

CITY OF STEVENSON
NOTICE OF PUBLIC HEARING
February 5, 2026 @ 6PM
VARIANCE REQUEST

FILE NUMBER:	VAR-2025-002
PROJECT NAME:	Fitzgerald/Renfro driveway variance
DESCRIPTION OF PROPOSAL:	Code variance request to permit a 23.3 ft wide driveway from the 20ft standard requirement.
LOCATION:	114 NE Upper Basso Circle, Stevenson, WA
PARCEL NO.:	03-75-36-3-0-1230-00
ZONING:	Single Family Residential (R1)
PROPONENT:	Julie Fitzgerald & Robert Renfro

PUBLIC COMMENT: The deadline for submitting comments on this proposal is February 5th by 5pm. A minimum of 14 working days from the date of notice is required SMC 2.14.050.

PUBLIC HEARING: Attend in person at City Hall 7121 E Loop Rd or by
Zoom at: <https://us02web.zoom.us/j/81362531905>

CONTACT: To provide comments contact planning@ci.stevenson.wa.us, mail requests to City Hall at PO Box 371, Stevenson, WA 98648 or drop it off at City Hall.

The applications and project plans are available for public review at City Hall during regular business hours or at <https://www.ci.stevenson.wa.us/news>. City Hall is accessible to persons with disabilities. Call 24 hours in advance if you will need special accommodations, including ADA accessibility or interpreter, to attend the hearing (509) 427-5970 (TDD: 1-800-833-6388).



City of Stevenson Community Development
7121 E Loop Rd, Stevenson, WA 98648
PH: 509-427-5970 · Inspection Line: 509-427-3922

**VARIANCE REQUEST
STAFF REPORT**

FILE NUMBER:	VAR-2025-002
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DESCRIPTION OF PROPOSAL:	Code variance request to permit a 23.3 ft wide driveway from the 20ft standard requirement.
LOCATION:	114 NE Upper Basso Circle, Stevenson, WA
PARCEL NO.:	03-75-36-3-0-1230-00
ZONING:	Single Family Residential (R1)
PROPONENT:	Julie Fitzgerald & Robert Renfro

PROJECT DESCRIPTION:

The applicants, Julie Fitzgerald and Robert Renfro, hired a builder to construct their new home at 114 NE Upper Basso Circle in Stevenson, WA. During the building process several inspections take place at different phases. During an inspection it was discovered the driveway was poured 3.3ft wider than the code allows. The applicants are asking for a variance to keep the driveway as is.

STAFF ANALYSIS

Engineering Standards S03

9. DRIVEWAY WIDTHS:

RESIDENTIAL	COMMERCIAL
ONE WAY = 10' MAX. TWO WAY = 20' MAX. SHARED = 20' MIN / 30' MAX	ONE WAY = 22' MAX. TWO WAY = 26' MAX.

Finding: The driveway width is 23.3ft.



Image 1. Fitzgerald/Renfro Residence

Title 2 – Administration and Personnel - Chapter 2.14 Board of Adjustment

2.14.010 Created – Powers and duties

2. Variances. Applications for variances from the terms and provisions of the land use regulatory codes of the city when such power has been assigned by ordinance of the city council, provided that any variance granted shall be subject to such conditions as the board of adjustment deems necessary and that no variance shall be granted unless the board of adjustments finds that:

a. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is situated;

Finding: Allowing the driveway to exceed code limitations without conducting a variance process would be granting a special privilege inconsistent with limitations put on other properties. The variance process is a means to allow exceptions when deemed appropriate, and the request is mitigated accordingly.

b. The strict application of the land use regulation is found to deprive subject property of rights and privileges enjoyed by other property in the vicinity and under identical zoning district classifications, because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings;

Finding: Driveways in the vicinity have been constructed wider than 20ft under the current code whether nonconforming or approved.

c. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which subject property is situated;

Finding: Based on review of the proposed driveway variance, the City Engineer indicated that initial approval would have been granted.

d. The granting of the variance will not be detrimental to the purposes of the land use regulatory code from which the variance is requested, and will not conflict with the goals and policies of the comprehensive plan;

Finding: The proposal is not a land use code regulated by the comprehensive plan.

e. The hardship creating the need for a variance is not self-imposed and that the variance requested is the minimum variance which will alleviate the hardship.

Finding: The original application indicated the width of the driveway to be 20ft wide. Upon an inspection request by the contracted builder, it was determined that the actual width that was poured was 23.3 ft wide. Public works notified the landowner of the code violation.

2.14.050 – Appeal and variance procedures.

E. Upon filing of an application for a variance, the board of adjustment shall set the time and place for a public hearing on such matter. The provisions of the city of Stevenson Zoning Code regarding public hearings shall apply to public hearings held by the board of adjustment.

Finding: The variance application was submitted on December 22, 2025. A hearing was scheduled for February 5, 2026. The provisions regarding public hearings will be addressed later in this report.

Title 17 – Zoning – Chapter 17.12 Administrative Mechanisms

17.12.060 – Public Hearings – Procedures - Fees

A. Whenever a public hearing is required by this title:

- 1. No less than 2 notices shall be posted by the administrator in conspicuous places on or adjacent to the subject property.*
- 2. Written notices shall be mailed to the land owner and to all property owners of record within a radius of 300 feet of the exterior boundaries of the subject property.*
- 3. Notices shall be published in the local newspaper once a week for 2 consecutive weeks prior to the hearing date.*

B. Such notices shall:

- 1. State the time and place of such hearing and the nature of the question to be heard;*
- 2. Be posted and mailed not less than 14 days prior to the hearing;*
- 3. Be published not less than 8 days prior to the hearing.*

Finding: Two notices were posted on the property on January 21, 2026. Property owners within 300 feet were mailed notices on January 20, 2026. Notices were published in the city newspaper of record, The Pioneer, on January 21, 2026 and January 28, 2026. The notices stated the landowner's names, address of the property, file number, project description, hearing date and place and how to provide comment.

C. A request involving a public hearing shall require of the applicant:

- 1. A filing fee, nonrefundable and payable to the city, in an amount set by the City Council, which may be revised from time to time.*
- 2. A list of the mailing addresses of all property owners of record within a radius of 300 feet of the exterior boundaries of the subject property.*
- 3. Any other data identified in this title, the associated permit application form, or such information as the administrator deems necessary to adequately inform the planning commission and/or city council of the proposal.*

Finding: A fee was received at the time of application on December 22, 2025. All mailing addresses within 300ft are available to staff using GIS. The application was deemed complete on December 30, 2025.

