

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: bobr96@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" x 11" or 11" x 17" paper, and drawn to a standard engineering scale (e.g. 1" = 10', 1" = 20', ½" = 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

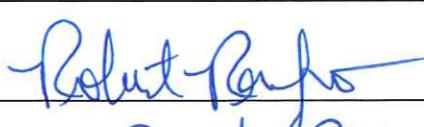
Brief Narrative of Request

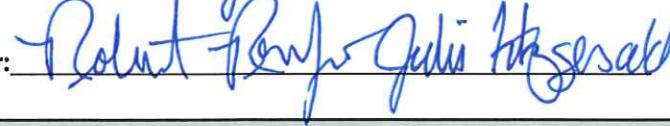
This house has a 24 ft wide, 2 car garage; the driveway slopes toward the house to a drain connecting to the storm-water system. When submitting Site Plan 1, Builder was requested by staff to note a width for the driveway; listed 20', considering it an initial estimate. After deciding to reverse the 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:  Date: 12/22/2025

Signature of Property Owner:  Date: 12/22/2025

For Official Use Only:

Date Application Received:

Date Application Complete:



NOTICE
All dimensions are in inches. Copy / with the
2011 EDITION OF THE ILLINOIS RESIDENTIAL
SPECIALTY CODE / 2008 INTERNATIONAL
RESIDENTIAL CODE / 2009 ILLINOIS RESIDENTIAL
AMENDMENTS AND WASHINGTON RESIDENTIAL
ENERGY EFFICIENCY
CODE. CONTRACTOR IS ALLE APPROPRIATE MODIFICATIONS TO THESE DRAWINGS AS
REQUIRED.

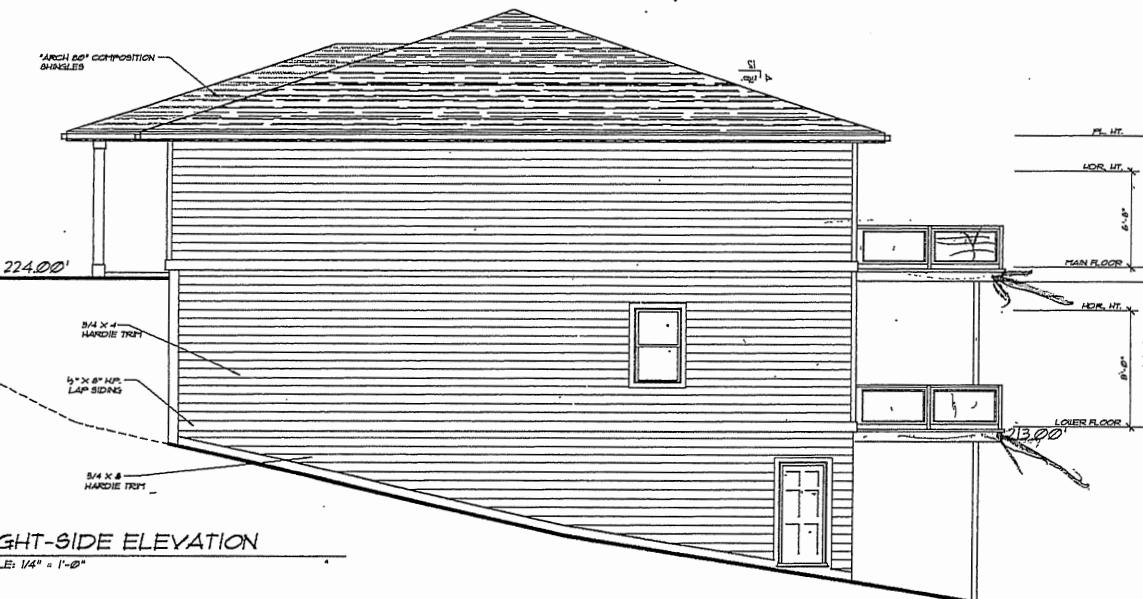
PRESCRIPTIVE ENVELOPE REQUIREMENTS	
BUILDING COMPONENTS	VALUES
Exterior Wall Insulation	R-20-5ct
Interior Wall Insulation	R-30
Underfloor Insulation	R-6.67
Ceilings	R-12.75/21
Passive Air Gaps	0.125
Slab Floor Edge Insulation	R-16
	12 FEET

FRONT ELEVATION

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

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

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



RIGHT-SIDE ELEVATION

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

DRAWING INDEX:

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

RED DESIGN LLC. ASSUMES NO RESPONSIBILITY
FOR THE ACCURACY / VALIDITY OF CONTRACTOR / OWNER
SUPPLIED INFORMATION. THE CONTRACTOR / OWNER IS
RESPONSIBLE FOR CHECKING THE CONTRACTOR'S CONDITIONS /
DIMENSIONS, AND TO NOTIFY THE DESIGNER OF
ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO
THE COMMENCEMENT OF CONSTRUCTION. CHANGES THAT RESULT
IN ADDITIONAL COST TO THE OWNER.

