



# 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: juliefitzgerald@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 Hysersahl

Date: 12/22/2025

For Official Use Only:

Date Application Received: \_\_\_\_\_

Date Application Complete: \_\_\_\_\_





2144 E. BARRINGTON RD.  
BETHLEHEM, OHIO 45701  
603-348-8475

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-10/2" ITB
Slab Floor Edge Insulation	R-10 4 FEET



FRONT ELEVATION

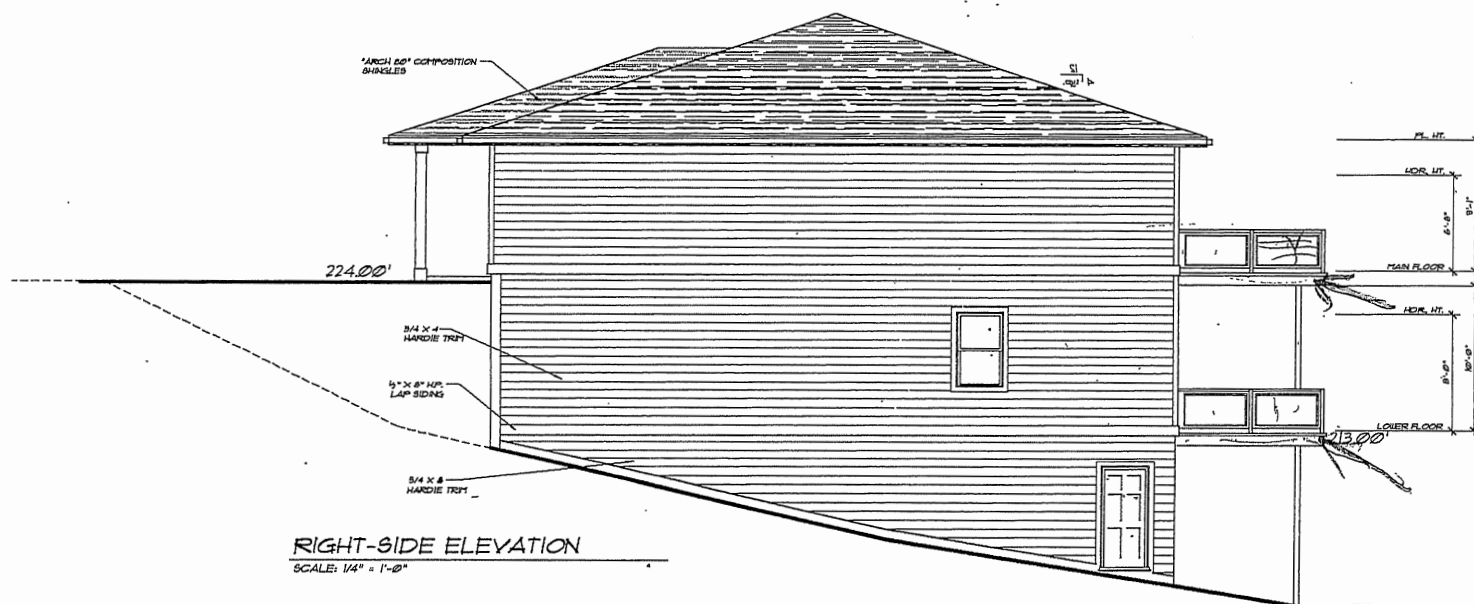
SCALE: 1/4" = 1'-0"

### 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.  
TAYLOR, MISSOURI 64686  
TEL: 314-848-8475

114 NE BARSO CIR  
DEVENSON, WASHINGTON

PROJECT:  
FITZGERALD RESIDENCE  
OWNER:  
JULIE and BOB

TITLE:

