



Land of Cheese, Trees and Ocean Breeze

NON-CONFORMING MINOR REVIEW #851-24-000156-PLNG: Gray / Walsh

*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: April 29, 2024**

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

#851-24-000156-PLNG: A Non-Conforming Minor Review request to allow for the expansion of an existing non-conforming single-family dwelling, with the addition of living space. The dwelling has an existing non-conforming height of 22.76 feet. The property is located within the Unincorporated Community of Neahkahnie at 37385 First Street, a County Road, and designated as Tax Lot 7402 in Section 20CD of Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Neahkahnie Urban Residential Zone (NK-7.5). The applicant is Bryan Fish. The owners are Matthew Gray & William Walsh.

Written comments received by the Department of Community Development prior to 4:00p.m. on May 13, 2024, 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 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 decision will be made no sooner than May 14, 2024.

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.tillamookcounty.gov/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 x3123 or Sheila.shoemaker@tillamookcounty.gov.

Sincerely,

Sheila Shoemaker, Land Use Planner

Sarah Absher, Director, CFM

Enc. Maps, Site Plan, Applicable Ordinance Criteria

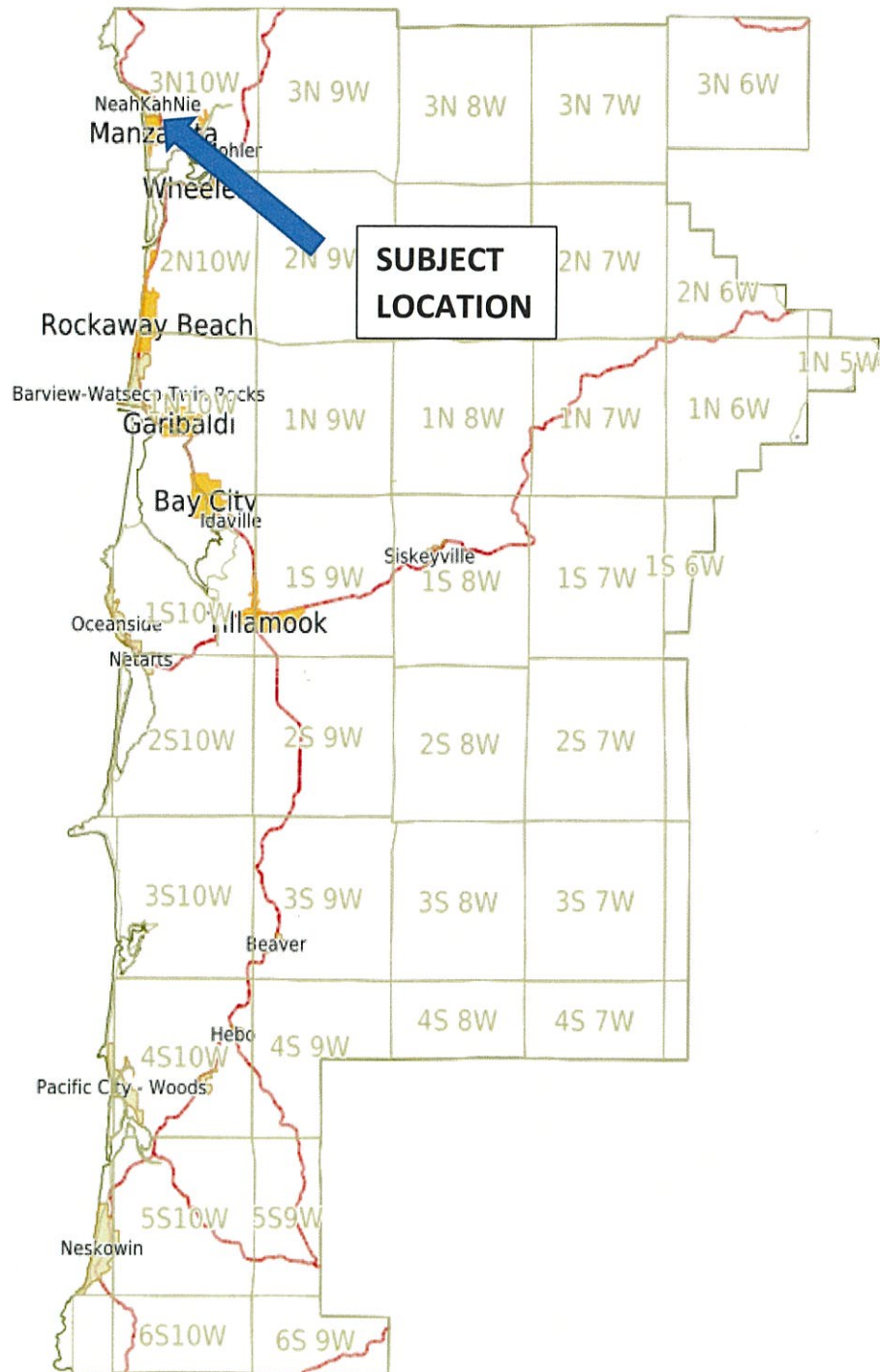
REVIEW CRITERIA

ARTICLE VII - 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.

