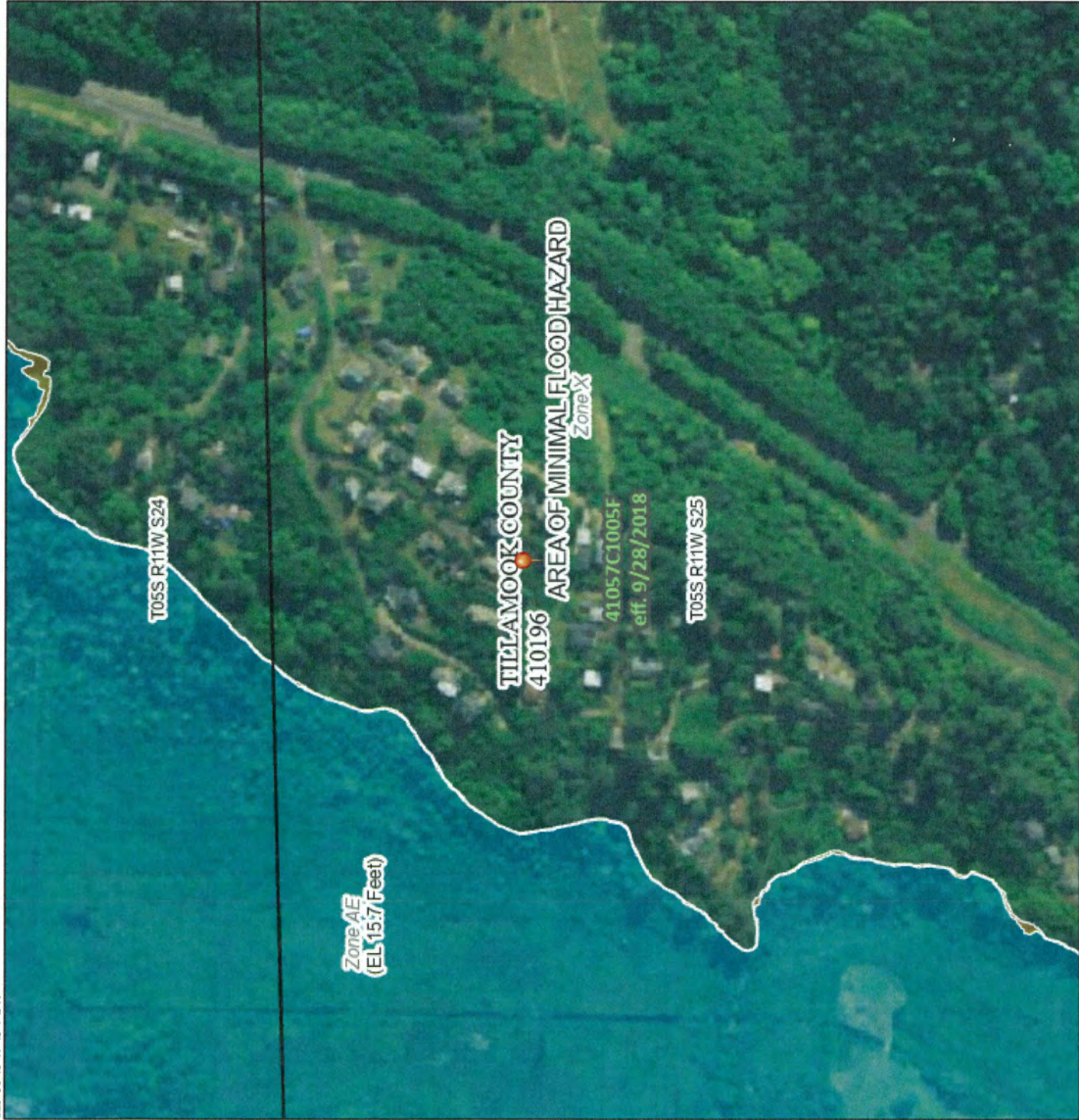
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

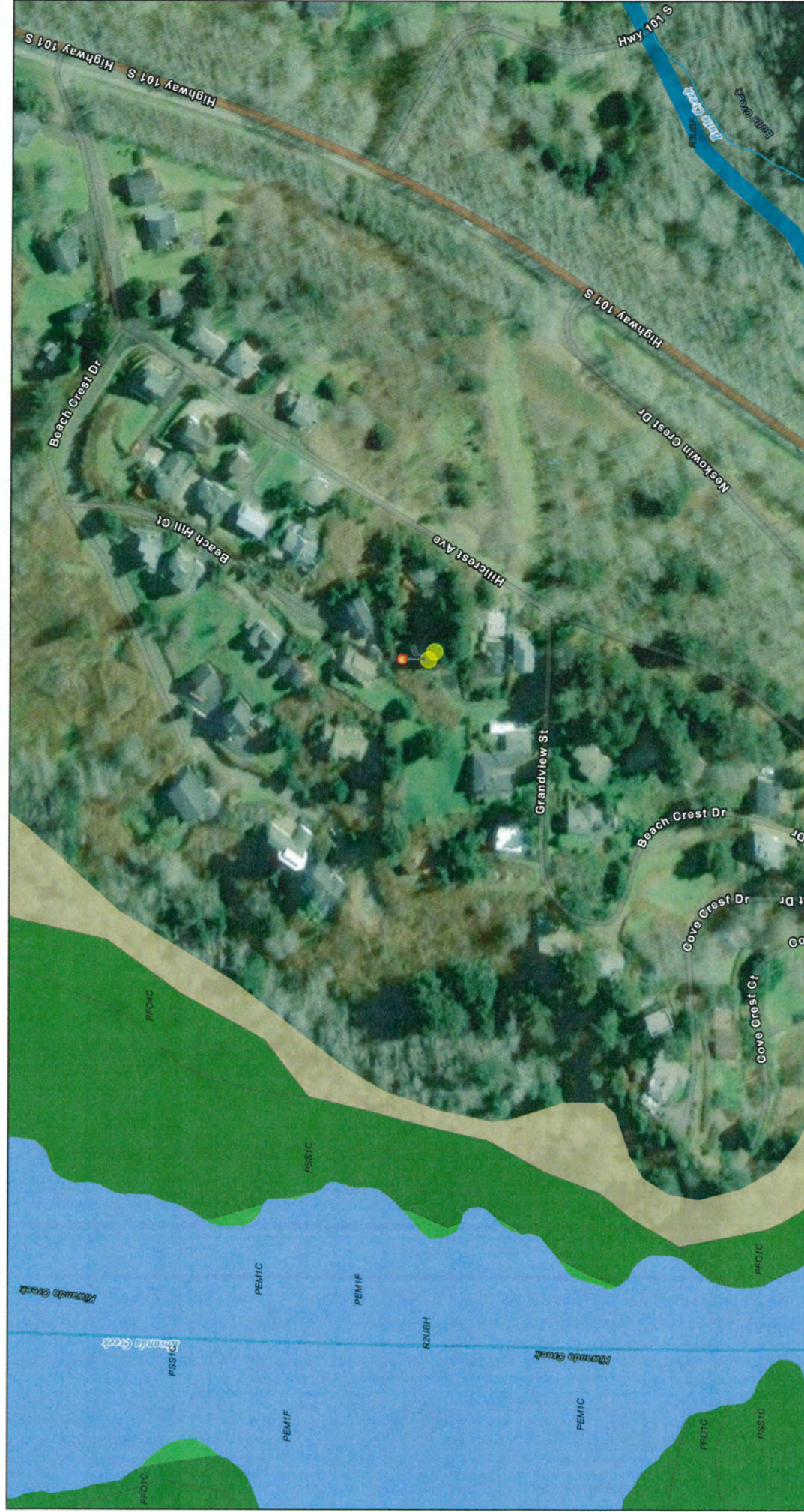
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/22/2026 at 4:37 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