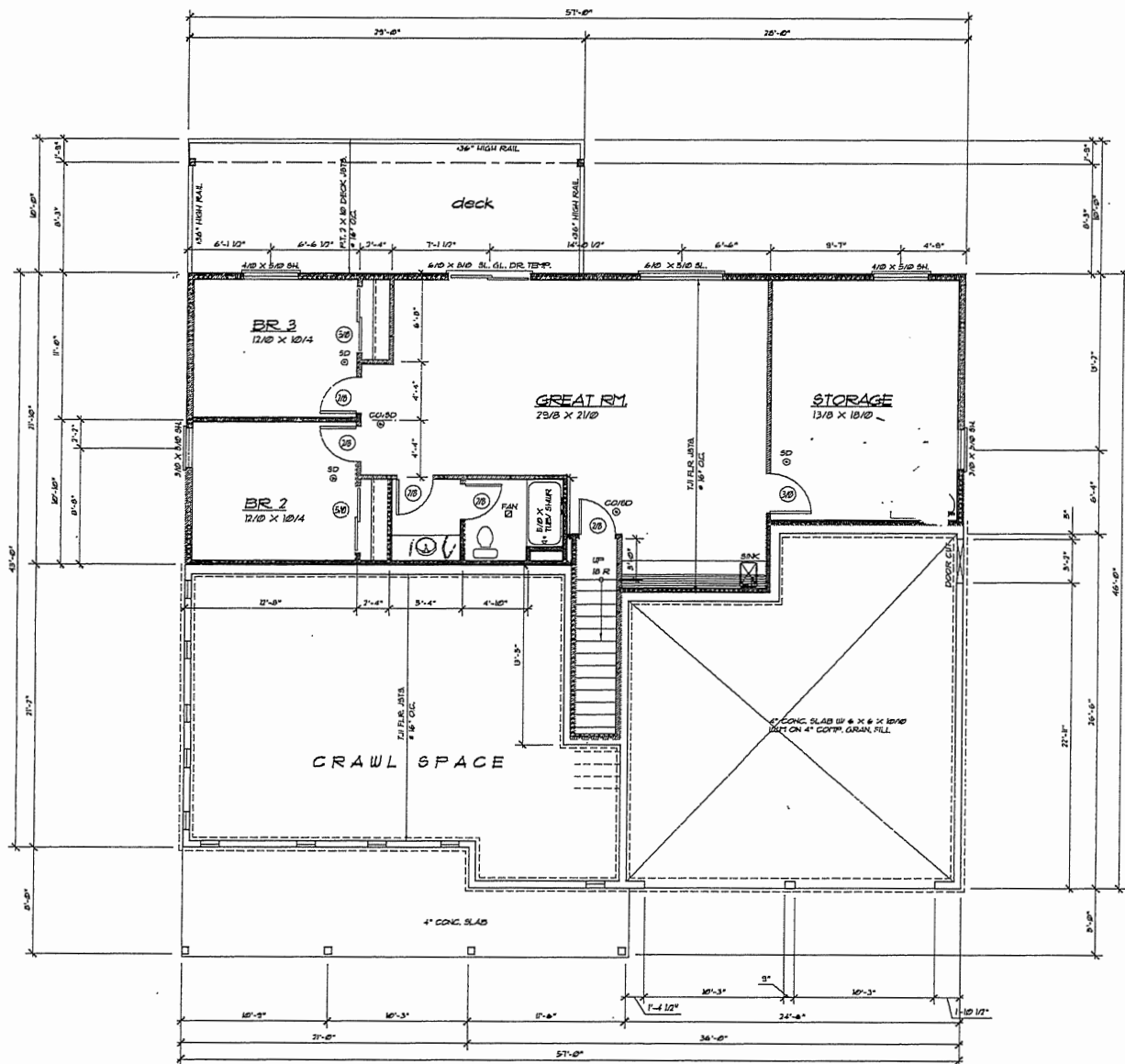
DATE:  
AUG. 24, 2024  
PROJECT NO.:  
24-100-173  
REVISIONS:  
3/5/2025

NO:

4

OF

FIVE



### LOWER FLOOR PLAN

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

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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14 NE MASSO CIR.  
STEVENSON, WASHINGTON