Based on the information and findings provided in this report, staff recommends to **APPROVE** the requested variance.



January 27, 2026

Mandy Hertel, Land Use Planner

Copies of this Staff Report were mailed to:

- Persons submitting written comments in a timely manner
- Applicant
- City of Stevenson Staff
- City of Stevenson Board of Adjustment

VARIANCE APPLICATION



Mail: PO Box 371, Stevenson, Washington 98648 Email: planning@ci.stevenson.wa.us Phone: (509)427-5970

Applicant/Contact: Robert Renfro

Mailing Address: P.O. Box 1004, Stevenson, WA 98648

Phone: 503-380-0610;

E-Mail Address: bohr96@gmail.com

Property Owner: Robert Renfro and Julie Fitzgerald

Mailing Address: P.O. Box 1004, Stevenson, WA 98648

Phone: 503.997.0515; 503.380.0610 E-Mail Address: julieafitzgerald@gmail.com

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

Submittal Requirements

*Applicants must provide the following information for all Variance Applications.
The City will not accept applications without the required information.*



Application Fee (\$ 600.00)



Agreement to Pay Outside Consulting Fees (When applicable)



Completed Application Signed by the Applicant and Requesting Property Owners or their Representatives



Descriptions of Any Existing Restrictive Covenants or Conditions



Two (2) Copies of a Site Plan, Clearly Showing the Following



Location and Dimensions of all Existing and Proposed Structures



Floor Plan of any Structure Involved with a Variance Request



North Arrow and Scale



Location and Dimensions of any Drainfields, Public Utilities, Easements, Rights-of Way or Streets within or adjacent to any Affected Lot



Location and Dimensions of all Parking Areas



Narrative Discussing How the Proposal Meets the 5 Criteria Listed Below



A List of the Names and Mailing Addresses of All Property Owners Within 300 Feet of the Subject Property (Obtainable Through the Skamania County Assessor's Office)



Any Other Information Requested by the Planning Director to Aid the Planning Commission in Evaluating the Variance Request

Continued on Page 2



SUBMIT TO:
City Hall
7121 E Loop Road

Variance Application

A Variance is an authorization from the Board of Adjustment or Hearing Examiner for a property owner to depart from the literal requirements of the provisions of SMC 17-Zoning or SMC 16.02-Short Plat & Short Subdivisions because the strict enforcement of their provisions would cause the owner undue hardship in view of the facts and conditions applying to the specific parcel of property. A Variance will be granted by the Board of Adjustment when it finds that:

1. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located;
2. The strict application of the land use regulation is found to deprive the subject property of rights and privileges enjoyed by other property in the vicinity and under identical zoning district classifications, because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings;
3. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which the subject property is located.
4. The granting of the variance will not be detrimental to the purposes of the land use regulatory code from which the variance is requested, and will not conflict with the goals and policies of the comprehensive plan;
5. The hardship creating the need for a variance is not self-imposed and that the variance requested is the minimum variance which will alleviate the hardship.

Applications without the required information will not be accepted. Site plans are to be submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¼"=1', etc.).

Property Information

Property Address (Or Nearest Intersection): 114 NE Upper Basso Circle Stevenson, WA 98648

Tax Parcel Number: 03753630123000

Zoning: SR Suburban Residential

Lot Area: 7518 sf

Future Land Use Designation: N/A

Water Supply Source: ☒ City ☐ Well

Sewage Disposal Method: ☒ City ☐ Septic

Current Use of Lot: ☐ Multi-Family ☒ Single-Family ☐ Commercial ☐ Vacant/Other

Brief Narrative of Request

This house has a 24 ft wide, 2 car garage; the driveway slopes toward the house to a drain connecting to the storm-water system. When submitting Site Plan 1, Builder was requested by staff to note a width for driveway; listed 20', considering it an initial estimate. After deciding to reverse the house orientation,, the Builder submitted Site Plan 2, reflecting the location of the driveway. Builder informed owners that City and County had approved Site Plan 2. Until the driveway inspection on Dec 1, there had been no discussions with the Owners about driveway width concerns; driveway discussions focused on topography, grade, retaining wall and drainage. Due to those factors, the Builder determined that the driveway would need to be at least 23 ft 3 in wide. Builder scheduled a driveway staking inspection, but did not wait long enough for the inspection before allowing the driveway to be poured. Therefore, we are respectfully seeking a variance for our driveway as now built, 3 ft. 3" wider than the 20' standard.

As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC Title 2.

I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.

Incomplete applications will not be accepted. • Ensure all required submittals are included.

Signature of Applicant: Robert Benfro

Date: 12/22/2025

Signature of Property Owner: Robert Benfro Julia Hysersak

Date: 12/22/2025

For Official Use Only:

Date Application Received: _____

Date Application Complete: _____



104 NE BASSO CIR.
STEVENSON, WASHINGTON

EXTERIOR ELEVATIONS
PROJECT:
FITZGERALD RESIDENCE
OWNER:
JULIE and BOB

TITLE:

DATE:
AUG. 24, 2024
PROJECT NO.:
24-1020-23
REVISIONS:
3/5/2025

NO:

1

OF FIVE

NOTICE
ALL CONSTRUCTION TO COMPLY WITH THE 2021 EDITION OF THE WASHINGTON RESIDENTIAL SPECIALTY CODE / 2018 INTERNATIONAL RESIDENTIAL CODE WITH THE WASHINGTON AMENDMENTS AND WASHINGTON RESIDENTIAL ENERGY EFFICIENT COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED

PRESCRIPTIVE ENVELOPE REQUIREMENTS	
BUILDING COMPONENTS	VALUES
Exterior Wall Insulation	R-20/5ci
Intermediate Framing	R-30
Underfloor Insulation	R-30
Ceilings	R-60
Basement Walls	R-10/5ci
Slab Floor Edge Insulation	R-10 4 FEET