123°58'5"W 45°6'37"N

Statewide Wetlands Inventory



5/22/2026, 9:46:53 AM

Oregon Address

ArcGIS World Geocoding Service

Sections

Large Scale

Perennial

NHD Waterbody

USFWS National Wetlands Inventory NWI

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Riverine

SWI Predominantly Hydric Map Units

1:2,597

0 0.02 0.04 0.07 0.14 km
0 0.02 0.04 0.07 0.14 mi



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, USGS TMM - National Hydrography Dataset, Data Refreshed April, 2026. Source: Esri, Vantor, Earthstar Geographics, and the GIS User

EXHIBIT B



PLANNING APPLICATION

Applicant ☐ (Check Box if Same as Property Owner)

Name: Lisa Christie Phone: 503-490-5472

Address: 9532 SW 18th Place

City: Portland State: OR Zip: 97219

Email: lisa@christiearchitecture.com

Property Owner

Name: Eva Bernhard Phone: 503-833-2636

Address: 3535 NE Tillamook

City: Portland State: OR Zip: 97212

Email: evamb@eb-co.com

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
MAR 31 2026	
BY: _____	
☐ Approved ☐ Denied	
Received by: _____	
Receipt #: 148270	
Fees: \$1,400 + 5% Tech	
Permit No:	
851-26-00146 -PLNG	

Request: Request for a variance to the setback standards (Type 2 Land Use Review) for the property identified below.

Type II

- ☐ Farm/Forest Review
- ☐ Conditional Use Review
- ☒ Variance
- ☐ Exception to Resource or Riparian Setback
- ☐ Nonconforming Review (Major or Minor)
- ☐ Development Permit Review for Estuary Development
- ☐ Non-farm dwelling in Farm Zone
- ☐ Fore-dune Grading Permit Review
- ☐ Neskowin Coastal Hazards Area

Type III

- ☐ Extension of Time
- ☐ Detailed Hazard Report
- ☐ Conditional Use (As deemed by Director)
- ☐ Ordinance Amendment
- ☐ Map Amendment
- ☐ Goal Exception

Type IV

- ☐ Ordinance Amendment
- ☐ Large-Scale Zoning Map Amendment
- ☐ Plan and/or Code Text Amendment

Location:

Site Address: 5258 Grandview Street, Neskowin, OR 97149

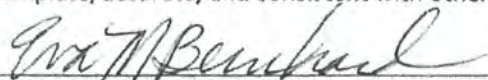
Map Number: Lot 8, Block 1, Neskowin Crest Add
NW 1/4 NE 1/4 Section 25, T5S, R11W, W.M.

5S1125AB 06100
Tax Lot(s)

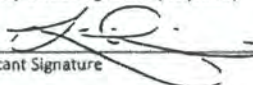
Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.


Property Owner Signature (Required)

3/23/26
Date


Applicant Signature

3-23-2026
Date

CHRISTIE

ARCHITECTURE

March 27, 2026

Melissa Jenck
Tillamook County Community Development Department
1510-B Third Street
Tillamook, OR 97141

Re: Type II Land Use Application - 5258 Grandview Street, Neskowin, OR

Dear Melissa

Please find enclosed a Type II Land Use application for the property located at 5258 Grandview Street in Neskowin, Oregon.

This submittal includes the following materials:

- One (1) completed application form
- One (1) written narrative
- One (1) set of drawings (18" x 24", two sheets)
- One (1) 8.5" x 11" color rendering

Per our meeting, I will also send a digital copy of the drawings and rendering via email for your reference.

I understand that fees will be collected following the County's completeness review, and I will submit payment promptly upon receiving instructions.

Please let me know if any additional information is needed to complete your review. I appreciate your time and look forward to working with you on this application.

Sincerely,
Lisa Christie
Christie Architecture

March 27, 2026

Applicant: Lisa Christie
Christie Architecture
9532 SW 18th Place
Portland, OR 97219

Property Address: 5258 Grandview Street
Neskowin, OR 97149

Application for Variance to 3.322: (4) h and j

Project Description

The subject property is a legally created interior lot located in Neskowin, Oregon, and is zoned Neskowin Low Density Residential (NeskR-1). The lot is developed with an existing single-family dwelling constructed in approximately 1980. Access to the property is provided by a driveway easement extending from Grandview Drive along the west property line.

The existing dwelling is in poor condition and does not meet current structural or energy standards. Its size and configuration also do not align with the needs of the new owner. The proposal is to remove the existing structure and construct a new, smaller single-family dwelling on the property. The proposed residence has an approximate 960-square-foot footprint and is two stories in height, remaining below the maximum building height permitted in the zone. The property is served by an existing septic system located on the adjacent property to the west and accessed via a legal easement, which will continue to serve the proposed residence. A designated septic replacement area will be maintained on the subject property.

The subject property is constrained by its interior lot configuration and limited dimensions, measuring approximately 50 feet in depth and 116 feet in width. Under current zoning standards, the required front and rear yard setbacks are both 20 feet. Because the west property line functions as the front yard and the east property line as the rear yard, application of these standards results in a buildable area of approximately 10 feet in depth, which does not allow for the construction of a functional residence.

To allow for reasonable residential development of the property, the applicant is requesting a variance to the front and rear yard setbacks. The proposed setbacks are 7 feet along the west (front) property line and 6 feet along the east (rear) property line. These modifications provide a functional building area while maintaining appropriate separation from adjacent properties.