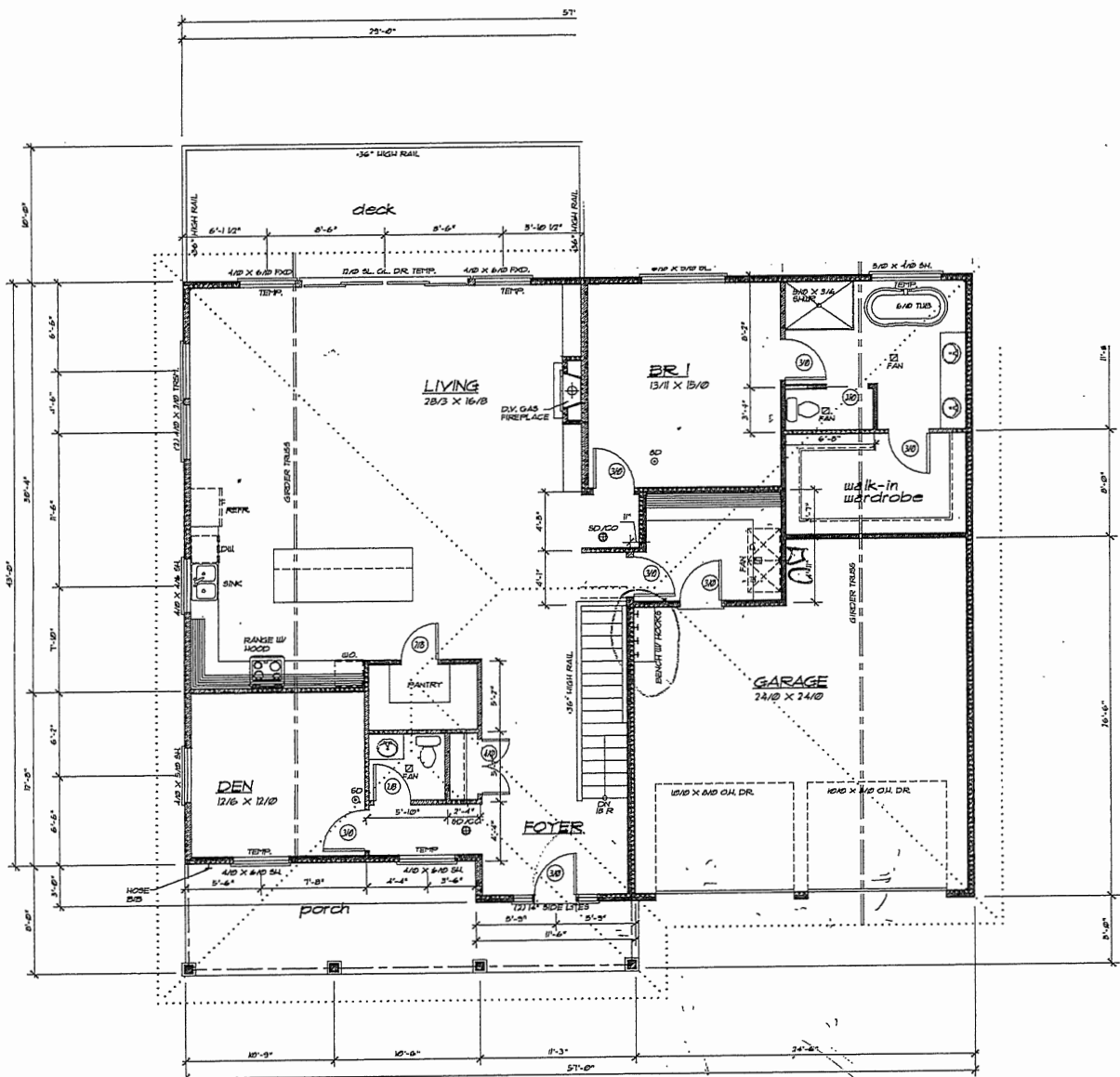
MAIN FLOOR PLAN  
PROJECT: FITZGERALD RESIDENCE  
OWNER: JULIE and BOB

TITLE:

DATE:  
AUG. 24, 2024  
PROJECT NO:  
24-1020-123  
REVISIONS:  
3/5/2025

NO:

5  
FIVE



MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
1964 SQ. FT.