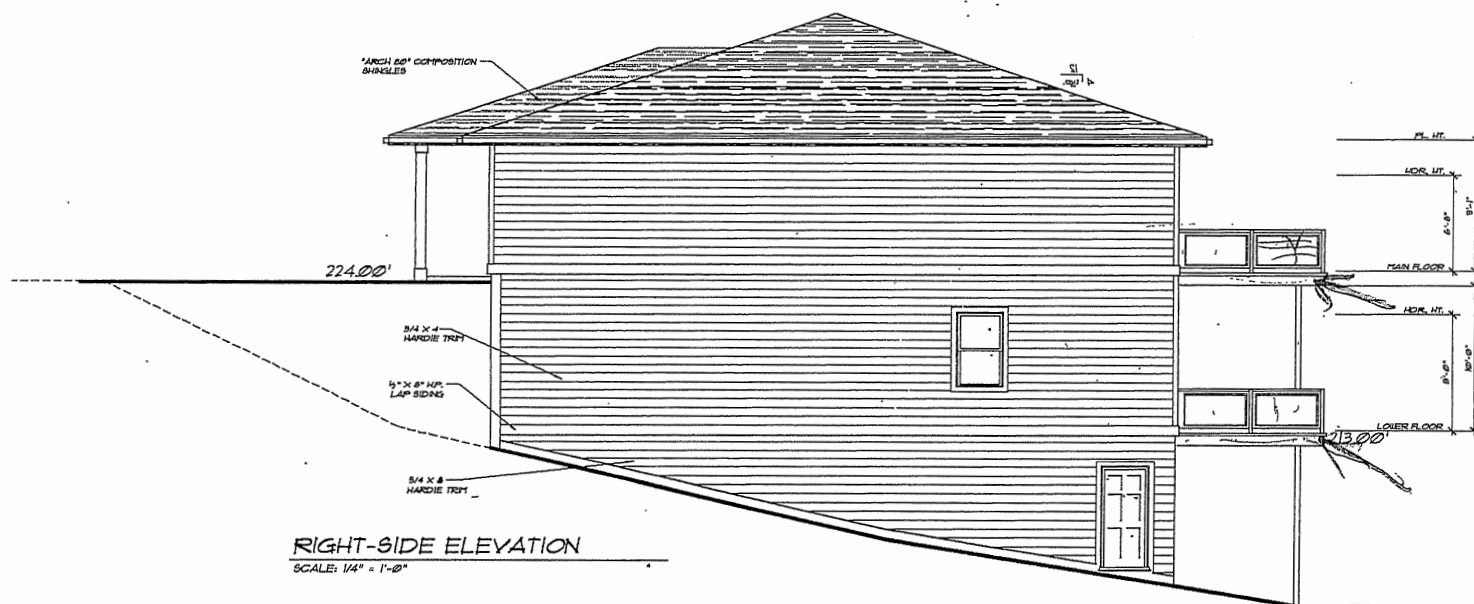


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
EXTEND ALL FLUES A MIN. OF 2'-0"
ABOVE ANY PART OF THE BLDG'S WP IN
A 10'-0" HORIZONTAL RADIUS

NOTE:
ALL GRADES SHOWN ARE APPROXIMATE.
CONTRACTOR SHALL VERIFY ALL
EXISTING AND FRESH GRADES.



RIGHT-SIDE ELEVATION

SCALE: 1/4" = 1'-0"

DRAWING INDEX:

DRAWING	PAGE:
ELEVATIONS	1
FOUNDATIONS	2
FOUNDATION PLAN	3
LOWER FLOOR PLAN	4
MAIN FLOOR PLAN	5
ROOF PLAN	6
BUILDING SECTIONS	7
DETAILS	8

TED DESIGN LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY / VALIDITY OF CONTRACTOR / OWNER SUPPLIED INFORMATION. THE CONTRACTOR / OWNER IS RESPONSIBLE TO CHECK THE PLANS, EXISTING SITE CONDITIONS, DISCREPANCIES, AND TO NOTIFY THE DESIGNER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. DISCREPANCIES MAY RESULT IN ADDITIONAL COST TO THE OWNER.



11401 S. BLANTHORN RD.
TALLAHASSEE, FLORIDA 32310
904-348-8675

114 NE BARCO CIR
DEVENSON, WASHINGTON

LOWER FLOOR PLAN
PROJECT:
FITZGERALD RESIDENCE
OWNER:
JULIE and BOB

TITLE:

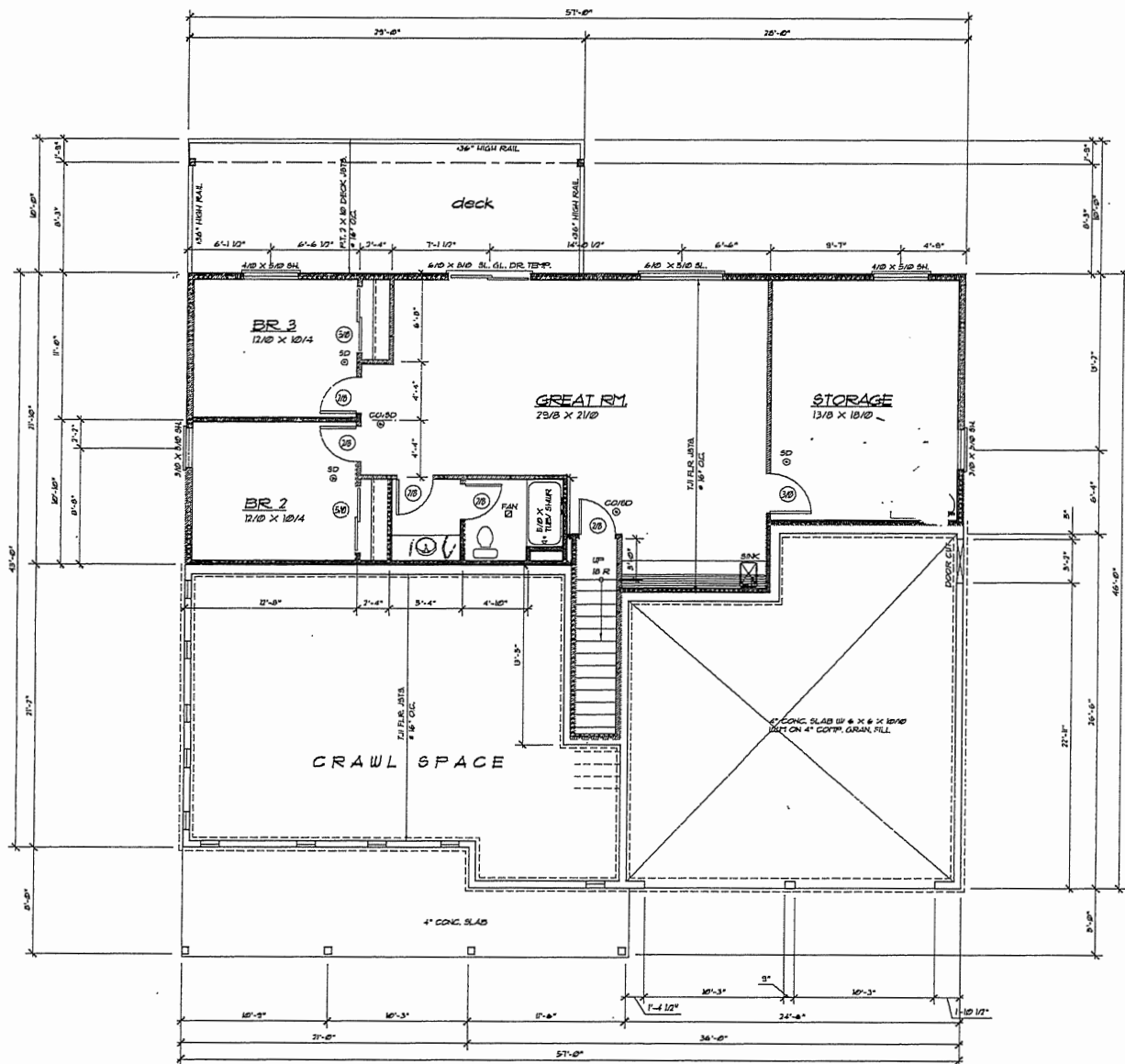
DATE:
AUG. 24, 2024
PROJECT NO.:
24-100-173
REVISIONS:
3/5/2025