Land use reviews requested

The applicant requests a variance pursuant to Section 8.030 to the following standards of Section 3.322(4):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>
Front Yard Setback (3.322(4)(g))	20 feet	7 feet
Rear Yard Setback (3.322(4)(i))	20 feet	6 feet

Review Criteria

- 1. Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.***

The subject property is a legally created, long-established interior lot with a depth of approximately 50 feet and is developed with a single-family dwelling constructed in approximately 1980. The existing configuration of the parcel, including its interior access and reduced width, is not the result of actions by the current property owner.

The dimensional characteristics of the lot, in combination with the required setbacks, prevent reasonable development of a functional single-family dwelling if all standards are strictly applied. The Tillamook County Land Use Ordinance requires 20-foot front and rear yard setbacks. Due to the location of the driveway entry to the site, the west property line functions as the front yard and the east property line as the rear yard. Application of these standards reduces the buildable area to approximately 10 feet in depth, which does not allow for the construction of a habitable residence.

These circumstances are inherent to the property and are not self-created. While the lot has historically supported residential use, strict application of current standards would effectively preclude that use.

The inability to construct a functional single-family dwelling on a legally established residential lot would deny the property owner a substantial property right enjoyed by others in the vicinity. The requested variance is therefore necessary to allow reasonable residential use of the property.

2. A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.

The subject property is zoned Neskowin Low Density Residential (NeskR-1), where single-family dwellings are permitted outright. The proposed development consists of a new single-family dwelling, a use that is typical within the zone and surrounding area.

The property is currently developed with a single-family dwelling, and the proposal continues that established residential use. The variance is not requested to introduce a new or different use, but to allow for reasonable redevelopment of the property.

Due to the dimensional constraints of the lot, including its interior configuration and limited width, strict application of current setback standards would prevent construction of a functional single-family dwelling. The requested variance is therefore necessary to accommodate a permitted and expected use.

- 3. The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.**

The proposed development has been designed to meet the purposes of the supplementary regulations in Section 4.005 while responding to the constraints of the site. The standards are addressed below.

1. Private Open Space - The proposed development provides adequate private open space for the use and enjoyment of the residents. The reduced building footprint, from approximately 1,560 square feet in the existing condition to approximately 960 square feet as proposed, allows for usable outdoor areas on the site. Compared to the existing condition, the proposal increases available open space and improves the overall function of the property.
2. Light and Air - The proposed development provides adequate access to light and air for both the subject property and adjacent properties. The building is set back substantially from both the north and south property lines, including increased separation along the south relative to the existing condition. The reduced building footprint and rotated siting further improve light and air compared to the existing condition.
3. Emergency Access and Separation - The proposed development provides adequate separation between structures to support emergency access and fire safety. While the existing building is set back approximately 12 feet from the south property line, the proposed building increases this separation to approximately 33 feet. Additionally, the building is set back approximately 30 feet from the north property line.

At the front and rear the proposed building is rotated on the site and not uniformly aligned with the proposed west and east setback lines. In comparison, the existing structure is located relatively close to the rear property line, with setbacks ranging from approximately 7 to 10 feet. The proposed building is set back approximately 9 to 20 feet from this line, improving separation and access along that edge of the site.

Access to the site will continue to be provided by the existing driveway easement, which maintains adequate access for emergency response.

4. Privacy - The proposed development maintains reasonable privacy for adjacent properties. Along the south property line, the building is set back approximately 33 feet, increasing

separation from the existing condition. Along the north property line, the building is set back approximately 30 feet, providing adequate distance to maintain privacy.

To the east, the adjacent residence is located at a higher elevation and at a greater distance, and is further buffered by mature vegetation. The proposed building includes smaller window openings on this side, limiting potential privacy impacts. The west side of the site functions as the primary access to the property and is not adjacent to an existing residence.

5. Accommodation of Expected Private Land Uses - The proposed development allows the property to accommodate typical residential uses expected within the zone. Under current zoning standards, application of the required front and rear setbacks results in a buildable area approximately 10 feet in depth, which does not allow for the construction of a functional single-family dwelling.

The proposed variance enables a site layout that supports normal residential use, including a single-family dwelling, on-site parking, circulation, and usable outdoor space. The proposal also accommodates a designated septic replacement area. Compared to the existing condition, the proposed layout improves the overall function of the site.

6. Driver Visibility - The proposed development does not alter the existing driveway access. The location and configuration of the access point remain unchanged and do not affect driver visibility.
7. Safe Access to and from Common Roads - Access to the site is provided by an existing driveway easement connecting to Grandview Drive. The proposal does not modify this access, which will continue to serve the property safely.
8. Views - The proposed development will not unreasonably obstruct or create intrusive views. The building is smaller in footprint than the existing structure and remains below the maximum permitted height, reducing its visual impact.

Adjacent properties to the north and south are separated by substantial setbacks. To the east, the neighboring residence is located at a higher elevation and at a greater distance. To the west, the adjacent property is located at a lower elevation. These conditions limit potential view impacts.

9. Separation of Incompatible Uses - The proposed development does not introduce incompatible land uses. The project consists of a single-family dwelling within a residential zone and is consistent with the surrounding pattern of development.
10. Access to Solar Radiation - The proposed development will not unreasonably limit access to solar radiation on adjacent properties. The building remains below the maximum permitted height and is set back substantial distances from neighboring properties. The relative topography of the site further limits potential solar impacts.

4. *There are no reasonable alternatives requiring either a lesser or no VARIANCE.*

There are no reasonable alternatives that would allow development of the subject property for a single-family dwelling without the requested variance or with a lesser degree of variance.

Strict application of the required 20-foot front and 20-foot rear yard setbacks would reduce the buildable area of the lot to approximately 10 feet in depth due to the interior lot configuration, which does not allow for the construction of a functional single-family dwelling. A variance to the front and rear yard setbacks is therefore necessary to accommodate residential development on the property, and no lesser variance would provide sufficient buildable area.

The proposed design represents a balanced and constrained response to the physical limitations of the site. The footprint of the proposed residence is substantially smaller than that of the existing dwelling, and the building height remains well below the maximum allowed in the zone. The proposed siting increases setbacks along the north and south property lines and, through rotation of the building, improves conditions along the east and west property lines. The structure is positioned to respond to existing topography, maintain separation from adjacent properties, and avoid unnecessary encroachment into setback areas.

Given the dimensions and configuration of the lot, no alternative site layout would eliminate the need for variance relief while still allowing for reasonable residential use. The requested variance is therefore the minimum necessary to enable development consistent with the intended use of the zone.