2	2'-8" X 6'-8"	7'-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			
T.T. = TEMPERED			
#	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:

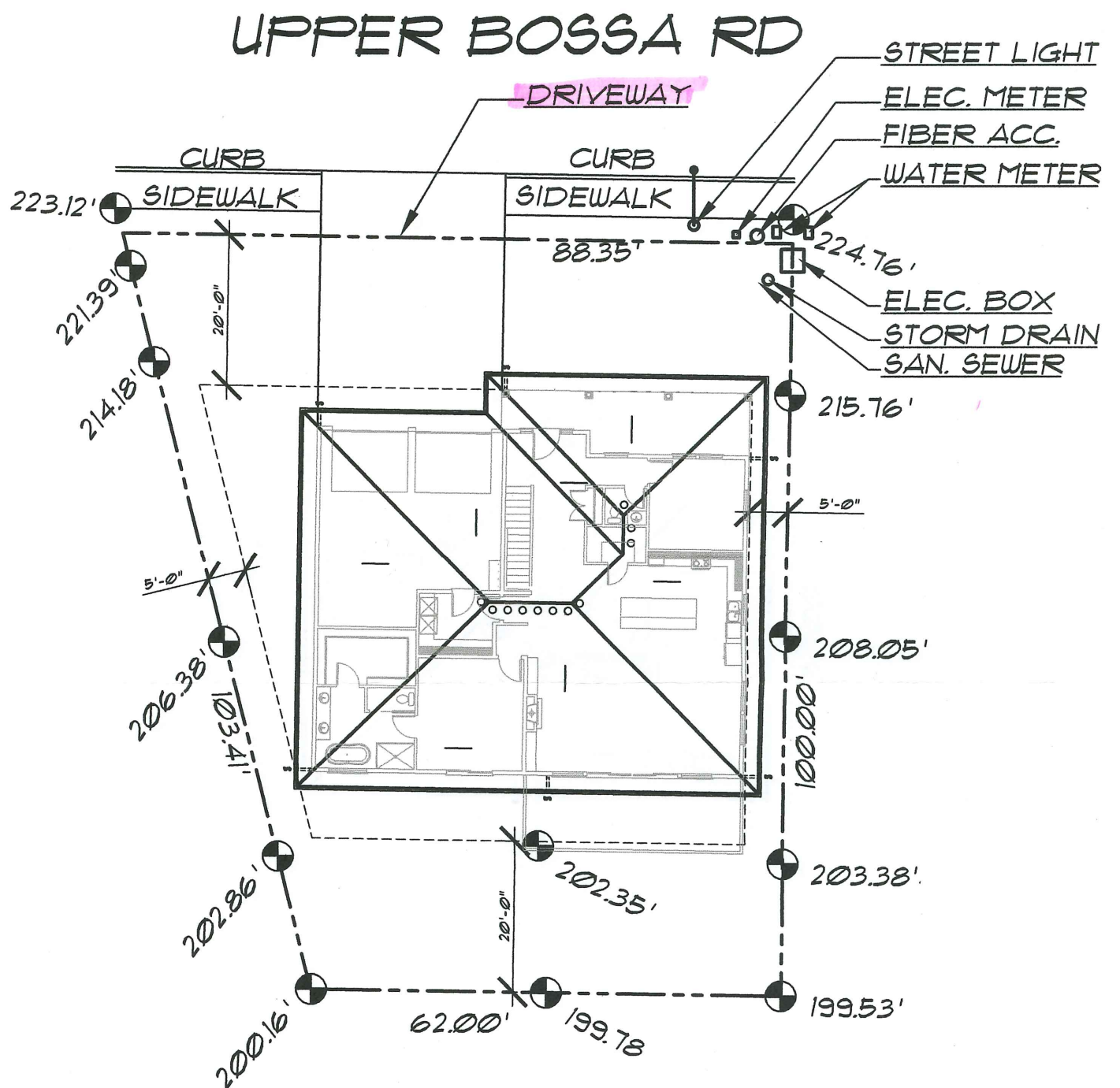
1. ALL EXTERIOR WALLS TO BE 2 X 4 STUDS AT 16" O.C. (TYP. UNLS)
2. ALL INTERIOR WALLS TO BE 2 X 4 STUDS AT 16" O.C. (TYP. UNLS)
3. ASSUME A MINIMUM OF (2) 2 X 4 STUDS AS DEPT. SOUTHS AT BEARING WALLS
4. ALL WINDOWS AND SLIDING GLASS DOORS SHOWN ARE TO BE VENT. BASH (VENT) ALL ROOMS
5. DIMENSIONS INDICATED ABOVE DOORS AND WALLS
6. PROVIDE OUTSIDE CONNECTION AIR FOR ALL FIREPLACES AND FINISHES
7. CONNECT ALL SMOKE DETECTORS TOGETHER AND TO HOUSE POWER SOURCE
8. PROVIDE 1/2" TYPE "C" GDS. AT ALL ACCESSIBLE AREAS UNDER STAIRS
9. PROVIDE ALL LISTED ALUM. AT ALL FINISHES AND METAL FIREPLACE LOCATIONS AS REQUIRED BY MANUFACTURER