NO:

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OF

FIVE



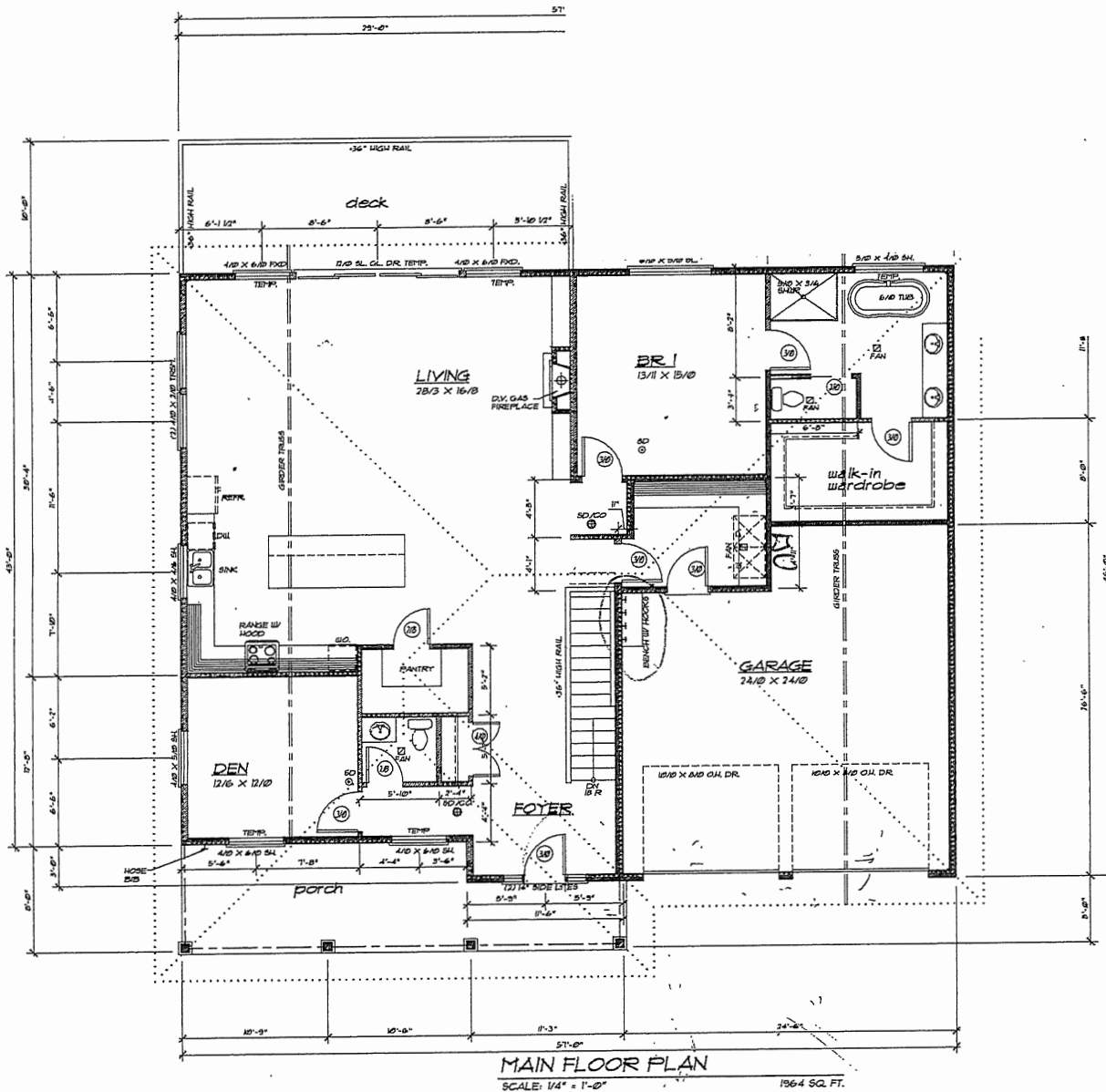
DOOR SCHEDULE			
INTERIOR			
#	SIZE	ROUGH OPENING	COMMENTS
2	5'-0" X 6'-8"	5'-2" X 6'-10" ±	BI-PASS
4	2'-8" X 6'-8"	3'-10" X 6'-10" ±	
1	3'-0" X 6'-8"	3'-2" X 6'-10" ±	
EXTERIOR			
1	6'-0" X 8'-0"	6'-2" X 8'-2" ±	TEMPERED

WINDOW SCHEDULE			
#	SIZE	ROUGH OPENING	FUNCTION
2	3'-0" X 5'-0"	3'-2" X 5'-2" ±	
2	4'-0" X 5'-0"	4'-2" X 5'-2" ±	SINGLE HUNG
1	6'-0" X 5'-0"	6'-2" X 5'-2" ±	SLIDER

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LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0" 964 SQ. FT.