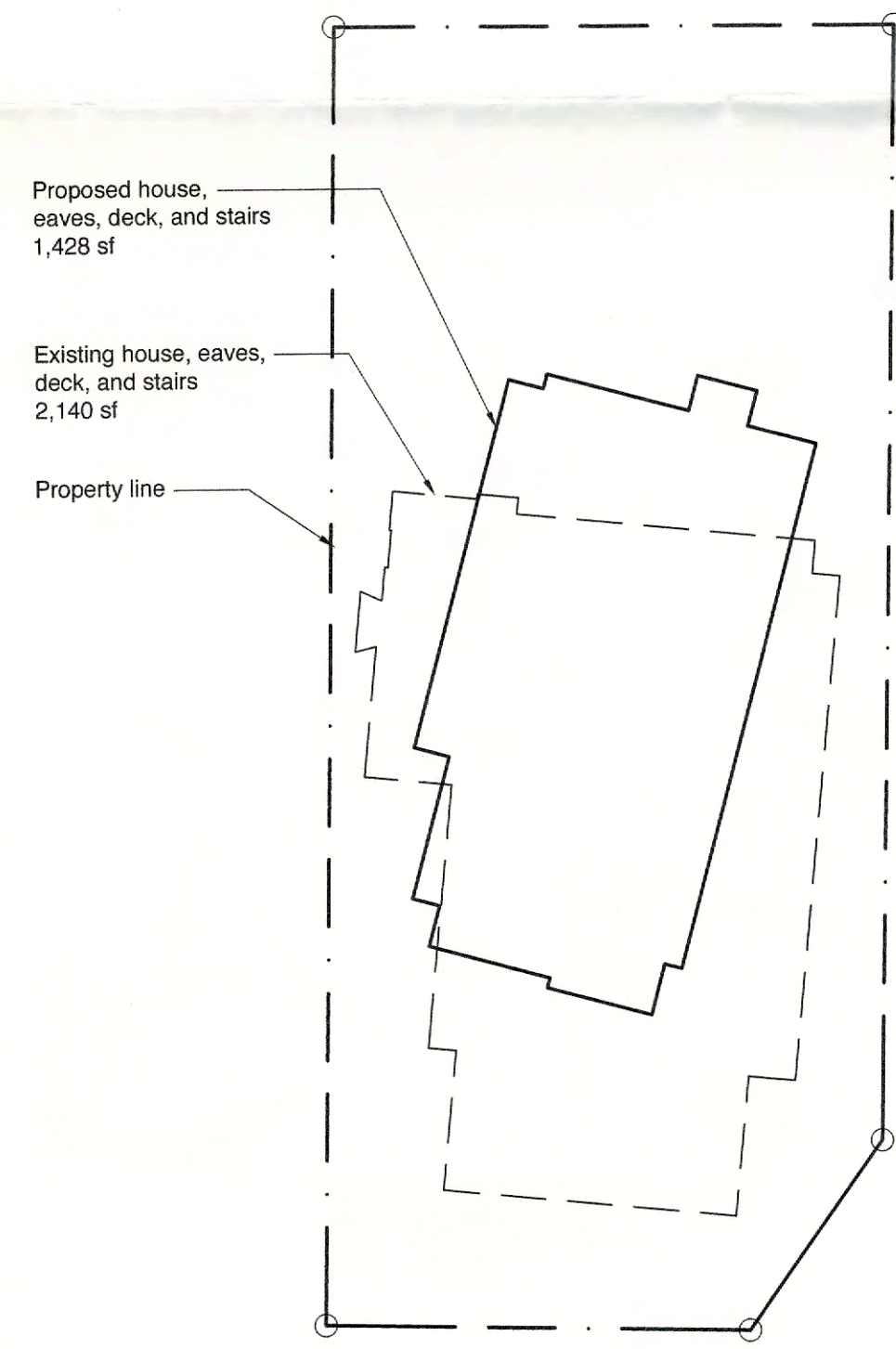
Rendering of proposed residence
5258 Grandview St, Neskowin, OR 97149

Christie Architecture LLC
March 27, 2026



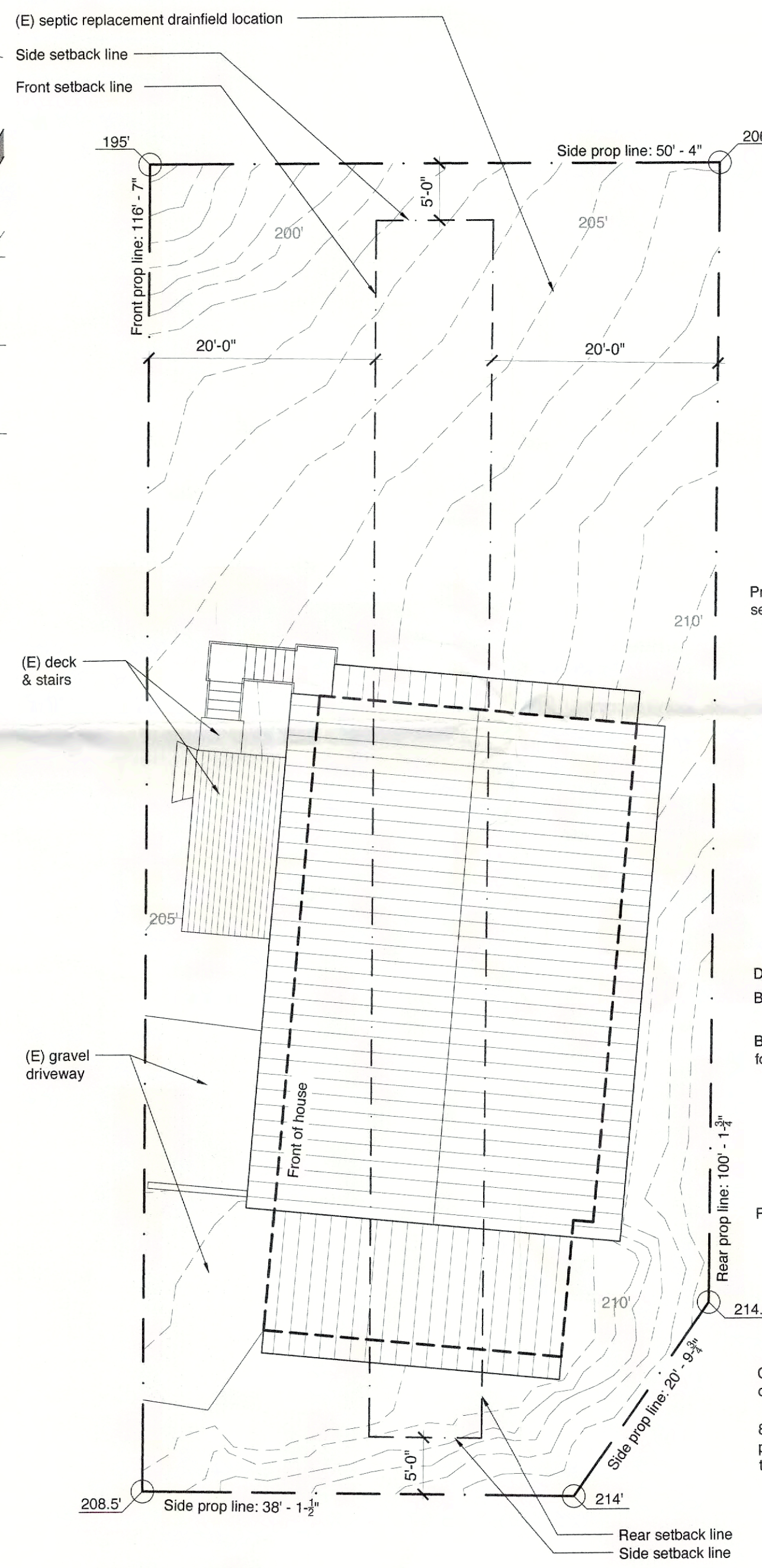
01 Vicinity Map

SCALE: 1/100" = 1'-0"



