



CHK#4774
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CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385

APPLICATION BEFORE THE CITY OF GEARHART PLANNING COMMISSION

PLANNING COMMISSION
2ND THURSDAY, 6:00 PM

DATE RECEIVED 1/21/25 **AT**

- APPLICANT: MEGAN & THOMAS ATKINS PHONE: 215 499 8384
MAILING ADDRESS: PO Box 2337, Gearhart, OR, 97138
EMAIL ADDRESS: meganlatkins@gmail.com CELL PHONE: 215 499 6173
- PROPERTY OWNER: Linda Shook PHONE: 360-904-1270
MAILING ADDRESS: 731 North 12th Court
EMAIL ADDRESS: lindaeshook@gmail.com CELL PHONE: _____
- SURVEYOR/ ENGINEER: N/A PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____
- LEGAL COUNSEL: N/A PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____
- PROPERTY LOCATION: 95-A South Cottage Avenue, Gearhart, OR
- LEGAL DESCRIPTION OF PROPERTY:
(A) ASSESSORS PLAT AND TAX LOT: W1015BB-051600 (North Unit)
(B) ADDITION, BLOCK, AND LOT: _____

PER SEC 13.080 OF THE GEARHART ZONING CODE ACTUAL EXPENSES INCURRED BY THE CITY DURING THE PROCESS OF TECHNICAL EVALUATION OF AN APPLICATION SHALL BE BORNE BY THE APPLICANT, IN ADDITION TO THE FILING FEES ESTABLISHED BY RESOLUTION. UNPAID PENALTIES, FINES OR INCUMBRANCERS OWED TO THE CITY OF GEARHART ARE GROUNDS FOR WITHHOLDING ISSUANCE OF A PERMIT. DO YOU OWE ANY MONEYS TO THE CITY OF GEARHART? (CIRCLE) YES NO

7. SIGNATURE (APPLICANT) [Signature] DATE: Jan 21st 2025
PRINT Megan Atkins Tom Atkins

8. SIGNATURE (OWNER) [Signature] DATE: Jan 19, 2025
PRINT Linda Shook

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.

TO BE COMPLETED BY STAFF
DOES APPLICANT OWN ANY MONEY TO THE CITY? NO IF SO, AMOUNT _____
FOR _____ ACCOUNT # _____ DEPARTMENT STAFF AT (INITIAL)



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APPLICATION FOR CONDITIONAL USE

In certain districts conditional uses may be permitted subject to the granting of a Conditional Use Permit. Because of their unusual characteristics or special characteristics of the area in which they are to be located, conditional uses require special considerations, so they may be properly located with respect to the Comprehensive Plan and zone standards.

PLANNING COMMISSION
2ND THURSDAY, 6:00 PM

DATE RECEIVED 1/21/25 AT
APPLICATION FEE: \$2000.00 PD CHK #1774

1. APPLICANT MEGAN & THOMAS ATKINS PHONE 215 499 8884
MAILING ADDRESS PO Box 2337, Gearhart, OR, 97138
EMAIL ADDRESS megan+atkins@gmail.com CELL PHONE 215 499 6173
2. PROPERTY OWNER Linda Shook PHONE 360-904-1270
MAILING ADDRESS 731 North 12th Court
EMAIL ADDRESS lindaeshook@gmail.com CELL PHONE _____
3. PRESENT ZONE _____
4. PROPERTY LOCATION 95 South Cottage Avenue, Gearhart, OR
5. LEGAL DESCRIPTION 61010BB-05600 (North Unit)
6. SKETCH DRAWN TO SCALE ATTACHED See Attached
7. DETAIL AND REASONS FOR REQUEST See Attached
8. INDICATE COMPLIANCE WITH ARTICLE 8 CONDITIONAL USE AND ANY RELEVANT SECTIONS OF THE ZONING ORDINANCE See Attached
9. COPIES: AFTER THE APPLICATION IS DEEMED COMPLETE SUPPLY COPIES DRAWN TO SCALE NO SMALLER THAN 11" X 17" AND ONE PDF SENT TO planning@ci.gearhart.or.us
10. ATTACH LIST OF NAMES OF RECORD OWNERS OF CONTIGUOUS LAND WITHIN 200'
11. SIGNATURE (APPLICANT) [Signature] DATE Jan 26th 2025
PRINT Megan Atkins Tom Atkins
12. SIGNATURE (OWNER) [Signature] DATE Jan 19, 2025
PRINT Linda Shook

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.

Conditional Use application for 95 S Cottage Ave.

Currently used as a pharmacy / apothecary.

Proposed use Variety Store.

Gearhart is a community that thrives on shared experiences and cherished memories with loved ones. Growing up in a small village in rural England, I have fond memories of walking with my siblings to the local corner shop. With my pocket money in hand, I would eagerly choose my favorite sweets. The sight of jarred candies behind the register, the thrill of asking for a quarter pound of sherbet lemons and watching them being carefully weighed and tucked into a striped paper bag remain vivid and joyful moments in my mind.

Another treasured memory, both from my own childhood and my children's, is the simple delight of a summer evening walk to get ice cream. The anticipation of choosing a flavor, standing in line, and seeing other children happily holding their cones created an irreplaceable sense of wonder and excitement.