10. PROVIDE 1" HIGH NON-COMBUSTIBLE PLANTING FOR ALL GAS FINISHES
11. PROVIDE 2" DIA. X 3/4" CONCRETE FILLER BREL PINE DOLLARD IN GARAGE FOR PROTECTION OF FINISHES AND WATER HEATER STRONG 1/2" DIA. X 3/4" CONCRETE FOOTING
12. PROVIDE WATER HEATER HEATING ATTACHMENT STRAPPING AS PER MECHANICAL CODE
13. STRUCTURES OVER HANGS ACQUIRE FEET SHALL BE APPROVED. WPA IS D SYSTEM OR EQUAL AS PER FIRE CODES
14. FIRE BLOCKING REQUIRED AT CONSTRUCTION JOINTS AND WALL CAVITIES EXCEEDING 1/4" IN HEIGHT, AS PER CODE
15. MINIMUM 1" X 3/4" PLATE GROUND ON FULL LENGTH OF BRACED WALL LARS PER CODE
16. ALL ROOFING CONTAINING BATTING OR BPA FACILITIES SHALL BE PROVIDED A MECHANICAL VENTILATION SYSTEM CONTROLLED BY A DEPENDENT THERM OR SENSITIVE HEAD OF AIRFLOW CONTROL, AS PER CODE
17. PROVIDE GARDEN PONDING ALARMS PER CODE
18. ALL ATTIC ACCESS DOORWAYS TO BE INSULATED PER CODE

