



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

NON-CONFORMING MINOR REVIEW
#851-22-000290-PLNG: McNAUGHTON

*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: October 19, 2022

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

#851-22-000290-PLNG: A Non-Conforming Minor Review request to allow the replacement and expansion of a front yard deck and porch cover addition while maintaining the existing 3-foot, 1-inch front yard setback. The subject property is located at 4415 McMinnville Avenue, a County road. The subject property is located within the Neskowin Unincorporated Community and is designated as Tax Lot 2900 in Section 25CC of Township 5 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon. The subject property is zoned Neskowin High Density Urban Residential (NeskR-3). Applicant is Chris Nestlerode. Property Owner is Kathy McNaughton.

Written comments received by the Department of Community Development prior to 4:00pm on November 2, 2022, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject property 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 decision will be made no sooner than the next business day, November 3, 2022.

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

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x 3412 or email Lynn Tone, DCD Office Specialist, at ltone@co.tillamook.or.us.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Absher". The signature is fluid and cursive.

Sarah Absher, CFM, Director

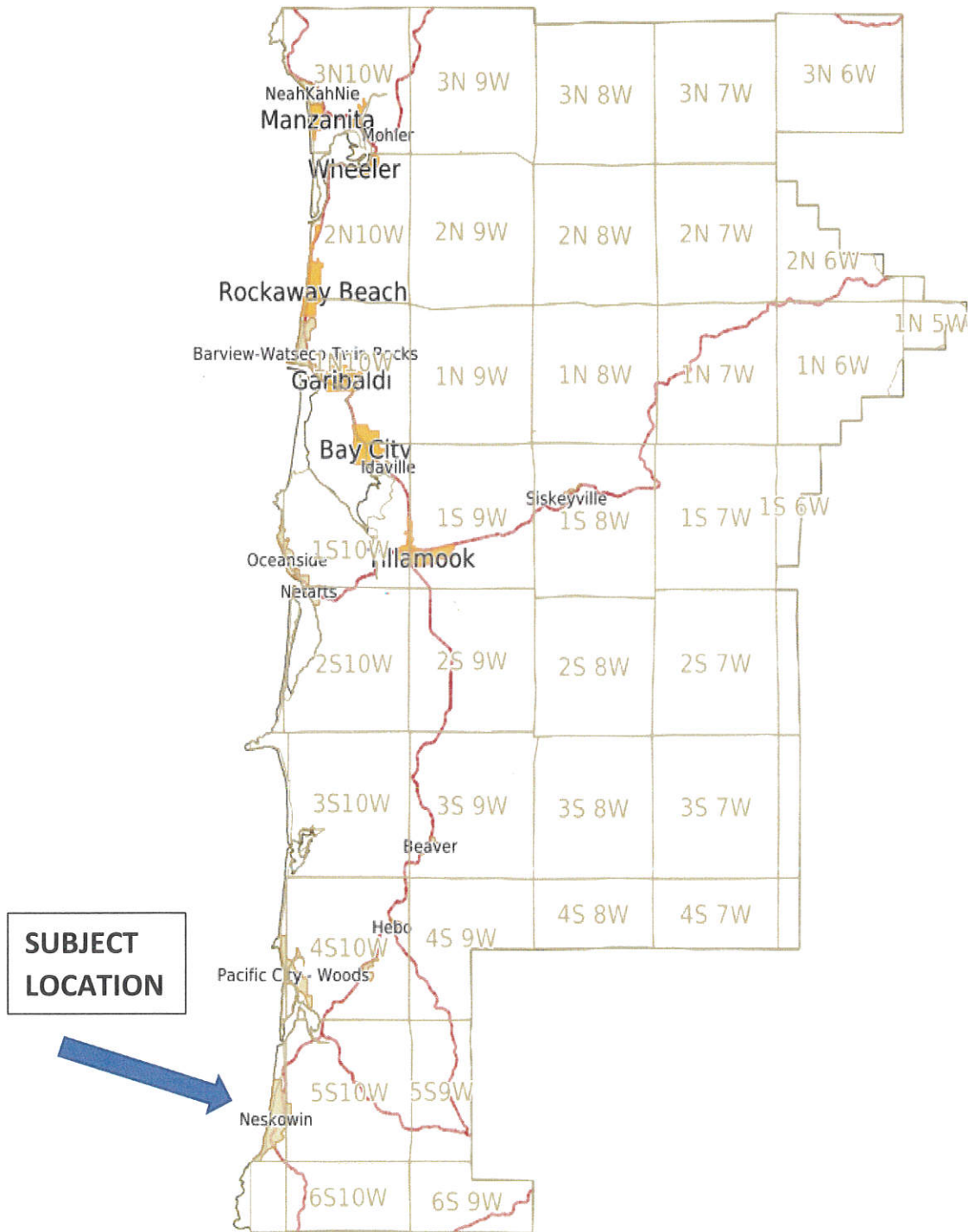
Enc. Maps, Site Plan, Applicable Ordinance Criteria