Gearhart has a rich tradition of sweet shops, from Pops to Traci Williams' Sweet Shop on Pacific Way, each contributing to the community's story. Generations have walked with their parents and grandparents to enjoy a special treat or experienced a taste of independence by biking to these beloved stores.

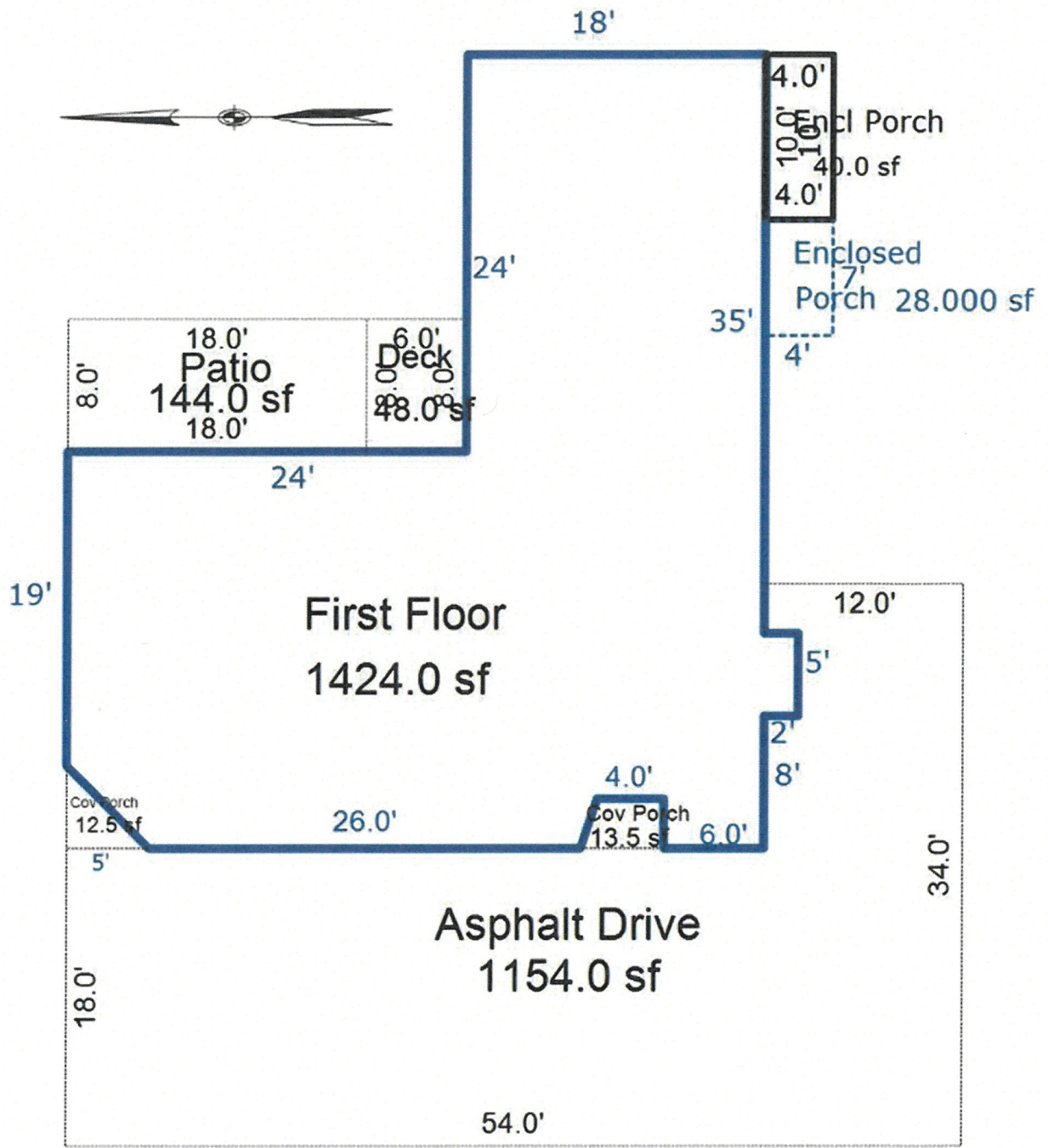
At Ziggy's Sweets and Treats, we aim to honor and recreate these cherished moments. Aligned with the Gearhart Comprehensive Plan, our store aims to offer a unique service requested by local residents while promoting walkability to the charming town center around Pacific Way and Cottage Avenue.

Located at 95 S Cottage Avenue, our vision is to establish an upscale yet nostalgic variety store offering a selection of sweets, candies, and gourmet chocolates. Our store will be designed with taste and elegance, combining the charm of a classic candy shop with the refinement of a modern experience.

We will also serve scooped ice cream and candies, providing a welcoming space for parents, grandparents, and children to enjoy together, fostering new memories for generations to come. Open year-round, Ziggy's will invite local families to stroll to the heart of Gearhart and savor the unique charm this community has to offer.

Thank you for considering our vision. We are excited about the opportunity to contribute to the spirit of Gearhart and its enduring traditions.

(drawn from file sketch in appraisal jacket)



95 S. Cottage Avenue