2	2'-8" X 6'-8"	1'-10" X 6'-10"	
6	3'-0" X 6'-8"	3'-2" X 6'-10"	
1	3'-0" X 6'-8"	3'-2" X 6'-10"	POCKET
1	3'-0" X 6'-8"	3'-2" X 6'-10"	(?) 14" SIDES
1	12'-0" X 6'-8"	12'-2" X 6'-10"	TEMPERED

WINDOW SCHEDULE			
#	SIZE	ROUGH OPENING	FUNCTION
2	4'-0" X 6'-8"	4'-2" X 6'-10"	1-24" BOTTOM
1	4'-0" X 5'-0"	4'-2" X 5'-2"	24" BOTTOM
1	4'-0" X 4'-6"	4'-2" X 4'-8"	SINGLE HUNG
2	4'-0" X 2'-0"	4'-2" X 2'-2"	TRSL
2	4'-0" X 6'-0"	4'-2" X 6'-2"	FIXED
1	6'-0" X 5'-0"	6'-2" X 5'-2"	SLIDER
1	5'-0" X 4'-0"	5'-2" X 4'-2"	T-SINGLE HUNG

GENERAL NOTES:

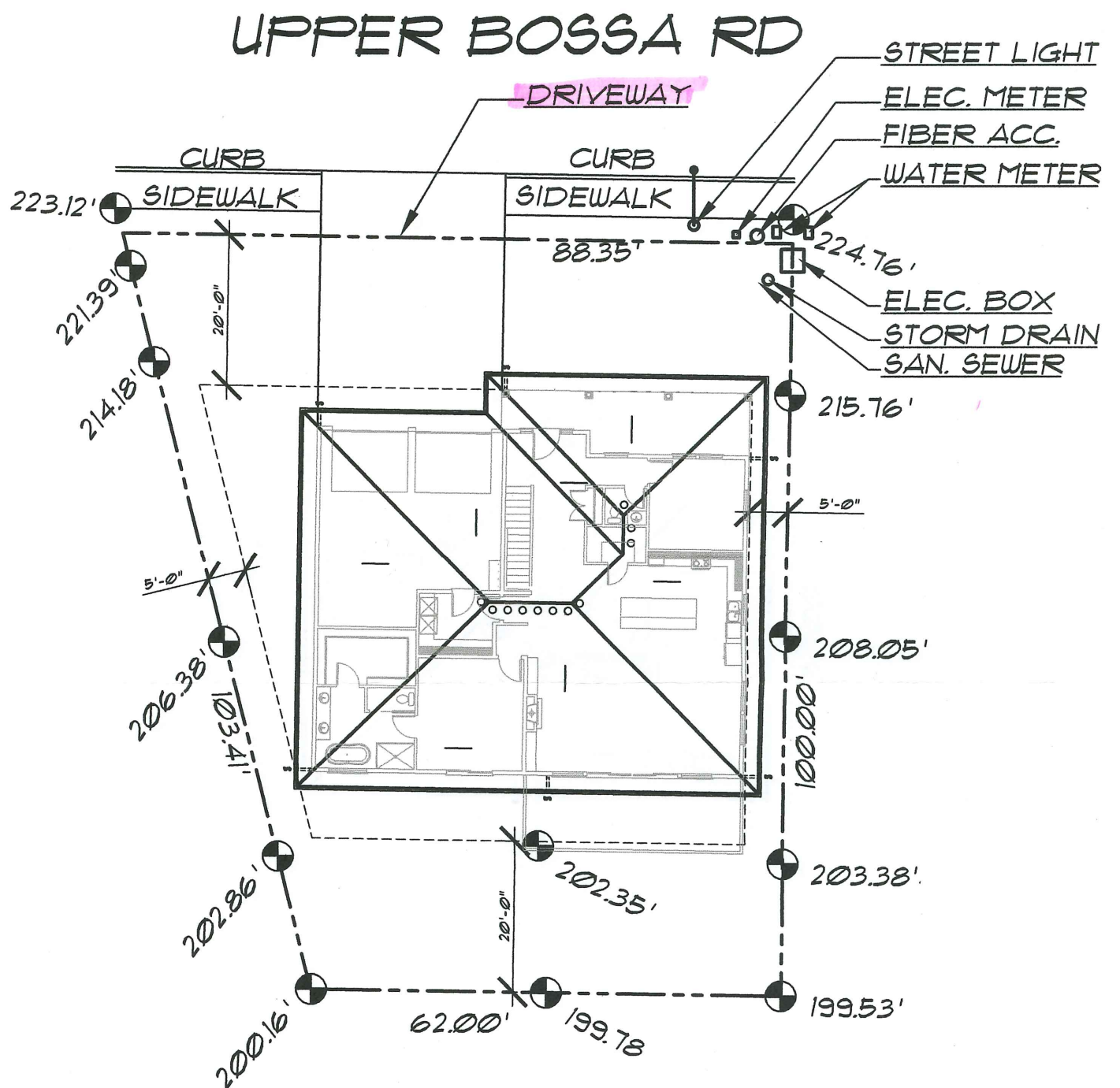
1. ALL EXTERIOR WALLS TO BE 2 X 4 STUDS AT 16" O.C. (TYP. UNLESS NOTED OTHERWISE).
2. ALL INTERIOR WALLS TO BE 2 X 4 STUDS AT 16" O.C. (TYP. UNLESS NOTED OTHERWISE).
3. ASSUME A MINIMUM OF (2) 2 X 4 STUDS AS DEPT. SOUTHS AT BEARING WALLS.
4. ALL WINDOWS AND SLIDING GLASS DOORS SHOWN ARE TO BE VERT. SLIDERS UNLESS NOTED OTHERWISE.
5. DIMENSIONS INDICATED ABOVE DOORS AND WINDOWS ARE FOR THE EXTERIOR FINISH.
6. PROVIDE OUTSIDE CONNECTION AIR FOR ALL FIREPLACES AND FIREPLACE.
7. CONNECT ALL SMOKE DETECTORS TOGETHER AND TO HOUSE POWER SOURCE.
8. PROVIDE 1/2" TYPE "C" GUSSET AT ALL ACCESSIBLE AREAS UNDER STAIRS.
9. PROVIDE ALL LISTED ALUM. AT ALL FIREPLACES AND FIREPLACE LOCATIONS AS REQUIRED BY MANUFACTURER.
10. PROVIDE 1" HIGH NON-COMBUSTIBLE PLATE FOR ALL GAS-FIRED APPLIANCES LOCATED IN GARAGE.
11. PROVIDE 2" DIA. X 3/4" CONCRETE FILLER BORE PILLARS IN GARAGE FOR PROTECTION OF PIPES AND WATER HEATER. STRENGTH IN 2" DIA. X 3/4" CONCRETE FOOTING.
12. PROVIDE WATER HEATER SECURE ATTACHMENT STRAPPING AS PER MECHANICAL CODE.
13. STRUCTURES OVER HUNG ROOF SHALL BE APPROVED BY A PROFESSIONAL ENGINEER OR AS PER MECHANICAL CODE.
14. FIRE BLOCKING REQUIRED AT CONSTRUCTION JOINTS AND WALL CAVITIES EXCEEDING 16" IN HEIGHT, AS PER CODE.
15. MINIMUM 1" X 3/4" PLATE REQUIRED ON FULL LENGTH OF BRACED WALL LATER PER CODE.
16. ALL ROOFING SHOWN ON BPA FACILITY SHALL BE PROVIDED A MECHANICAL VENTILATION SYSTEM CONTROLLED BY A DEPENDENT THERM OR SENSITIVE HEAD OF AIRFLOW CONTROL, AS PER CODE.
17. PROVIDE GARAGE FIREHOUSE ALARMS PER CODE.
18. ALL ATTIC ACCESS DOORWAYS TO BE INSULATED PER CODE.