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NOTE:

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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

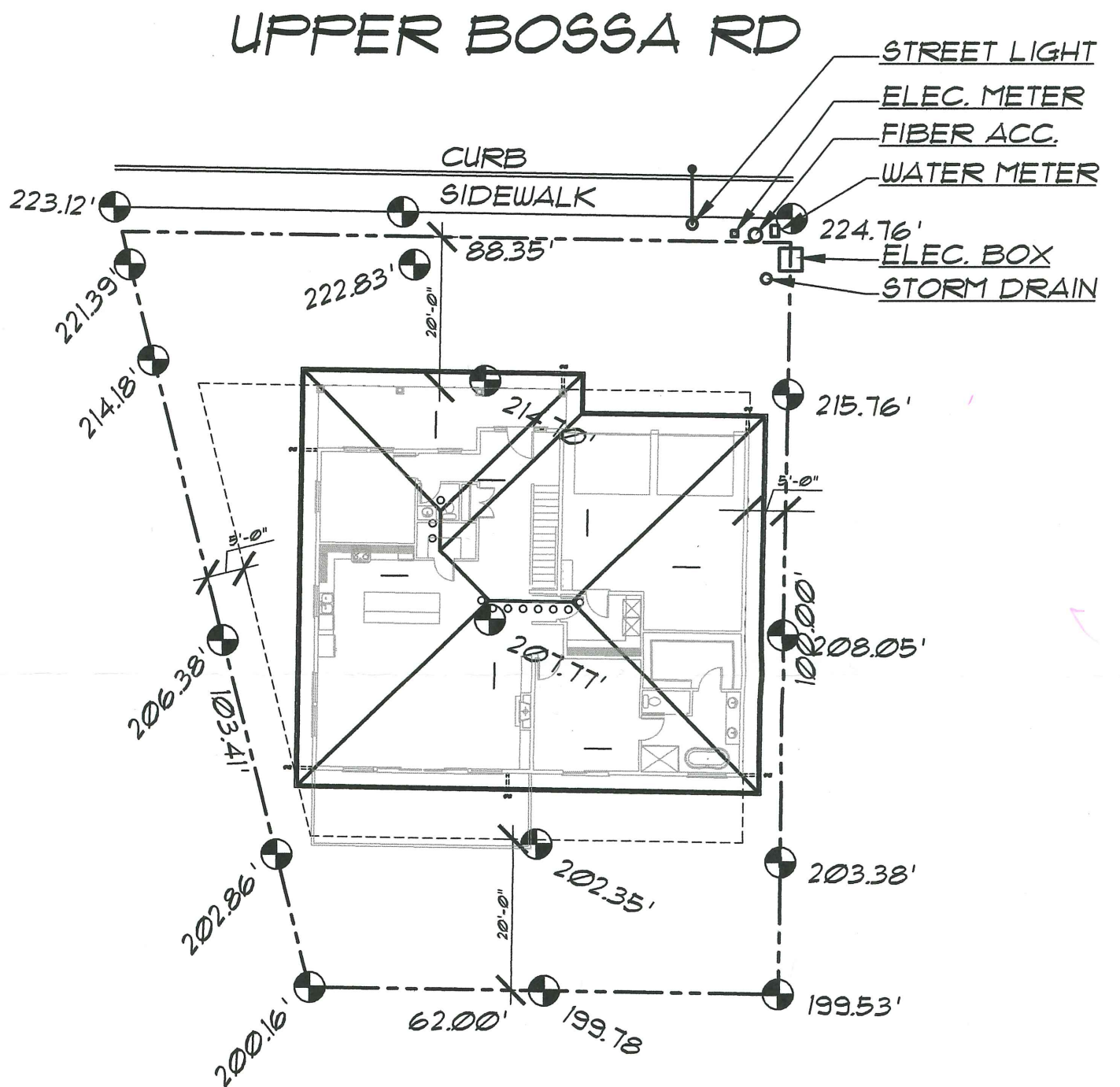
TITLE: **SITE PLAN**  
PROJECT: **FITZGERALD RESIDENCE**  
OWNER: **JULIE AND BOB**  
DATE: **AUG. 24, 2024**  
PROJECT NO: **24-100-123**



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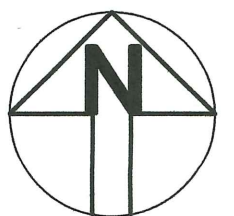


# SITE PLAN 1



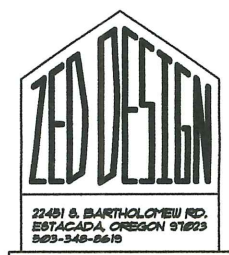
## SITE PLAN

SCALE: 1" = 20'-0"



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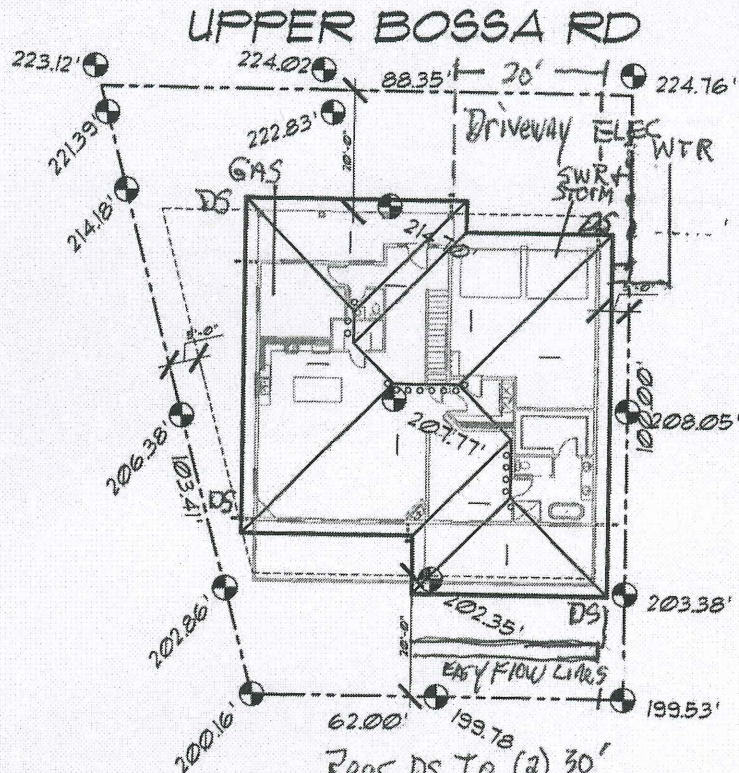