EXHIBIT A

VICINITY MAP

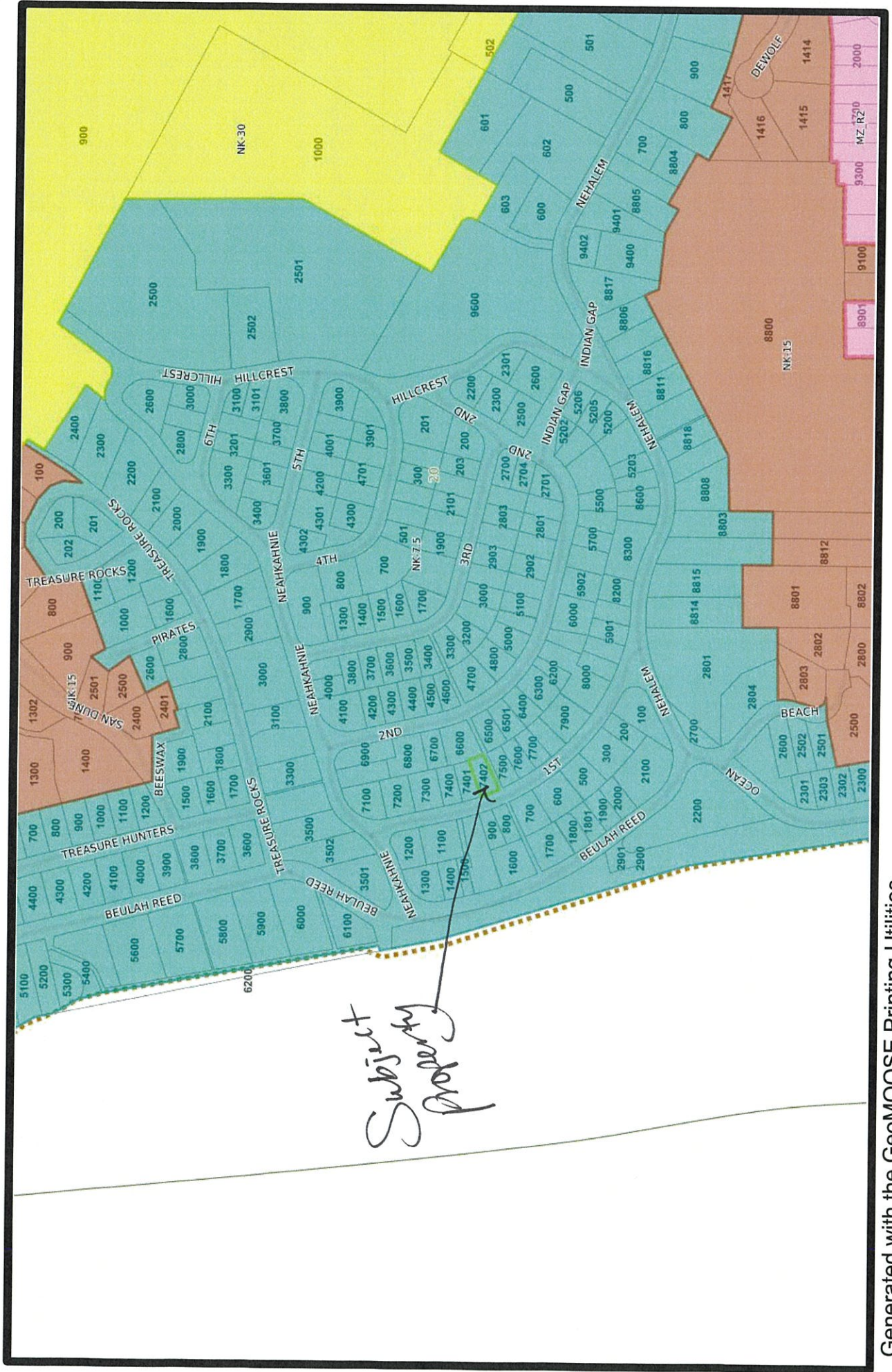


#851-24-000156-PLNG:
Grey/Walsh

Map



MOOSEMAPPING

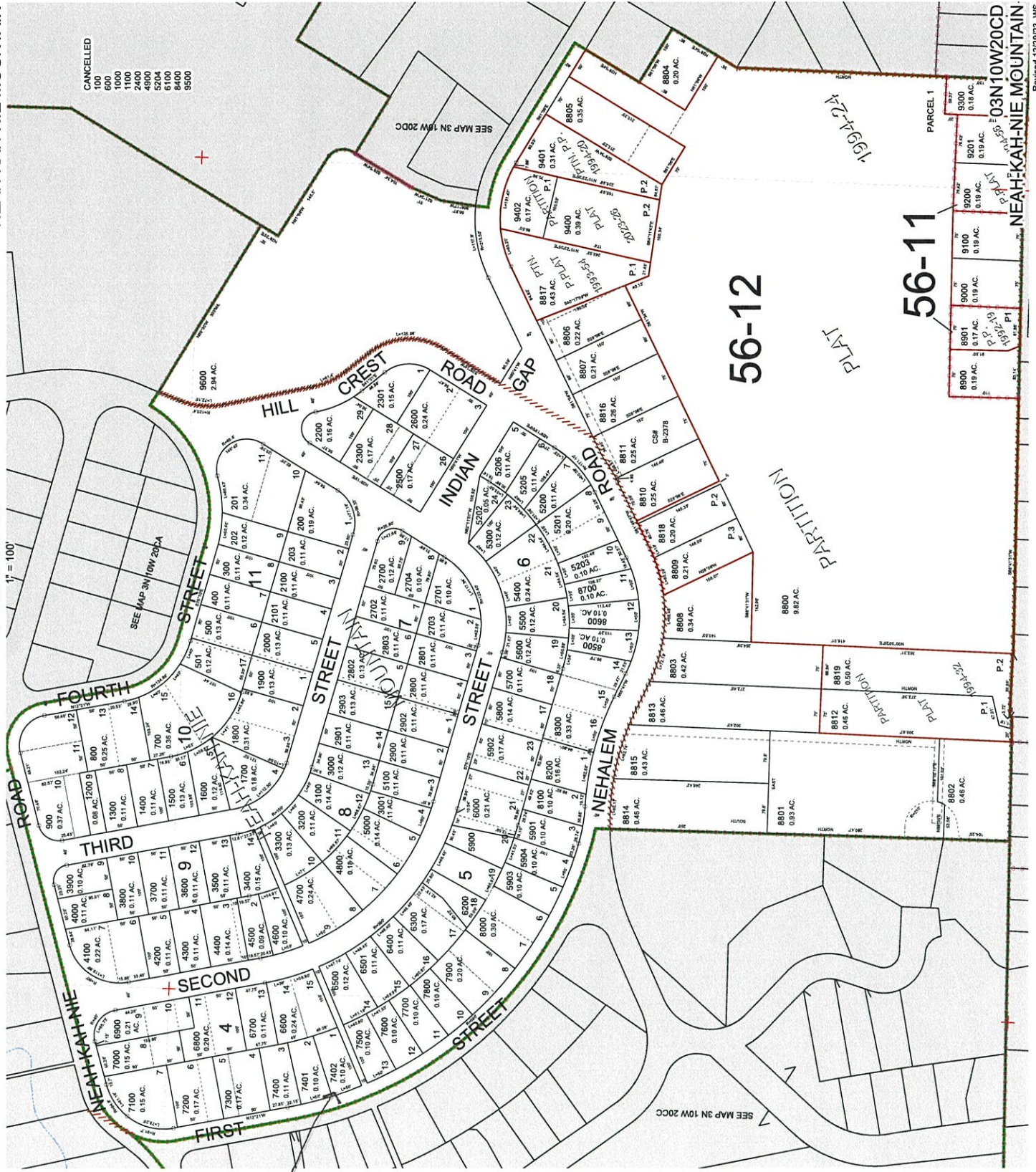


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.E. 1/4 S.W. 1/4 SEC. 20 T.3N. R.10W. W.M.
TILLAMOOK COUNTY