ZED DESIGN LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY, VALIDITY OR CONTRACTOR / OWNER SUPPLIED INFORMATION. THE CONTRACTOR / OWNER IS RESPONSIBLE TO CHECK THE PLANS, EXISTING SITE CONDITIONS, DISCREPANCIES, AND TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. DISCREPANCIES MAY RESULT IN ADDITIONAL COST TO THE OWNER.

NOTE:

ALL GRADES SHOWN ARE APPROXIMATE.
CONTRACTOR TO VERIFY ALL EXISTING
AND FINISH GRADES.

SITE PLAN 2



SITE PLAN

SCALE: 1" = 20'-0"



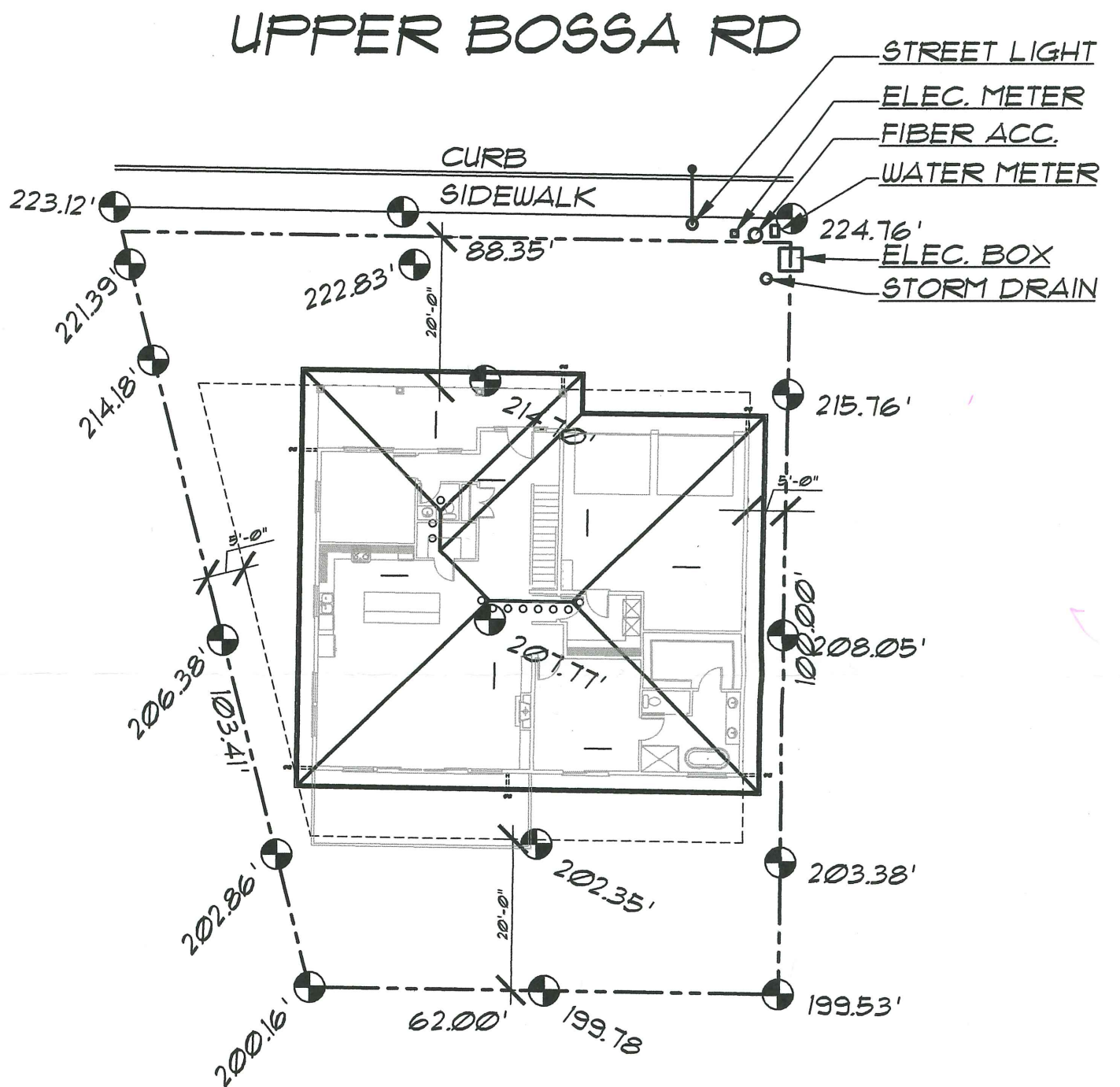
LOT 30
114 NE BASSO CIR.
CITY OF STEVENSON
SKAMANIA COUNTY
STATE OF WASHINGTON

TITLE: SITE PLAN
PROJECT: FITZGERALD RESIDENCE
OWNER: JULIE AND BOB
DATE: AUG. 24, 2024
PROJECT NO: 24-100-123



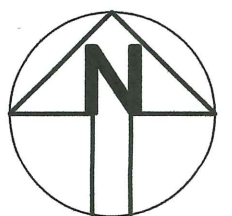
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SITE PLAN 1