REVIEW CRITERIA

TCLUO SECTION 7.020: NONCONFORMING USES AND STRUCTURES

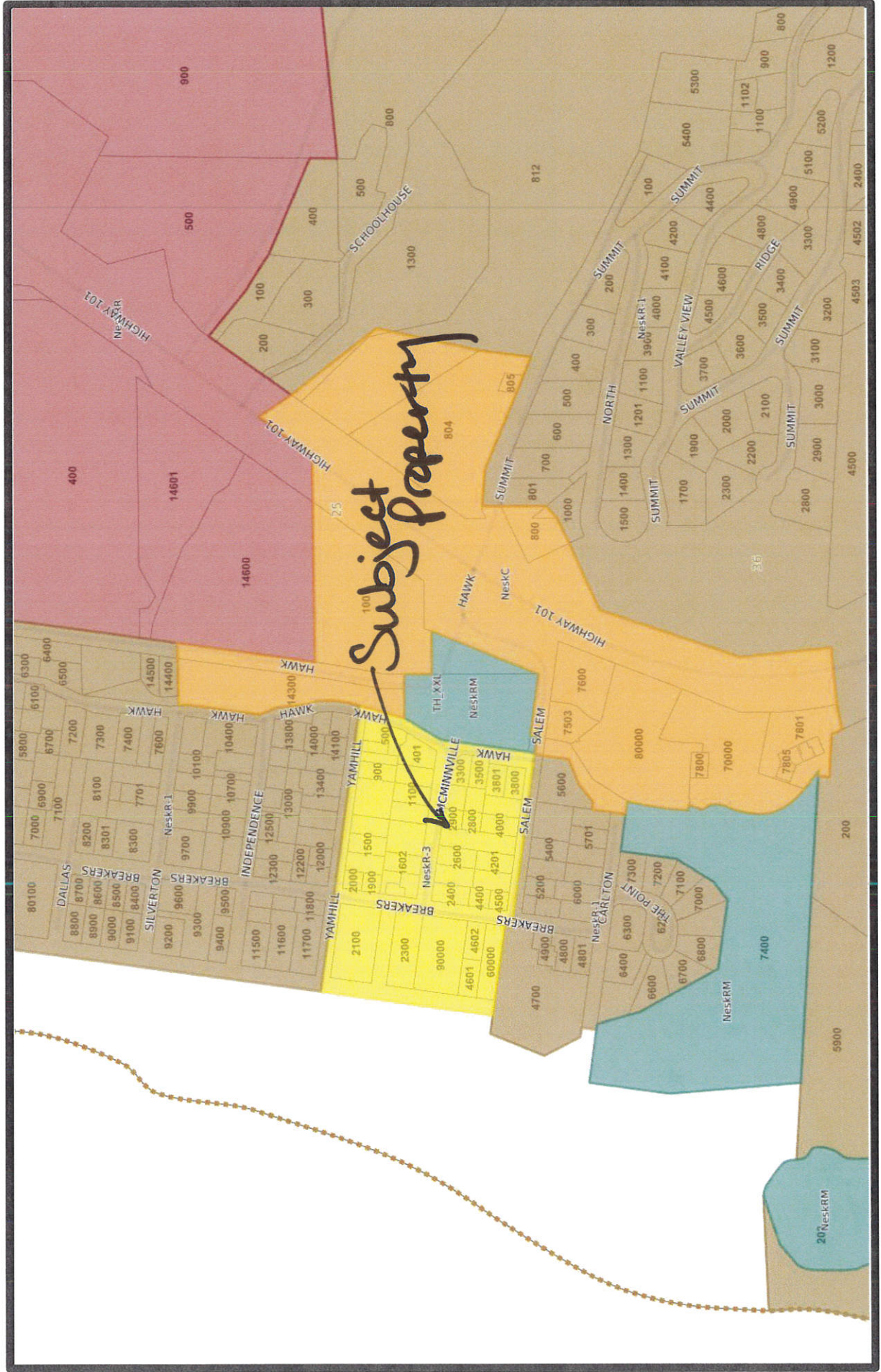
- (11) **MINOR REVIEW:** Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:
- (a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:
 - i. A comparison of existing use or structure with the proposed change using the following factors:
 1. Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;
 2. Numbers and kinds of vehicular trips to the site;
 3. Amount and nature of outside storage, loading and parking;
 4. Visual impact;
 5. Hours of operation;
 6. Effect on existing vegetation;
 7. Effect on water drainage and water quality;
 8. Service or other benefit to the use or structure provides to the area; and
 9. Other factors relating to conflicts or incompatibility with the character or needs of the area.
 - ii. The character and history of the use and of development in the surrounding area.
 - (b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010.