03N10W20CD
NEAH-KAH-NIE MOUNTAIN

CANCELLED
100
600
1000
1100
2400
4900
6100
7000
9500



Subject Property

56-12

56-11

SEE MAP 3N 10W 20C
NEAH-KAH-NIE MOUNTAIN
03N10W20CD
Revised 12/29/23, WS

Tillamook County
2023 Real Property Assessment Report
 Account 120096

Map 3N1020CD07402
Code - Tax ID 5612 - 120096

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr NEAH-KAH-NIE MOUNTAIN
 Block - 4 Lot - 1

Mailing GRAY, MATTHEW &
 WALSH, WILLIAM
 PO BOX 357
 MANZANITA OR 97130

Deed Reference # 2013-3369
Sales Date/Price 04-09-2013 / \$0
Appraiser KASANDRA LARSON

Property Class 101 MA SA NH
RMV Class 101 04 OV 479

Site	Situs Address	City
1	37385 FIRST ST	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5612	Land	512,710		Land	0	
	Impr	409,870		Impr	0	
Code Area Total		922,580	390,730	390,730	0	
Grand Total		922,580	390,730	390,730	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
5612					LANDSCAPE - AVERAGE	100			1,500
	1	<input checked="" type="checkbox"/>		NK-7.5	Market	116	0.10 AC		499,410
					OSD - AVERAGE	100			11,800
Code Area Total							0.10 AC		512,710

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5612	1	1980	149	Basement First Floor	131	1,341			409,870
Code Area Total						1,341			409,870

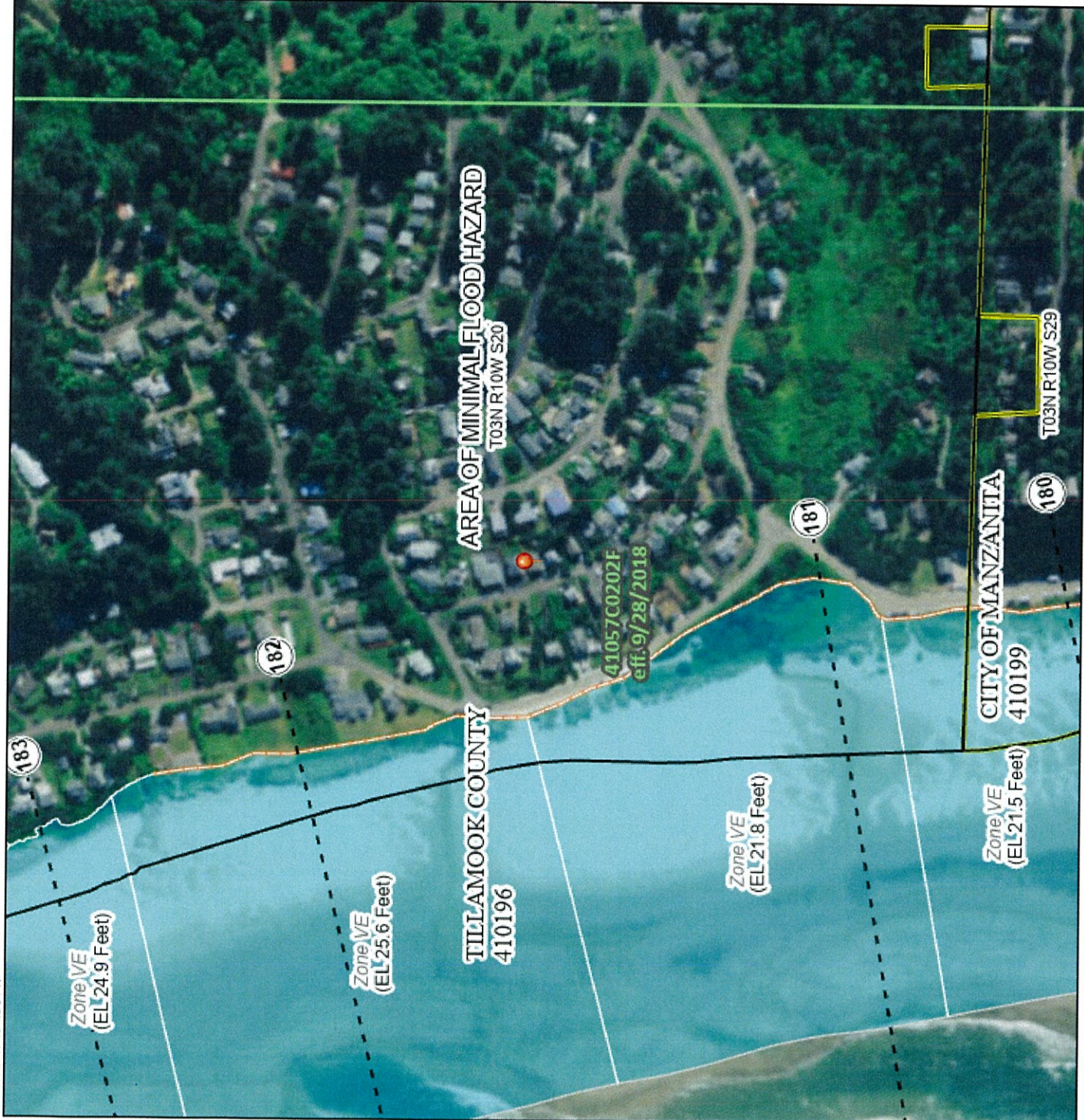
Exemptions / Special Assessments / Notations			
Code Area	Special Assessments	Amount	Year Used
5612	■ SOLID WASTE	12.00	2023

Comments 03/09/06 - Phase 1 review. Corrected STAT class to reflect above ground basement, KL.
 03/11/10 - Phase 1 review - tabled land, KL.
 08/05/14 - Deck replaced. Updated inventory. RMV changes only, KL.
 6/7/19 Fire damage repaired, replaced damaged flooring and counters and put in painted cabinets, mostly structural. LM

National Flood Hazard Layer FIRMette



123°56'49"W 45°43'54"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, AP
- 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 4/25/2024 at 2:18 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°56'49"W 45°43'54"N