SITE PLAN

SCALE: 1" = 20'-0"



LOT 30
114 NE BASSO CIR.
CITY OF STEVENSON
SKAMANIA COUNTY
STATE OF WASHINGTON

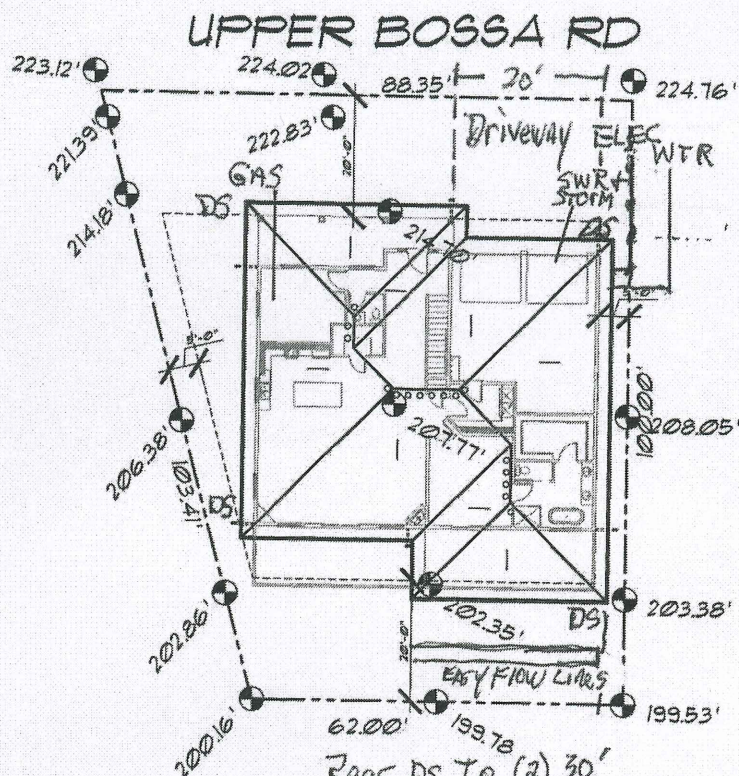
TITLE: **SITE PLAN**
PROJECT: **FITZGERALD RESIDENCE**
OWNER: **JULIE AND BOB**
DATE: **AUG. 24, 2024**
PROJECT NO: **24-100-123**



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ALL GRADES SHOWN ARE APPROXIMATE.
CONTRACTOR TO VERIFY ALL EXISTING
AND FINISH GRADES.

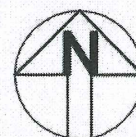
See corresponding CAD printout
11" x 17"



Rear DS To (2) 30'
runs of buried 4"
Easy flow. Terraced
and level.

Front DS TO Storm
Sewer (4" PVC)

Water Line from
meter 1" PEX
Sewer 3" ABS
w/ Cleanout @ house
and at Green pipe.



SCALE: 1" = 20'-0"

LOT 30
114 NE BASSO CIR.
CITY OF STEVENSON
SKAMANIA COUNTY
STATE OF WASHINGTON

TITLE: SITE PLAN
PROJECT: FITZGERALD RESIDENCE
OWNER: JULIE AND BOB
DATE: AUG. 24, 2024
PROJECT NO: 24-100-123



NO

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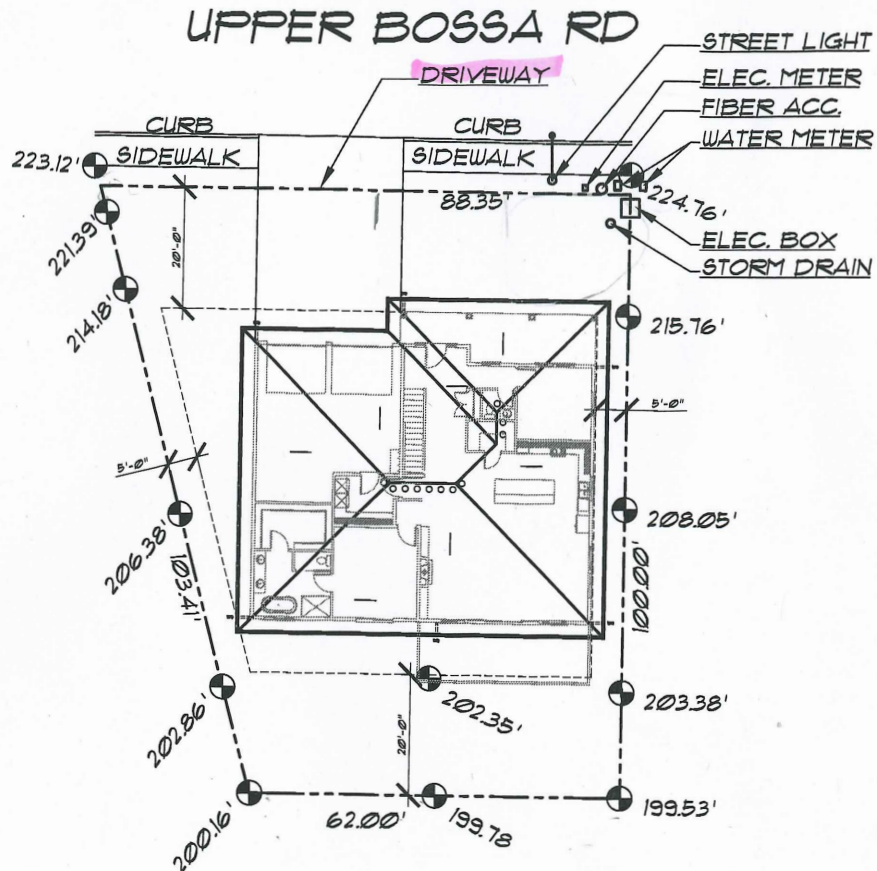
ALL GRADES SHOWN ARE APPROXIMATE.
CONTRACTOR TO VERIFY ALL EXISTING
AND FINISH GRADES.