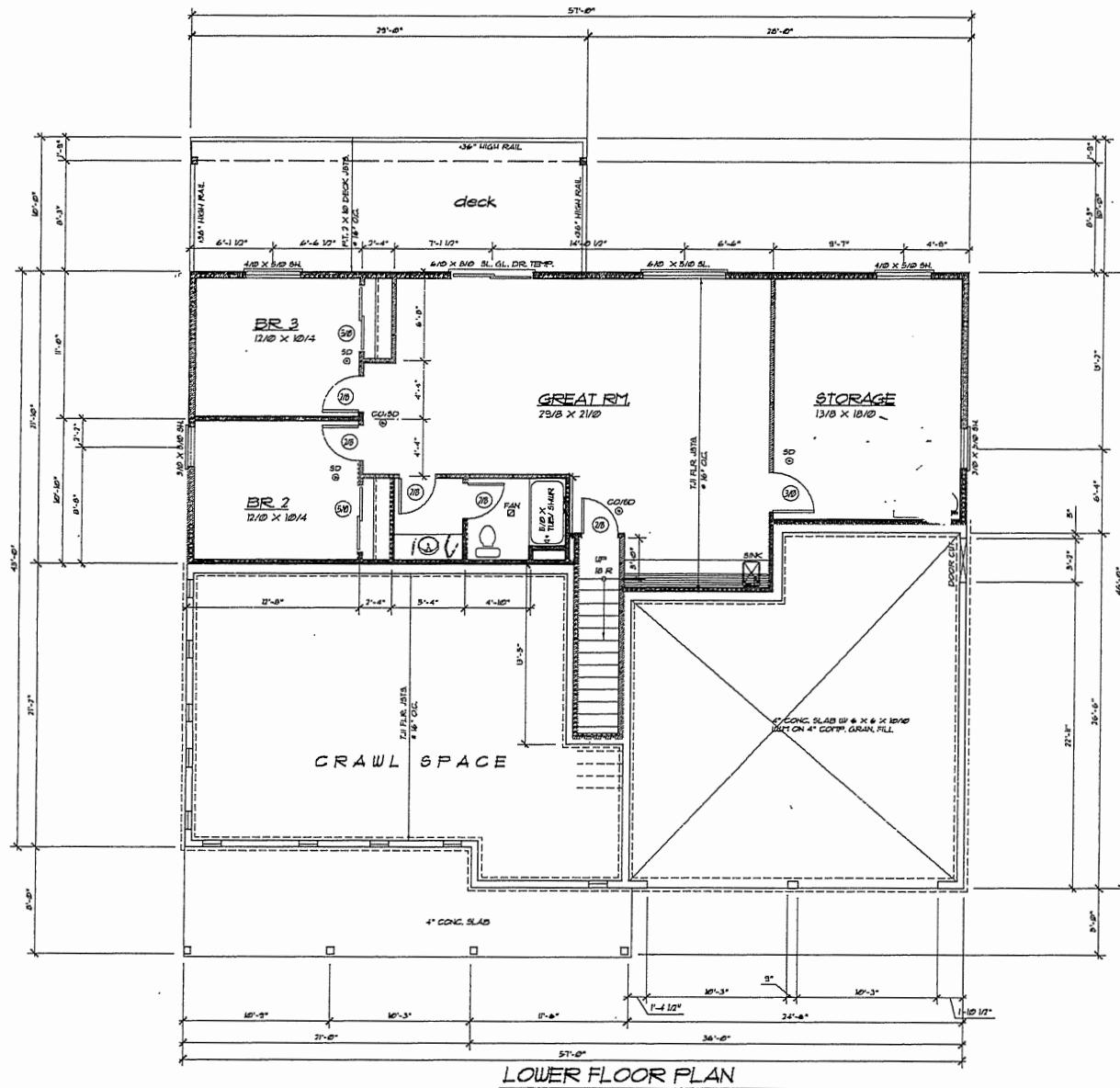
RED DESIGN
3141 E. MARSHFIELD RD.
ESTACADA, OREGON 97023
503-348-8679

NAME: PASCO CIR.
STREET: PENDLETON, OREGON

TITLE: EXTERIOR ELEVATIONS
PROJECT: FITZGERALD RESIDENCE
OWNER: JILLIE and BOB

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

NO: 1
FIVE



DOOR SCHEDULE

INTERIOR		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

INTERIOR		ROUGH OPENING	FUNCTION
1	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