VICINITY MAP



#851-22-000290-PLNG: McNAUGHTON

Map





PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #: 1271062	
Fees: 1300.5	
Permit No: 851-22 - 000290-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Kathy McNaughton Phone: 503.781.1492

Address: 4415 McMinnville Ave

City: Neskowin State: OR Zip: 97149

Email: kathym@macgroup.com

Also copy: Simone Goldfeder/ Constructive Form as co-applicant: sgoldfeder@constructiveform.com.

Property Owner

Name: Kathy McNaughton Phone: 503.781.1492

Address: 4415 McMinnville Ave

City: Neskowin State: OR Zip: 97149

Email: kathym@macgroup.com

Request: Minor review. Small deck, porch replacement in front setback with new roof cover. Similar porch deck size with increase of in SF of approx. 10 SF.

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
- Foredune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

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

Type IV

- Appeal of Planning Commission Decision
- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address: 4415 McMinnville Ave, Neskowin OR 97149

Map Number:	5S	11	25CC	02900
	Township	Range	Section	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.

Kathy MacNaughton

Property Owner Signature (Required)

7/12/2012 | 11:30:16 AM PDT

Applicant Signature

Date

12 July 2022

Tillamook County of Community Development

Project Address: 4415 McMinnville Ave, Neskowin, OR 97149

Re: Minor Review application for proposed deck replacement

To whom it may concern:

Please find attached our Narrative and response to the Minor Review criteria, illustrating that the proposed work meets the criteria.

Project summary:

Replacement of existing front deck/ porch in front property setback. New roof cover to be added for rain protection.

The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect,

Criteria:

i.A comparison of existing use or structure with the proposed change using the following factors:

1. Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;

PROPOSED: NO Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site due to the proposed work.

2. Numbers and kinds of vehicular trips to the site;

PROPOSED: NO change in numbers and kinds of vehicular trips to the site.

3. Amount and nature of outside storage, loading and parking;

PROPOSED: NO change in amount and nature of outside storage, loading and parking.

4. Visual impact;

PROPOSED: Proposed deck replacement and new porch roof cover will improve the exterior aspect of the existing structure.

5. Hours of operation;

PROPOSED: Not Applicable.

6. Effect on existing vegetation;

PROPOSED: Not Applicable.

7. Effect on water drainage and water quality;

PROPOSED: NO change in impervious area and water drainage.

8. Service or other benefit to the use or structure provides to the area; and

PROPOSED: Not Applicable. Provides a more visually appealing structure and functional for coastal location.

9. Other factors relating to conflicts or incompatibility with the character or needs of the area.

PROPOSED: Proposed deck replacement and porch cover is voluntary and the improvement and upgrade helps improves the existing quality and character of the house and area. The covered area contributes to the functional use and protection from rain and is in line and responsive to the coastal climate and location.

i. The character and history of the use and of development in the surrounding area.

PROPOSED: Proposed deck replacement and porch cover is voluntary and the improvement and upgrade helps improves the existing quality and character of the house and area. The covered area contributes to the functional use and protection from rain and is in line and responsive to the coastal climate and location. The proposed minor work is in-line with the character and history of the use and development of the surrounding area.

j.

PROPOSED: The request shall maintain a minimum separation of six feet between structures and comply with the clear vision area of Section 4.010. The proposed deck replacement faces the street R.O.W.

See attached SITE PLAN.

Project
**NESKOWIN
BEACH**

DESIGN: **rehabmed**

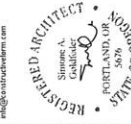
Address:
4413 N. Kinnickinnick Ave.
Neskowin, OR 97149

Owner:
Kathy McLaughlin
2201 NE 19th Ave.
Portland, OR 97212

Contact:
Kathy McLaughlin
503.251.1400
kathy@rehabmed.com

Architect:
Constructive Form
Architecture and Design, LLC
5744 E Burnside - Suite 102
Portland, OR 97215

Contact: **Simone Gaskfield**
16 803.894.9538
s@constructiveform.com



Consultant:

Grumet Engineering Inc.
802 SW 1st Ave Suite 200
Portland, OR 97204

Contact: **Jesse Wolfe**
16 503.444.7014
www.grumetengineering.com

Consultant:

XXX
XXX

Contact:

16 503.000.0000
XXX

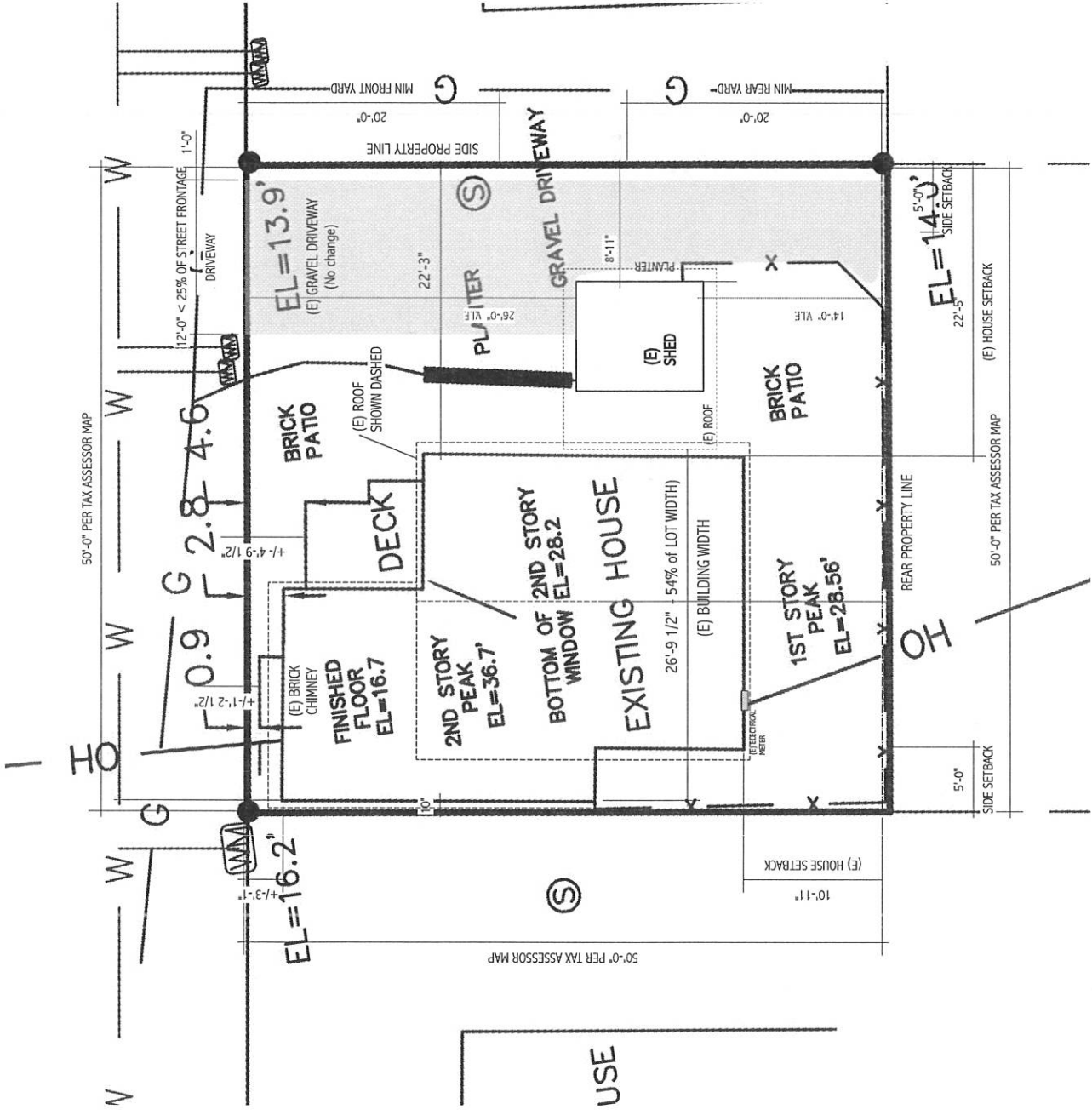
Project: Neskowin Beach Renovation
Issued: 20 JULY 2022

Permit Set

Scale: 1/4" = 1'-0" (PLAN)
1/8" = 1'-0" (SECTION)



A1.2
Existing Site Plan



Project
**NESKOWIN
 BEACH**

DECK replacement

Address:
 4415 NE Neskeville Ave
 Neskowin, OR 97149

Owner:
 Kathy McLaughlin
 252 1/2 E. 19th Ave.
 Portland, OR 97212

Contact:
 503.741.1482
 klm111@msn.com

Architect:
 Constructive Form
 LLC
 5744 E Burnside - Studio 102
 Portland OR 97215

Contact: Simon Goffredo
 Tel: 503.854.9638
 sim@constructivem.com



Consultants:

Structural Engineering Inc.
 900 SW 1st St. Suite 200
 Portland, OR 97204

Contact: Jesse White
 Tel: 503.244.2014
 www.grimmengineering.com

Consultant:

XXX

XXX

Contact:
 Tel: 503.XXX.XXXX
 XXX

Project: Neskowin Beach Renovation
 Issued: 20 JULY 2022

Permit Set

Scale: as laid



A0.0
 Existing Photos