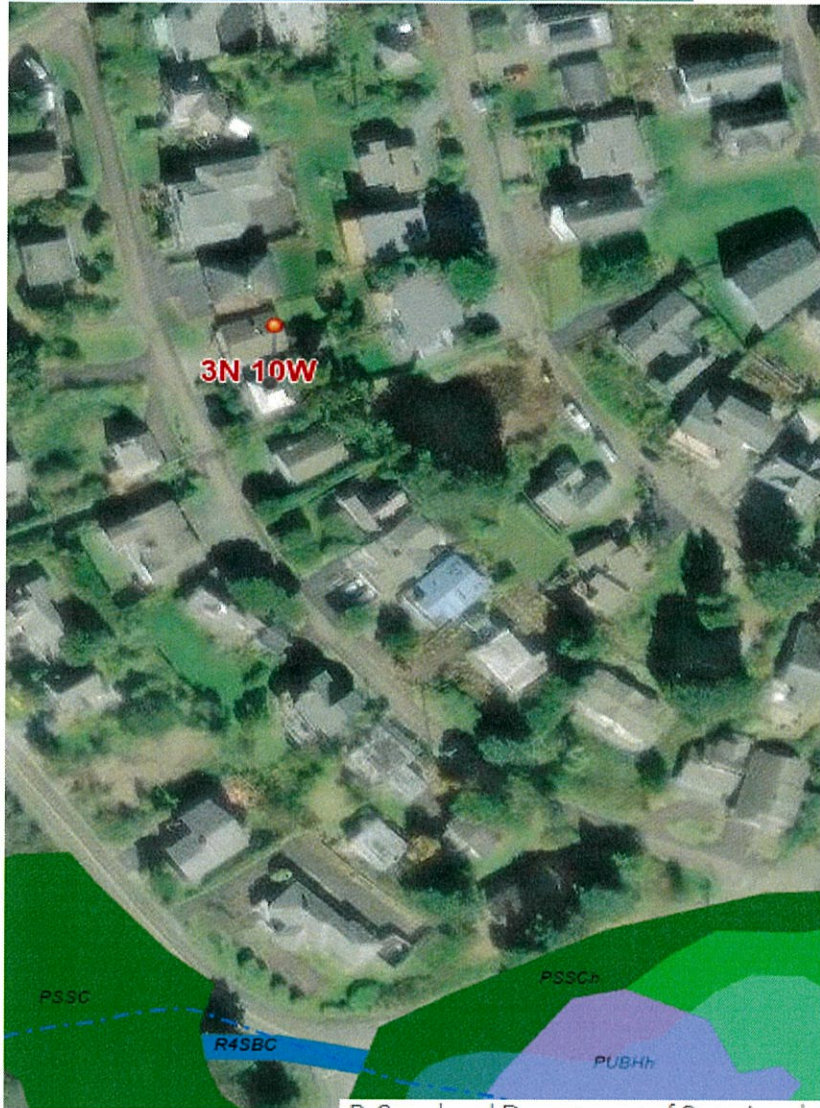
123°56'12"W 45°43'29"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000










Statewide Wetlands Inventory



USFWS National Wetland Inventory

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine

Geologic Hazard Area

- ☆ County Boundaries
- ☆
- ▶ Non-Regulatory Planning
- ▼ Physical
 - ☆ Debris Flow fans
 - ☆ Deep Landslide Susceptibility
 - High Susceptibility
 - Moderate Susceptibility
 - ☆ Shallow Landslide Susceptibility
 - ☆ Rapidly Moving Landslides
 - ☆ Beaches and Dunes Overlay Zone
- ▼ Elevation
 - ☆ Highest Hit, OLC, 2008-19
 - ☆ Bare Earth, OLC, 2008-19
- ▼ Aerial Photos

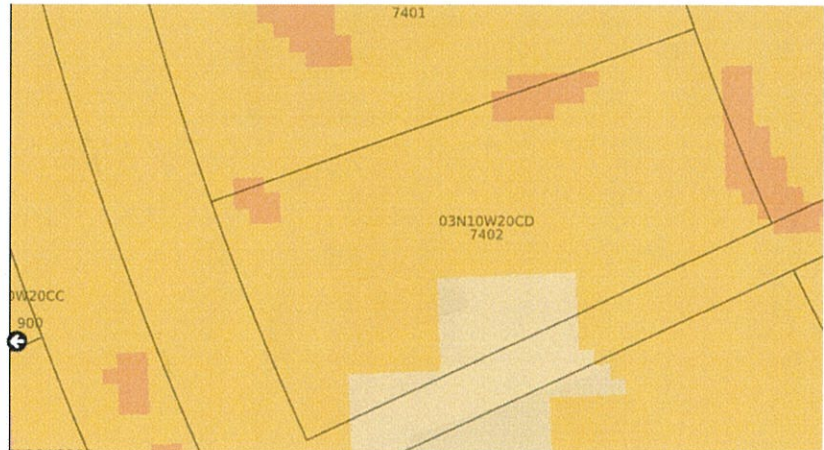


EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	RECEIVED
	MAR 2 2024
	BY: SS - emailed 2/12/24
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	SS
Receipt #:	136582
Fees:	1575.
Permit No:	851-24-00056-PLNG

Applicant (Check Box if Same as Property Owner)

Name: BRYAN FISH Phone: (206) 753-7474
 Address: 7727 28TH AVE, NW
 City: SEATTLE State: WA Zip: 98117
 Email: BRYANFISHARCHITECT@GMAIL.COM

Property Owner

Name: WILLIAM WALSH Phone: 206.383.5267
MATTHEW GRAY Phone: 206.228.6288
 Address: P.O. BOX 357
 City: MANZANITA State: OR Zip: 97130
 Email: williamwalsh@gmail.com matthewlgray@gmail.com

Request: APPROVAL OF ADDITION TO NONCONFORMING STRUCTURE (RESIDENCE)

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

- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception
- Nonconforming Review (As deemed by Director)
- Variance (As deemed by Director)

Type IV

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

Location:

Site Address: 37385 FIRST ST. COUNTY OR

Map Number: 3N1020CD07402

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.

Property Owner Signature (Required): [Signature]
 Applicant Signature: [Signature]

9 FEB 2024

Date

2/9/24

Date

Sheila Shoemaker

From: Sheila Shoemaker
Sent: Friday, March 22, 2024 3:40 PM
To: williamwalsh@gmail.com; matthewgray@gmail.com; bryanfisharchitect@gmail.com
Cc: Melissa Jenck; Allison Chase
Subject: Nonconforming review - 37385 First St - 3n1020cd07402

Good afternoon William,

This is a follow up email regarding our meeting today and timelines. The non-conforming review was taken in today and paid for. The state statutory affords the department 180 days to complete a land use review (non-conforming review). The Department has 150 days from the date the application has been deemed complete to complete the land use review. We understand that you would like to start the project as soon as possible. Land use approvals have been averaging three months and the department cannot guarantee a timeline. Melissa Jenck, Senior Planner and myself have reviewed the application and have deemed it complete. As an application is not a guarantee of approval and all reviews are discretionary, the Department has 150 days from today to render a decision. We will let you know should we need additional information.