**NOTE:**

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# SITE PLAN 1

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.

## SITE PLAN

SCALE: 1" = 20'-0"



LOT 30  
114 NE BASSO CIR.  
CITY OF STEVENSON  
SKAMANIA COUNTY  
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TITLE: **SITE PLAN**  
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OWNER: **JULIE AND BOB**  
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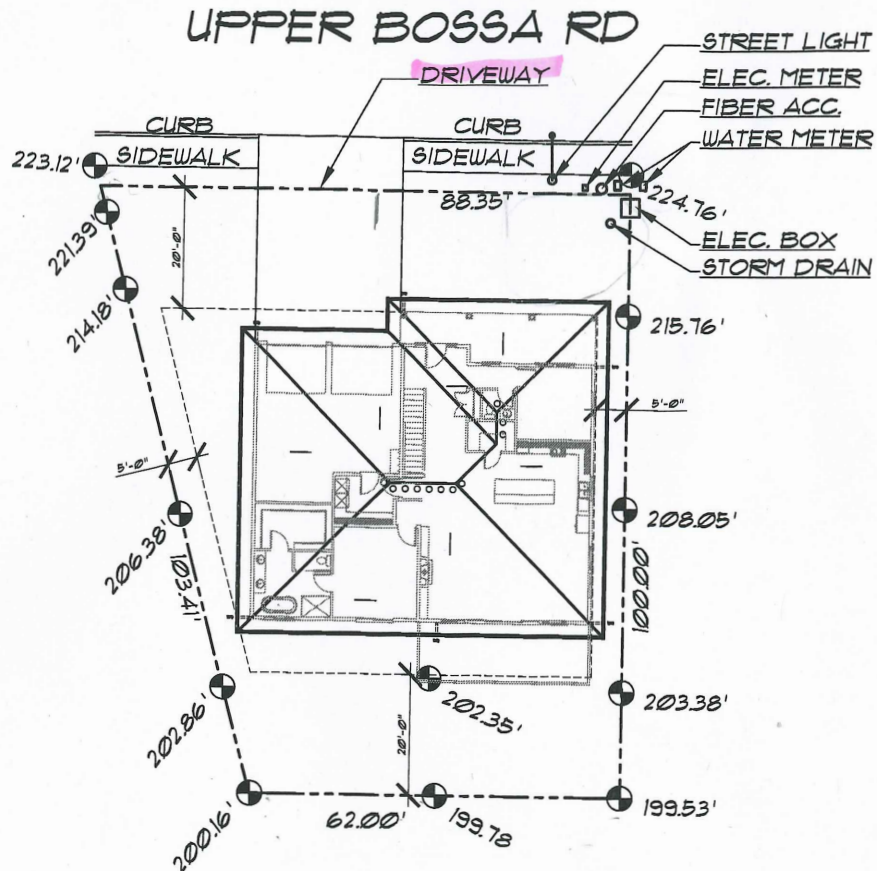
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**NOTE:**

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AND FINISH GRADES.

**SITE PLAN (2)**  
(Document Attachment 2)  
on Cloud Permit 6/12/25



**Mirrored House Plan**

**SITE PLAN**

SCALE: 1" = 20'-0"



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

TITLE: **SITE PLAN**  
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DATE: **AUG. 24, 2024**  
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**S**