AND FINISH GRADES.

SITE PLAN (2)

(Document Attachment 2)

on Cloud Permit 6/12/25



Mirrored House Plan

SCALE: 1" = 20'-0"

TITLE: SITE PLAN
PROJECT: FITZGERALD RESIDENCE
OWNER: JULIE AND BOB
DATE: AUG. 24, 2024
PROJECT NO: 24-100-123



NO.

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114 NE Upper Basso Circle

Narrative Discussing How the Proposal Meets the 5 Criteria Listed Below

A Variance is an authorization from the Board of Adjustment to a property owner to depart from the literal requirements of the provisions of SMC 17-Zoning or SMC 16.02-Short Plat & Short Subdivisions because the strict enforcement of their provisions would cause the owner undue hardship in view of the facts and conditions applying to the specific parcel of property. A Variance will be granted by the Board of Adjustment when it finds that:

1. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located

Numerous properties in the Chinidere neighborhood have driveways wider than 20 feet. Several examples are: 243 NE Hemmingway Drive, 240 NE Lower Basso Circle, 211 NE Lower Basso Circle. At this time, there are no other dwellings on NE Upper Basso Circle.

2. The strict application of the land use regulation is found to deprive the subject property of rights and privileges enjoyed by other property in the vicinity and under identical zoning district classifications, because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings

The topography on the S side of NE Upper Basso Circle is a steep slope which required a considerable amount of engineering, especially with regard to the driveway.

If a 3 ft. 3 in. wide North-South section of the concrete driveway is removed and replaced with gravel, the stormwater management system could not be relied upon to function as designed. The resulting driveway would be unlike any other driveway that we have observed in the neighborhood, and the alteration could introduce devastating seepage and leakage issues. The structural integrity of the driveway, foundation and structures down the hill from it could be negatively impacted. If the driveway sloped away from the house, other options may be available that are not possible for 114 NE Basso Circle.

3. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which the subject property is located

The additional 3 ft. 3 in. width will have no appreciable negative impact to the public welfare or the other properties in the neighborhood.

4. The granting of the variance will not be detrimental to the purposes of the land use regulatory code from which the variance is requested, and will not conflict with the goals and policies of the comprehensive plan

The driveway is designed to enable proper stormwater management, driver and pedestrian safety and retaining wall functionality. The current width will have no appreciable negative impact on land use and will not conflict with the goals and policies of the comprehensive plan.

5. The hardship creating the need for a variance is not self-imposed and that the variance requested is the minimum variance which will alleviate the hardship

The front elevation includes a covered front porch and a 24 ft. wide 2 car 2 door garage. As can be seen in the floor plan, the overall width of the garage from wall to wall is 24 ft. 6 in. (See Photo Attachments).

Due to the shape of the lot and challenges around its steep slope, Builder and Engineers recommended an Ultrablock retaining wall system on the W side of the driveway and a high quality type of fill material to form the base for the pouring of the driveway. The driveway slopes slightly downhill from the sidewalk to the house; it includes a cross-driveway drain that connects to the stormwater system through a drain adjacent to the two steps connecting the driveway to the front door. Due to the topography and shape of the lot, a 20 ft. wide driveway is unworkable. The recommended minimum width is about 23 ft. 3 in.

When the Builder first submitted Site Plan 1 at a scale of 1 in.= 20 ft., the City asked the Builder to add a notation indicating the planned driveway width. The Builder annotated Site Plan 1 on June 9 for a 20' wide driveway, considering it to be an initial estimate.

After deciding to reverse the orientation of the house to a mirror image to better suit the lot, on June 12, the Builder uploaded a revised CAD Site Plan (Site Plan 2) to CloudPermit. Site Plans 1 and 2 are produced using a CAD system that best prints/displays the scale of 1 inch = 20 feet using the 11 x 17 paper size.

On revised Site Plan 2, printed or viewed in the 11" x 17" format and size, the driveway illustrated measures 1 and 3/16th in. (1.1875 in, or 23 feet 9 inches).

Builder informed Owners in late June that the City and the County had confirmed that Site Plan 2 had been accepted.

Until Dec 1, when the Driveway Inspection results we posted, there had been no discussions with the Owners about the driveway width measurement. The discussions between the Owners and Builder about the driveway have focused on topography, grade, retaining wall planning, storm water management and driver/pedestrian safety.

Owners relied on Builder to schedule construction and inspections. Inspections have proceeded smoothly and in a timely way. On Nov 19, the Builder contacted the City and requested a driveway staking inspection. But, the Builder did not wait long enough to hear back from the City about a date for the inspection before allowing the driveway to be poured. Additionally, we have now surmised that since June, City was likely operating on the assumption as noted on Site Plan 1 of a 20' wide driveway. We deeply regret the missed step of confirming that the City engineer had been made aware of the determination that a 20 ft. wide driveway was unworkable.

Therefore, we are respectfully requesting approval of this variance application, so that our driveway can remain in place as built.

Thank you for your thoughtful consideration.



View of house showing
steep topography

Variance Application
City of Stevenson, WA
12/22/25
114 NE Upper Basso Circle



NW corner of 114 NE Upper Basso Circle, facing East toward the lot itself, facing East (before house was built)

Variance Application
City of Stevenson, WA
12/22/25
114 NE Upper Basso Circle



View of the lot from its NE Corner of 114 NE Upper Basso Circle lot,
facing West

Variance Application
City of Stevenson, WA
12/22/25
114 NE Upper Basso Circle



View from NE portion of 114 NE Upper Basso Circle, facing East and looking toward vacant lots

Variance Application
City of Stevenson, WA
12/22/25
114 NE Upper Basso Circle



Center of driveway,
114 NE Upper Basso Circle

Variance Application
City of Stevenson, WA
12/22/25
114 NE Upper Basso Circle



114 NE Upper Basso Circle, showing drain area, where it connects to the storm-water drain system

Variance Application
City of Stevenson, WA
12/22/25
114 NE Upper Basso Circle



View of NW Corner of
114 NE Upper Basso Circle
facing East

Variance Application
City of Stevenson, WA
12/22/25
114 NE Upper Basso Circle



View of NE Corner of
114 NE Upper Basso Circle
facing West

Variance Application
City of Stevenson, WA
12/22/25
114 NE Upper Basso Circle