Sincerely,



Sheila Shoemaker | Land Use Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3123
Sheila.Shoemaker@tillamookcounty.gov

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The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.tillamookcounty.gov/commdev> to access the appointment scheduler portal.

Bryan Fish
Residential Design

Memorandum

To: Melissa Jenck, Senior Planner, Tillamook County Community Development

From: Bryan Fish

CC: Matt Gray, William Walsh

Date: 2/12/24

Re: 37385 First Street
Non-Conforming Minor Review Criteria

Applicant Responses to Non-Conforming Minor Review Criteria

We are requesting approval of an addition to a single family residence. The existing residence is considered a non-conforming structure due to its height exceeding the allowable height limit per Article 3.300 (5) of the Tillamook County Land Use Ordinance. Applicant responses to Minor Review Criteria are included after each item in bold.

ARTICLE VII: MINOR REVIEW CRITERIA

(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;
Applicant Response: Existing use is residential and will remain so with the proposed addition. Proposed addition will not increase noise, vibration, dust, odor, fumes, glare, nor smoke detectable at the property line or off-site.
 - 2. Numbers and kinds of vehicular trips to the site;
Applicant Response: Proposed addition will not result in a change to numbers and kinds of vehicular trips.
 - 3. Amount and nature of outside storage, loading and parking;
Applicant Response: Proposed addition will not change the amount and nature of outside storage, loading, and parking. The site's use will remain residential.
 - 4. Visual impact;
Applicant Response: The combined building height (average of distances measured from highest point of entire structure to existing grade at midpoints of each wall) of the existing residence plus proposed new addition will be less than the current existing residence. The proposed addition will be lower than and located behind the

existing residence, resulting in no additional visual impact from the street nor neighboring properties than what is existing.

5. Hours of operation;

Applicant Response: N/A, residential use.

6. Effect on existing vegetation;

Applicant Response: This proposed addition to a non-conforming structure will have no more effect on existing vegetation than an addition to a conforming structure. The area of any impact to vegetation will be limited to the proposed addition's footprint and rear patio. Up to 3 trees will be removed (2 at 12" diameter, 1 at 18" diameter).

7. Effect on water drainage and water quality;

Applicant Response: This proposed addition will not affect drainage patterns nor water quality. The site will remain in residential use.

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

Applicant Response: N/A, structure will remain residential.

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

Applicant Response: The residence with this proposed addition will have a scale and exterior materials that are compatible with the character of neighboring houses.

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

Applicant Response: See response to item 9 above.

(b) The request shall maintain a minimum separation of six feet between structures and comply with the clear vision area of Section 4.010.

Applicant Response: N/A, proposal is for attached addition to existing residence, property is not located at a street intersection.

The Department may require the applicant to submit a site survey or similar information to assist in making these determinations.

Applicant Response: Site survey included in submitted plan set.



VICINITY MAP

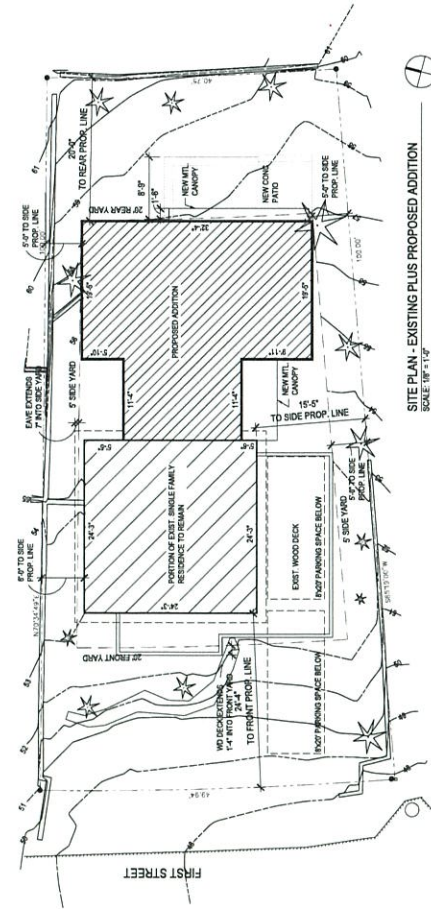
PROJECT TEAM

WILLIAM WALSH
P.O. BOX 357
MANZANITA, OR 97130
williamw@bryandesign.com
mfishdesign@gmail.com

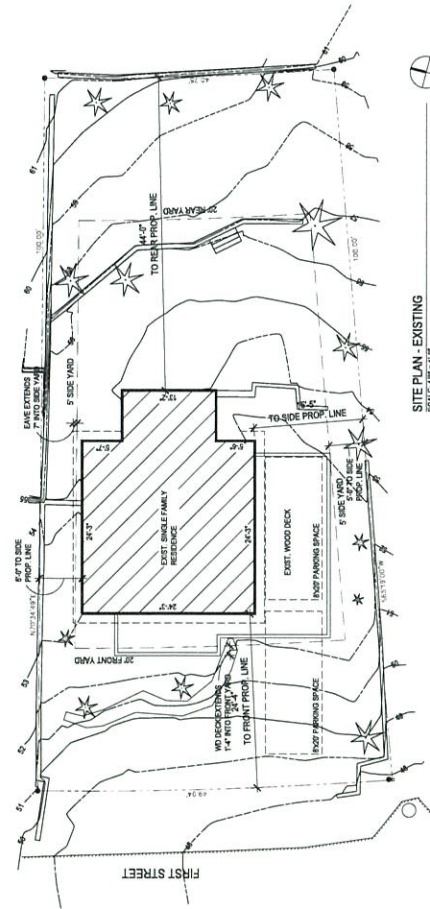
BRYAN FISH
2725 16th Avenue NW
SEATTLE, WA 98107
bryanfishdesign@gmail.com

BUILDING DESIGNER:

SHEET INDEX
A-1.0 SITE PLANS / PROJECT INFO
A-2.0 TOPOGRAPHIC SURVEY
A-3.0 EXISTING ELEVATIONS
A-3.1 ELEVATIONS-EXISTING
A-3.2 ELEVATIONS-EXISTING W/PROPOSED ADDITION



SITE PLAN - EXISTING PLUS PROPOSED ADDITION
SCALE: 1/8" = 1'-0"



SITE PLAN - EXISTING
SCALE: 1/8" = 1'-0"