02 Proposed vs existing diagram

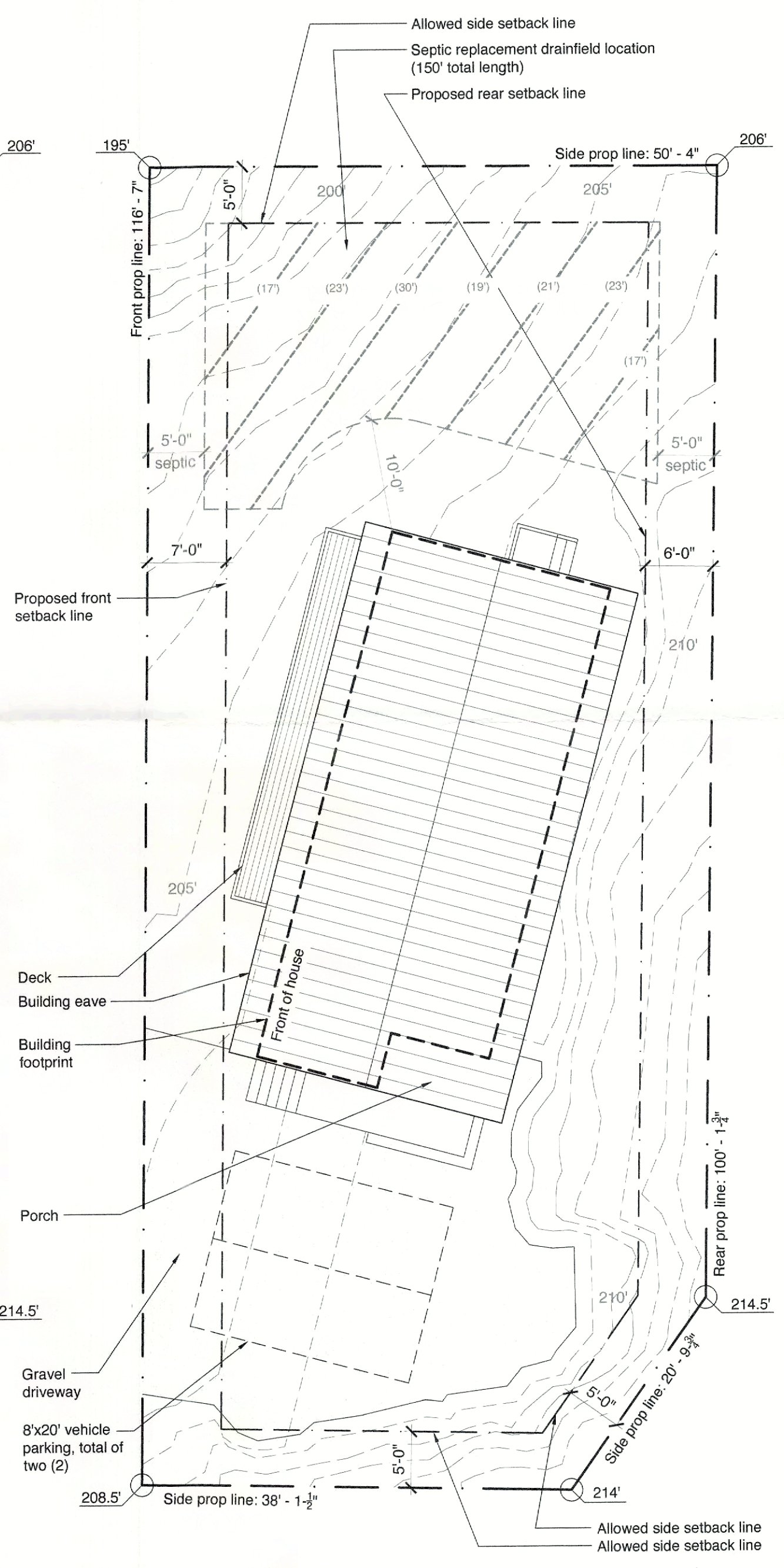
SCALE: 1/16" = 1'-0"



03 Existing Site Plan

SCALE: 1/10" = 1'-0"

Legal Description
Lot 8, Block 1, Neskowin Crest Add
Tillamook County Plat Records
Tax Lot 6100
NW 1/4 NE 1/4 Section 25, T5S, R11W, W.M.
Tillamook County, Oregon



04 Proposed Site Plan

SCALE: 1/10" = 1'-0"