PROJECT INFORMATION
ADDRESS: 37385 FIRST STREET, NEHALEM
LEGAL: LOT 1, BLOCK 4, NEAHKAHNIE MOUNTAIN SUBDIVISION
MAP#: 3N10200D01402
ZONE: NK7.5
LOT AREA: 4535 SF

PROJECT DESCRIPTION:
ADDITION TO EXISTING SINGLE-FAMILY RESIDENCE

BUILDING AREA-EXISTING	
FIRST FLOOR	667 SF
TOTAL	1341 SF

BUILDING AREA-EXISTING W/ PROPOSED ADDITION	
FIRST FLOOR	1341 SF
MIDDLE FLOOR	614 SF
SECOND FLOOR	648 SF
TOTAL	2603 SF

LOT COVERAGE-EXISTING	
HOUSE	674 SF
DECKS	349 SF
LOT AREA	4535 SF
LOT COVERAGE	22.6%

LOT COVERAGE-EXISTING W/ PROPOSED ADDITION	
HOUSE	1308 SF
DECKS	349 SF
TOTAL	1748 SF
LOT AREA	4535 SF
LOT COVERAGE	38.5%

AVERAGE EXISTING SLOPE	
LOWEST POINT (SW CORNER)	61.5'
HIGHEST POINT (NW CORNER)	47.3'
TOTAL RISE	13.75'
HORIZONTAL DISTANCE	109.82'
AVERAGE SLOPE	12.5%

AGENCY APPROVAL
37385 FIRST STREET
NEHALEM, OR 97131

DRAWING HISTORY
2/11/24 NONCONFORMING STRUCT. REVIEW

REVISION INFORMATION
2/11/24 NONCONFORMING STRUCTURE REVIEW

DATE
2/11/24

PROJECT NUMBER
202208.00

DRAWING NUMBER
A-1.0

SITE PLANS: EXISTING & EXISTING PLUS PROPOSED

DRAWING NUMBER
A-1.0

BASIS OF BEARING
 THE LINE BETWEEN FOUND MONUMENTS (202) AND (207) BEARS SOUTH 64°49'20" WEST.
 THE RECORD CALCULATED VALUE FROM MAP A-7542, TILLAMOOK COUNTY SURVEY RECORDS.

NOTES
 THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE
 ELEVATIONS SHOWN ARE APPROXIMATE. THE BASIS OF BEARING IS BASED UPON THE
 VALUES FROM THE PLAT OF NEAH-KAH-NIE MOUNTAIN, NOTE THAT MATHEMATICAL ERRORS
 EXIST ON SAID PLAT THAT AFFECT THE ARC LENGTHS AND RESULTS IN THEM BEING SHORTER
 THAN THE ACTUAL LENGTHS. THE PURPOSE OF THIS MAP IS TO SHOW THE BUILDING LOCATION AND TOPOGRAPHIC FEATURES
 ON THE SUBJECT PROPERTY SHOWN HEREON.
 TREE SIZES ARE APPROXIMATE.
 CONTOURS SHOW ARE GROUND ELEVATIONS AND DO NOT REFLECT STAIRS/DECKS.

ELEVATION DATUM
 ELEVATIONS ON THIS SURVEY ARE BASED UPON THE INVERT OUT ELEVATION OF MANHOLE
 0+00, LATERAL T-2-1, NEHALEM BAY WASTEWATER AGENCY (NBWA) ASBULL PLANS.
 ELEVATION OF SAID INVERT = 41.62'

AVERAGE GRADE & BUILDING HEIGHT
 PER TILLAMOOK COUNTY LAND USE ORDINANCE 11.030, GRADE IS DEFINED AS THE AVERAGE
 ELEVATION OF THE GROUND SURFACE. BUILDING HEIGHT IS THE VERTICAL DISTANCE FROM
 GROUND ELEVATIONS WERE UTILIZED AS SHOWN BELOW TO CALCULATE GRADE ELEVATIONS.
 BEGAN AT THE CENTER OF THE WEST WALL AND CONTINUE CLOCKWISE AROUND THE EXISTING
 HOUSE.

52.6' + 53.9' + 55.3' + 55.2' + 54.4' + 53.3' + 53.2' = 430.6'
 GRADE = 430.6/7/8 = 53.8'. EXISTING RIDGE ELEVATION = 76.6'.
 BUILDING HEIGHT = 76.6' - 53.3' = 23.3'.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Eric M White
 OREGON
 ADIL 23, 0014
 ERIC M WHITE
 78572
 REBNEWS 6/30/2024

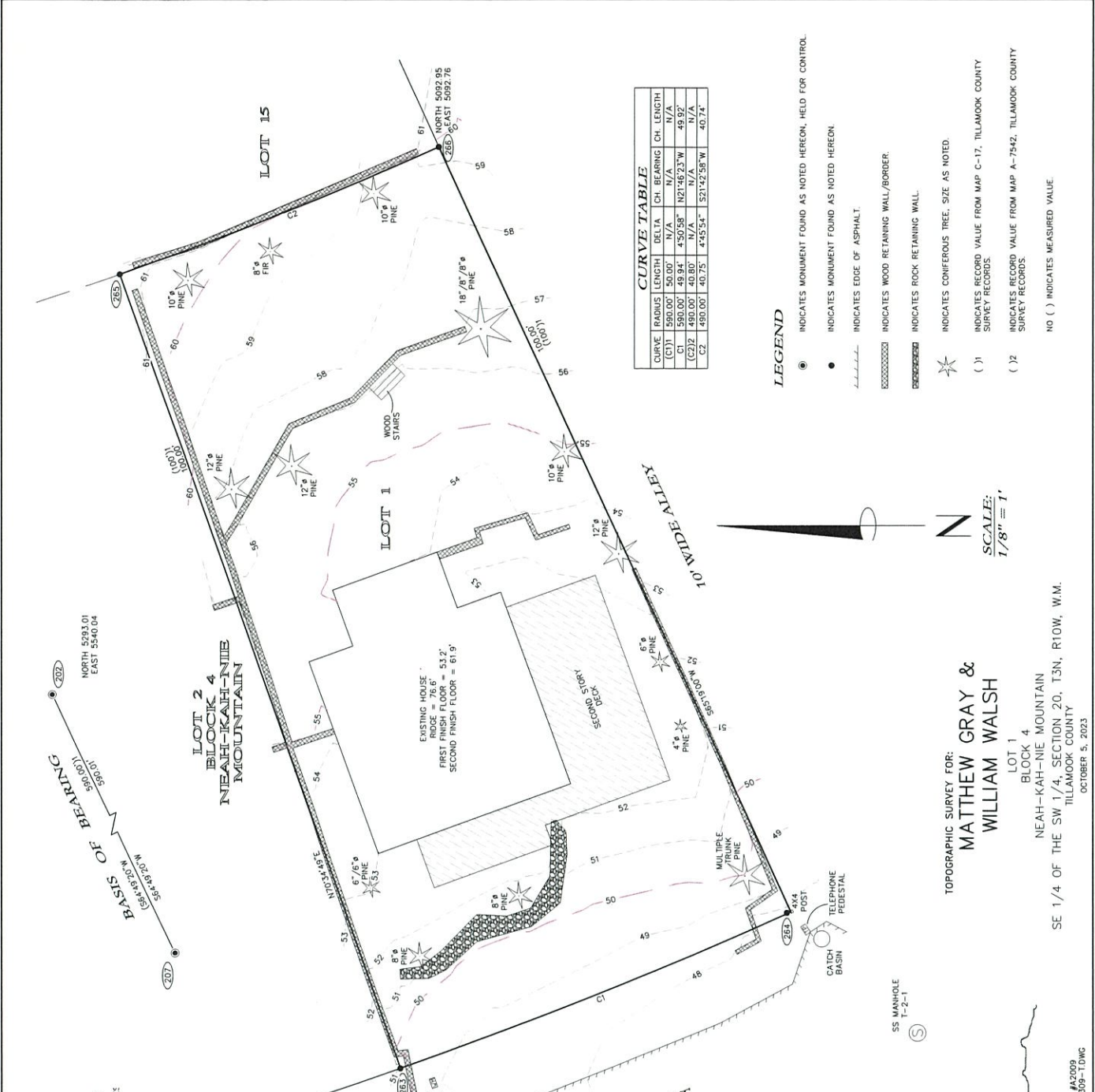
MONUMENT NOTES

- (202) FOUND 1/2" IRON PIPE IN CONCRETE 0.2' BELOW GROUND. THE
 PLAT OF NEAH-KAH-NIE MOUNTAIN (MAP C-17), TILLAMOOK
 COUNTY SURVEY RECORDS.
- (207) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HLB &
 A-7542, TILLAMOOK COUNTY SURVEY RECORDS.
- (263) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "OKI OR LS 2829"
 0.8' BELOW GROUND. CALCULATED POSITION SEE MAP A-560,
 TILLAMOOK COUNTY SURVEY RECORDS. ELEVATION ON CAP = 50.44'.
- (264) FOUND 5/8" REBAR 0.4' BELOW GROUND, 0.48' NORTH AND 0.08'
 WEST OF CALCULATED POSITION. SEE MAP B-3263, TILLAMOOK
 COUNTY SURVEY RECORDS. ELEVATION ON REBAR = 47.31'.
- (265) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "OKI OR LS 2829"
 FLUSH IN GROUND. IN CALCULATED POSITION. SEE MAP B-4243,
 TILLAMOOK COUNTY SURVEY RECORDS. ELEVATION ON CAP = 61.39'.
- (266) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D. BARRETT LS 1979"
 0.8' BELOW GROUND. CALCULATED POSITION SEE MAP A-560,
 TILLAMOOK COUNTY SURVEY RECORDS. ELEVATION ON CAP = 61.39'.

**ONION PEAK
 DESIGN**
 11460 EVERGREEN WAY
 NEHALEM, OR 97131
 (503) 440-4403

TOPOGRAPHIC SURVEY FOR:
**MATTHEW GRAY &
 WILLIAM WALSH**
 LOT 1
 BLOCK 4
 NEAH-KAH-NIE MOUNTAIN
 TILLAMOOK COUNTY

SE 1/4 OF THE SW 1/4, SECTION 20, T3N, R10W, W.M.
 TILLAMOOK COUNTY
 OCTOBER 5, 2023



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CH. LENGTH
(C1)	590.00'	50.00'	N/A	N/A	N/A
(C2)	590.00'	49.94'	4°50'58"	N21°46'23"W	49.92'
(C3)	490.00'	40.80'	N/A	N/A	N/A
(C4)	490.00'	40.75'	4°55'54"	S21°42'58"W	40.74'

LEGEND

- (●) INDICATES MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL.
- (●) INDICATES MONUMENT FOUND AS NOTED HEREON.
- (---) INDICATES EDGE OF ASPHALT.
- (---) INDICATES WOOD RETAINING WALL/BORDER.
- (---) INDICATES ROCK RETAINING WALL.
- (★) INDICATES CONIFEROUS TREE, SIZE AS NOTED.
- () INDICATES RECORD VALUE FROM MAP C-17, TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM MAP A-7542, TILLAMOOK COUNTY SURVEY RECORDS.

NO () INDICATES MEASURED VALUE



SCALE: 1/8" = 1'

BRYAN FISH
RESIDENTIAL DESIGN

707 5TH AVENUE, SUITE 100, SEASIDE, OR 97138
503.735.5244 bryanf@bryanfishedesign.com

NEAHKAHNE
RESIDENCE

3785 FIRST STREET
NEHALEM, OR 97131

PROJECT NAME

AGENCY APPROVAL

DRAWING HISTORY
07/12/24 NONCONFORMING STRUCT. REVIEW

ISSUE INFORMATION
DATE 2/12/24 NONCONFORMING
STRUCTURE REVIEW

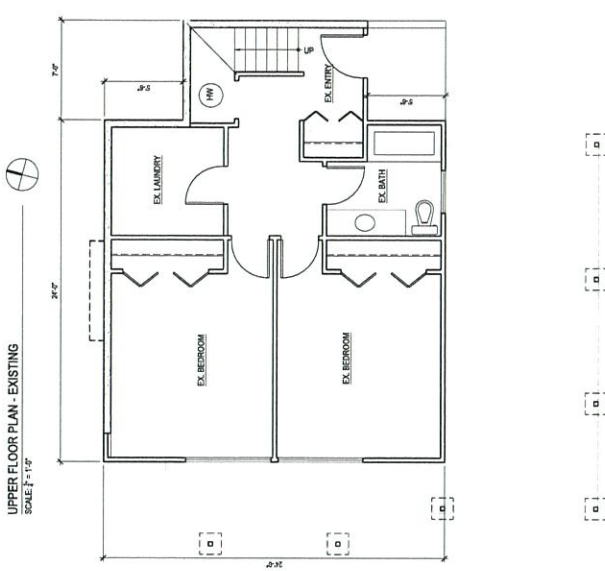
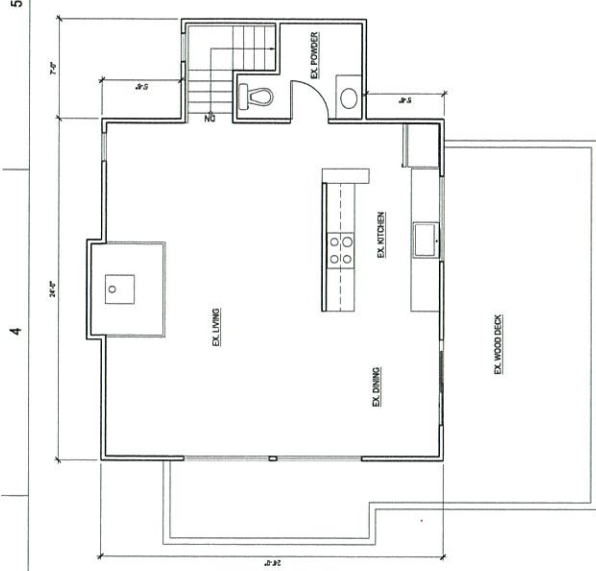
PROJECT NUMBER 2024030
DRAWN BY BF
PLAT DATE 2/12/24