Project
Bernhard Beach House
5258 Grandview St
Neskowin, OR 97149
Stamp

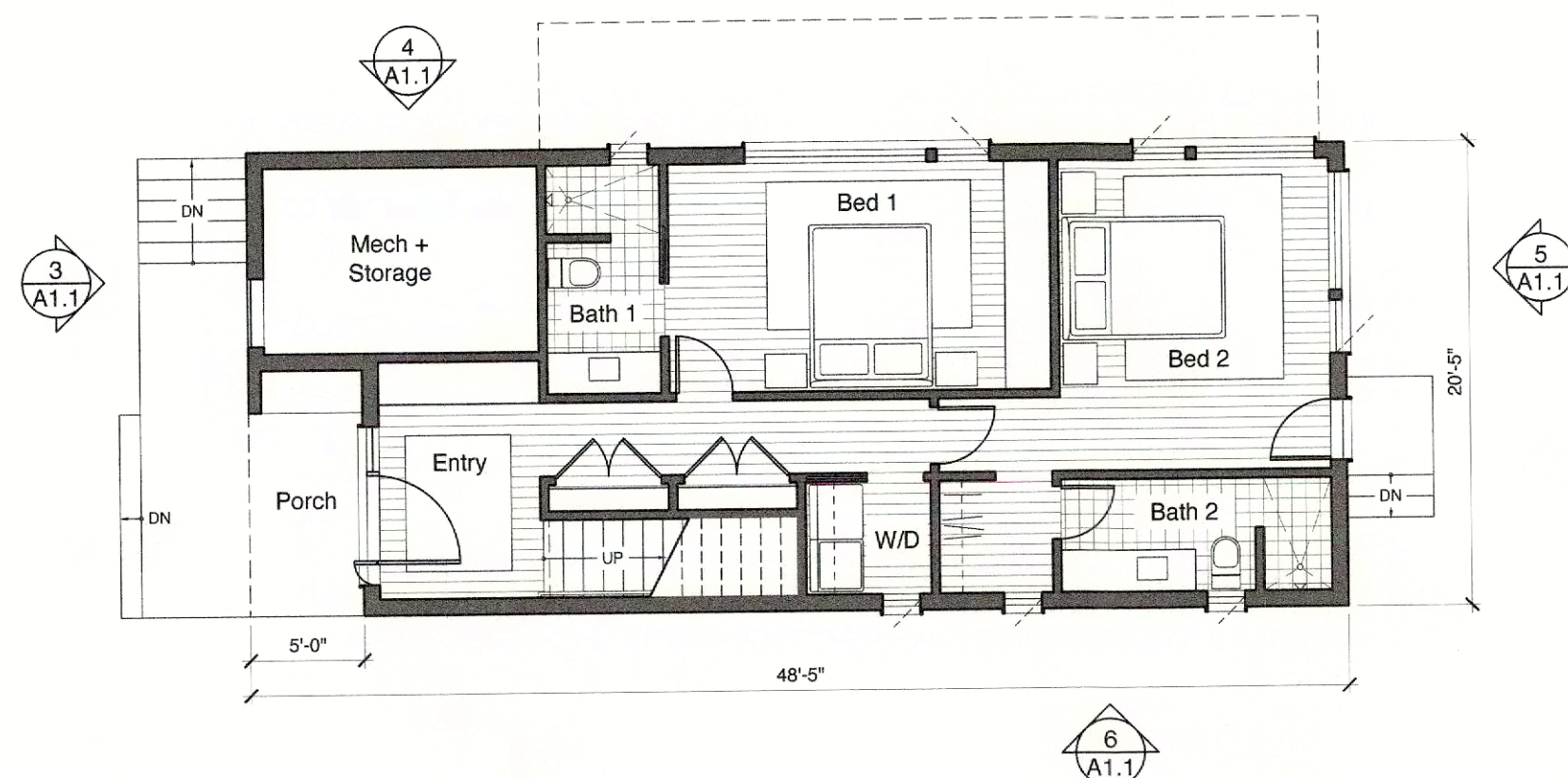
The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