EXISTING FLOOR PLANS

DRAWING NUMBER

A-2.0

ORIGINAL SHEET SIZE 24 X 36
ALL RIGHTS RESERVED



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BRYAN FISH
RESIDENTIAL DESIGN

7979 19TH AVENUE SOUTHEAST, SUITE 100
DENVER, CO 80231

NEAKKAHNE
RESIDENCE

32385 FIRST STREET
NEHALEM, OR 97131

PROJECT NAME

AGENCY APPROVAL

DRAWING HISTORY
2/12/24 NONCONFORMING STRUCT. REVIEW

ISSUE INFORMATION
2/12/24 NONCONFORMING STRUCTURE REVIEW

PLAT DATE
2/12/24

PROJECT NUMBER
220283.00

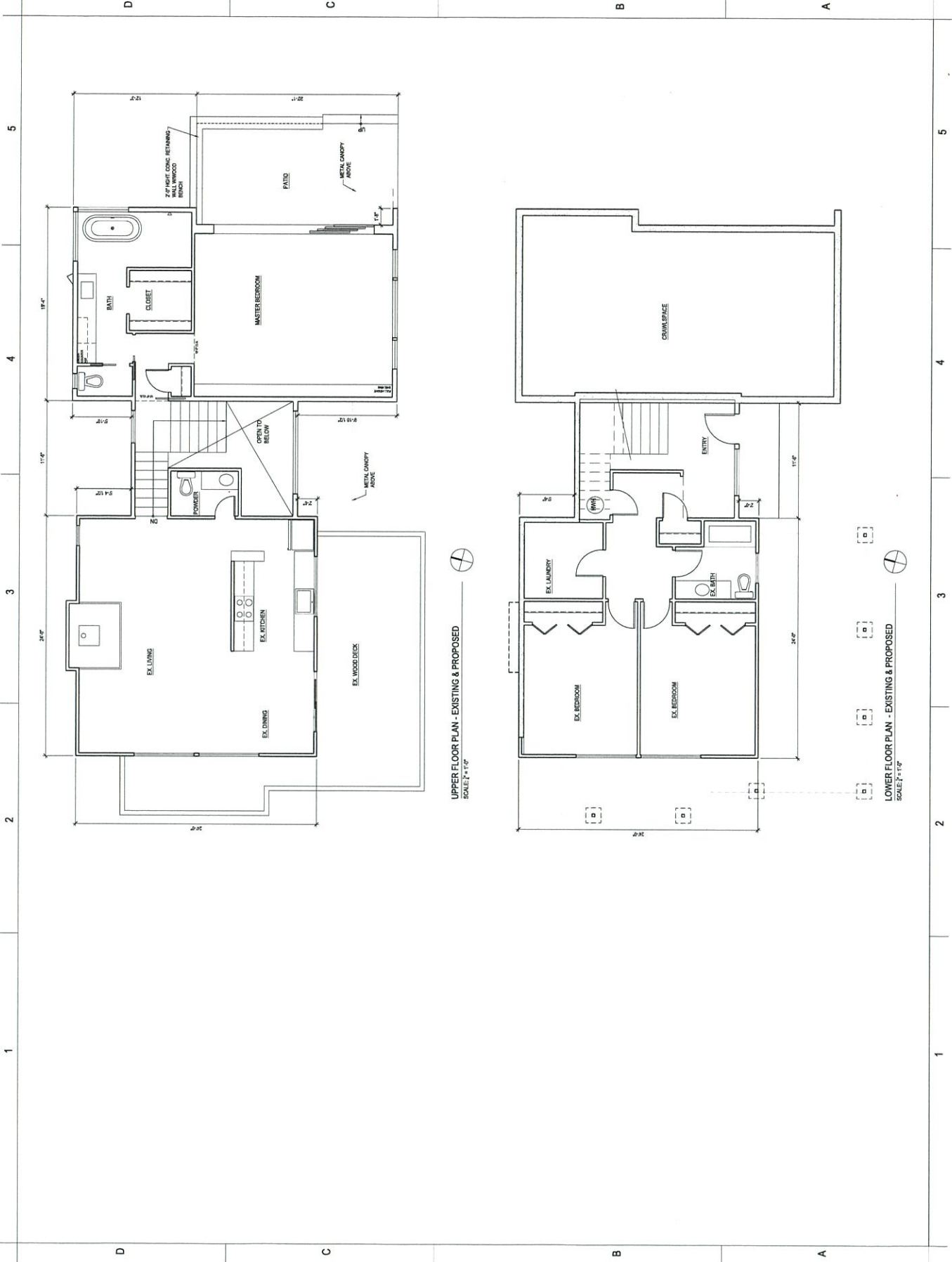
DRAWN BY

**EXISTING PLUS
PROPOSED FLOOR
PLANS**

DRAWING NUMBER

A-2.1

ALL RIGHTS RESERVED



UPPER FLOOR PLAN - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"

LOWER FLOOR PLAN - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"

**BRYAN FISH
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**NEAKAHNIE
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AGENCY APPROVAL

DRAWING HISTORY

8/17/24 NONCONFORMING STRUCT. REVIEW

ISSUE INFORMATION

ISSUE
2/12/24 NONCONFORMING
STRUCTURE REVIEW

PLAUT DATE
2/12/24

PROJECT NUMBER
20200300

DRAWN BY
BF

**EXISTING
ELEVATIONS**

DRAWING NUMBER

A-3.0

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