Issued for
Land Use Review - Not for Construction

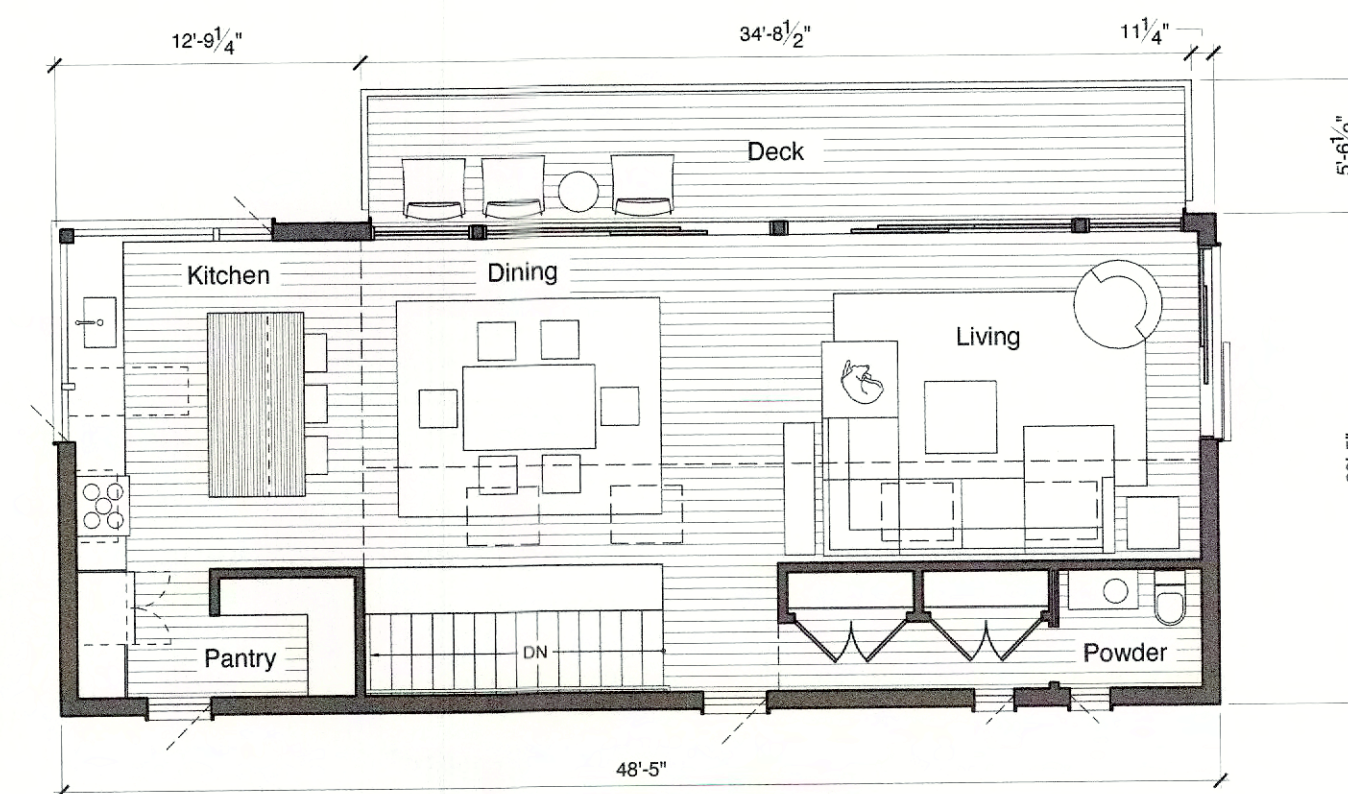
Date
March 27, 2026

Title
Site Diagram, Vicinity, Existing & Proposed Site Plans

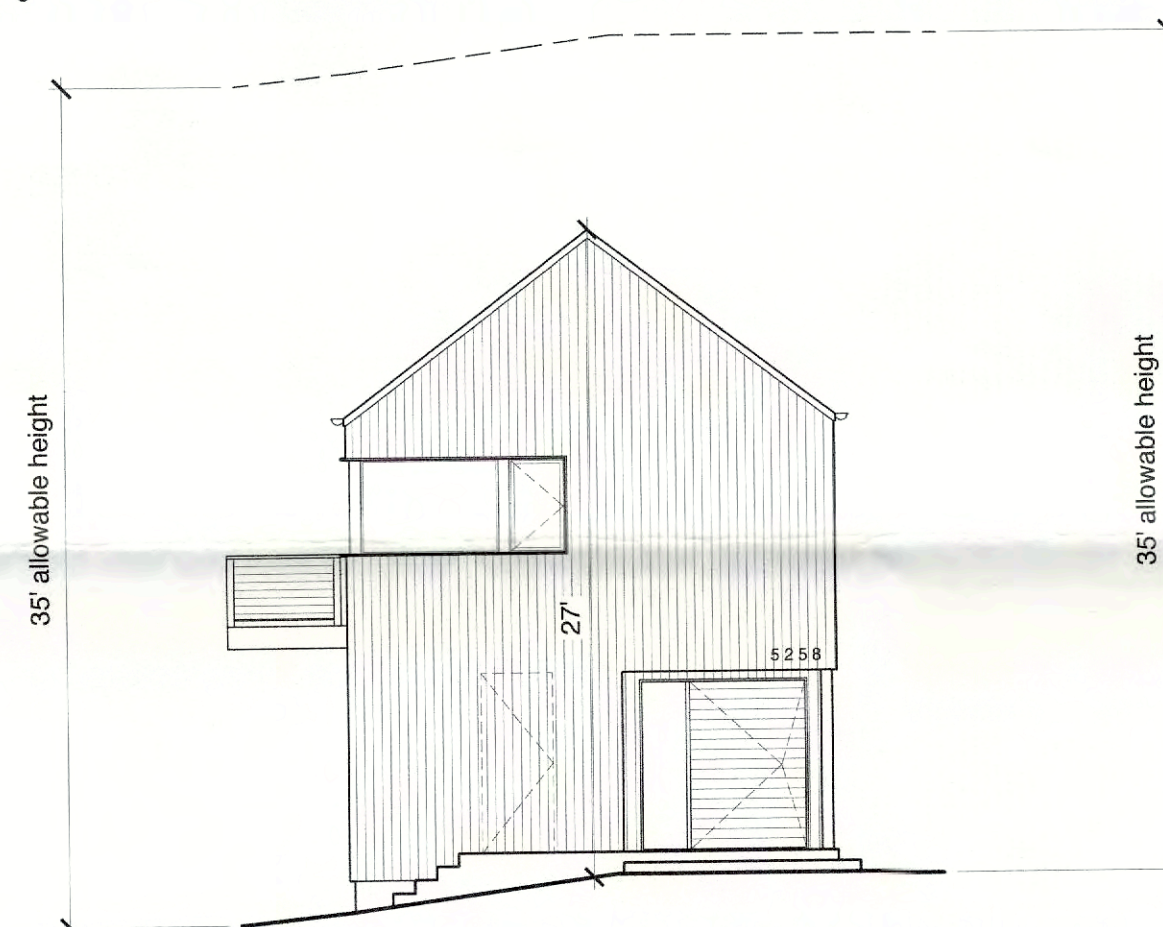
Sheet



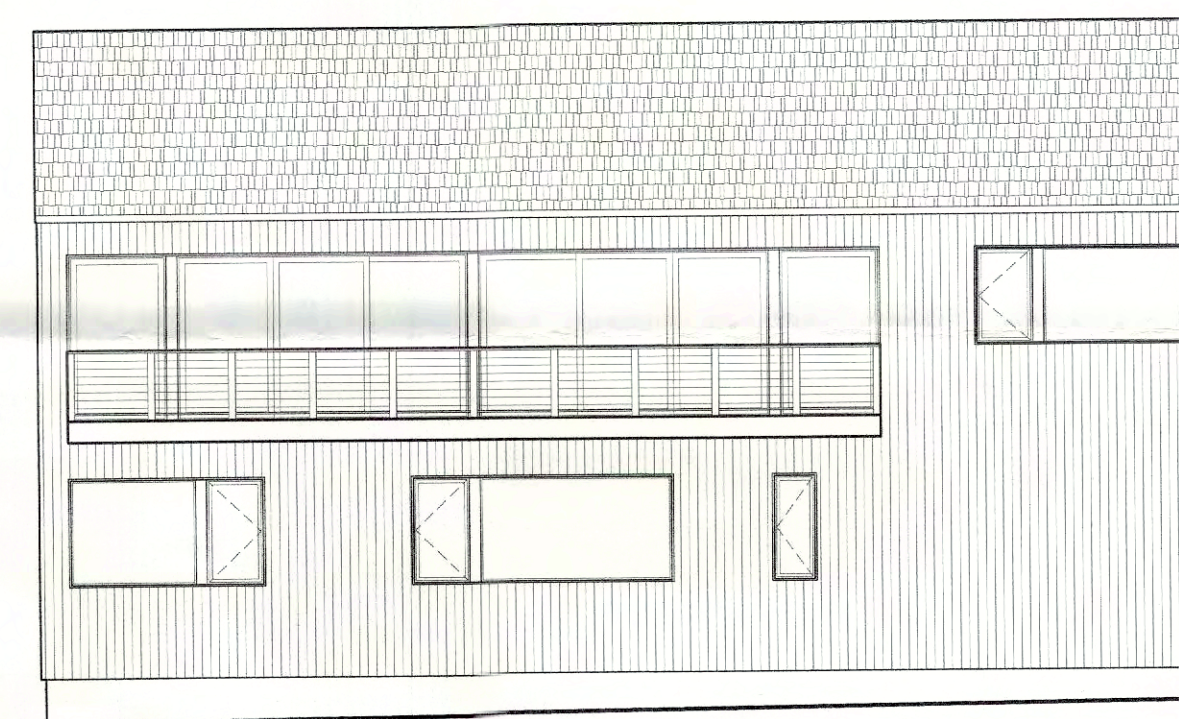
01 Conceptual Lower Level Plan - Land Use Review Only
SCALE: 1/8" = 1'-0"



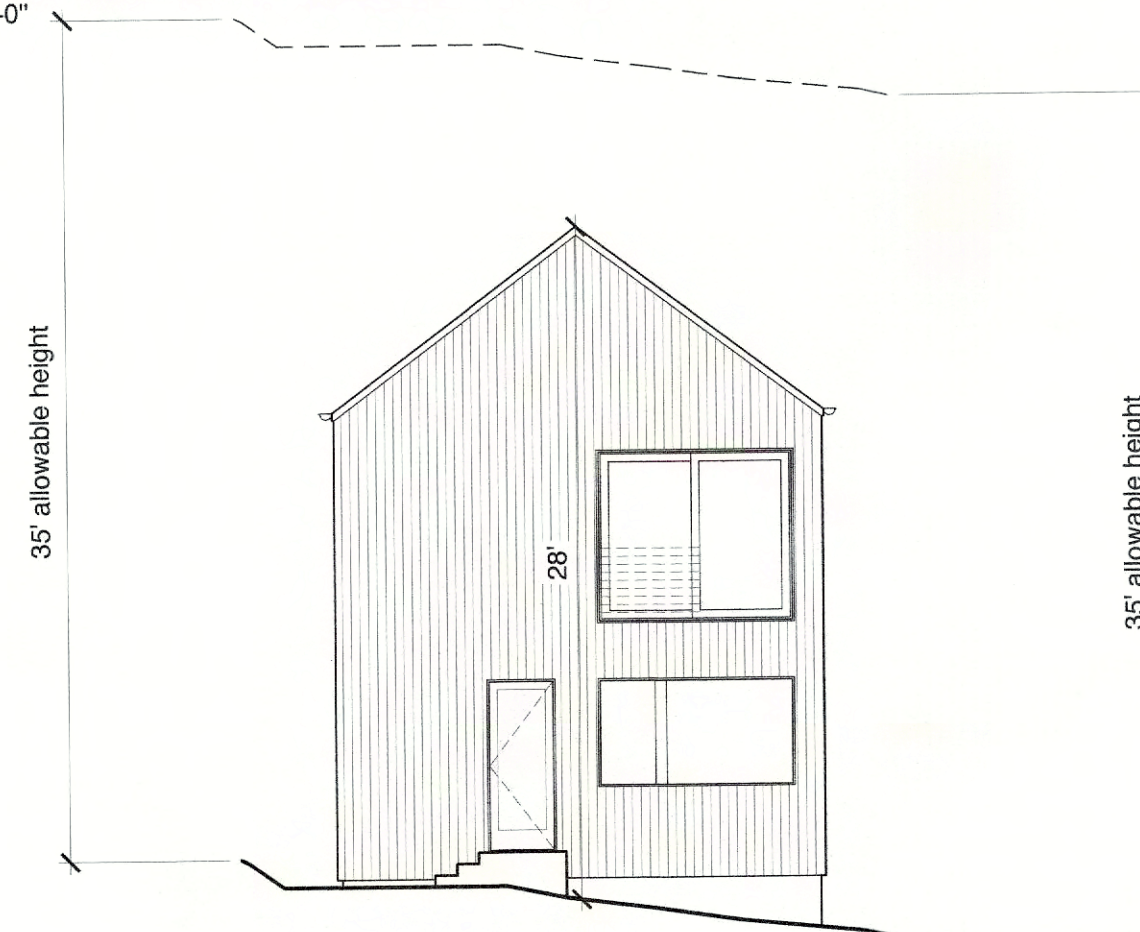
02 Conceptual Upper Level Plan - Land Use Review Only
SCALE: 1/8" = 1'-0"



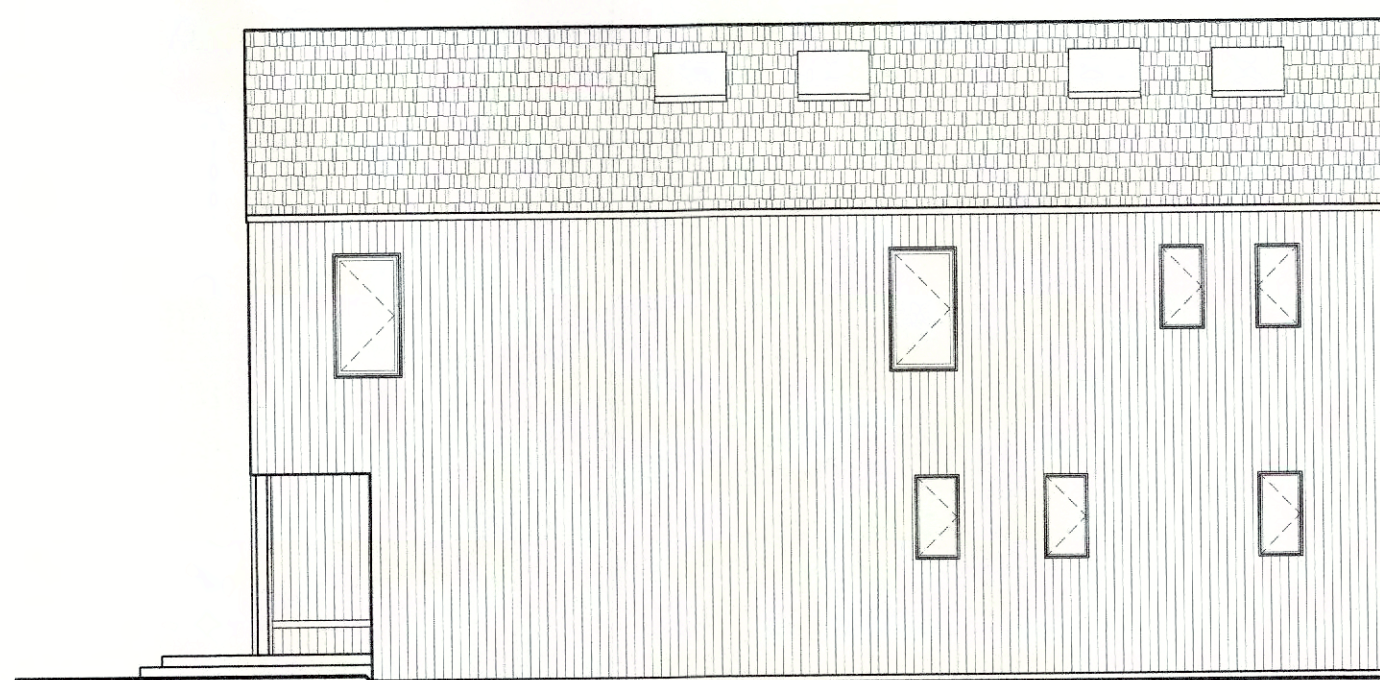
03 Conceptual South (side) Elevation - Land Use Review Only
SCALE: 1/8" = 1'-0"



04 Conceptual West (front) Elevation - Land use Review Only
SCALE: 1/8" = 1'-0"



05 Conceptual North (side) Elevation - Land Use Review Only
SCALE: 1/8" = 1'-0"



06 Conceptual East (rear) Elevation - Land Use Review Only
SCALE: 1/8" = 1'-0"

Project
**Bernhard
Beach House**
5258 Grandview St
Neskowin, OR 97149

Stamp

The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

Issued for
Land Use Review - Not
for Construction

Date
March 27, 2026

Title
**Floor Plans,
Building
Elevations**

Sheet

A02