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



2144 S. MARTIN LUTHER KING RD.
ESTACADA, OREGON 97023
363-348-8675

14 NE BASCO CIR.
STEVENSON, WASHINGTON

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

TITLE:
AUG. 24, 2024
PROJECT NO.:
24-1010-123
REVISION:
3/5/2025

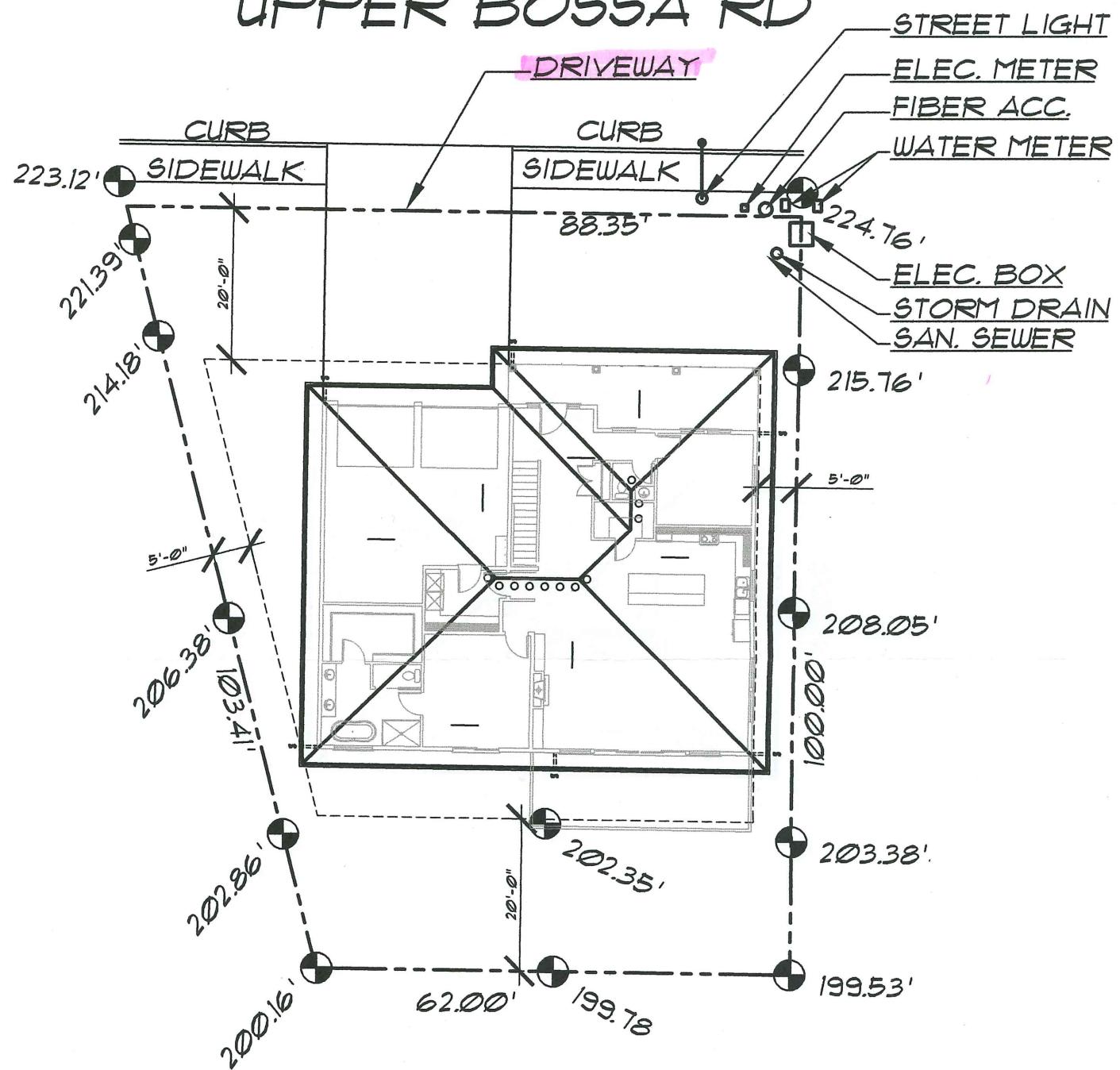
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NOTE:

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AND FINISH GRADES.

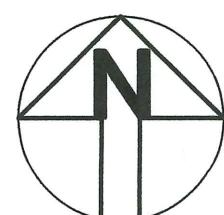
SITE PLAN 2

UPPER BOSSA RD



SITE PLAN

SCALE: 1" = 20'-0"

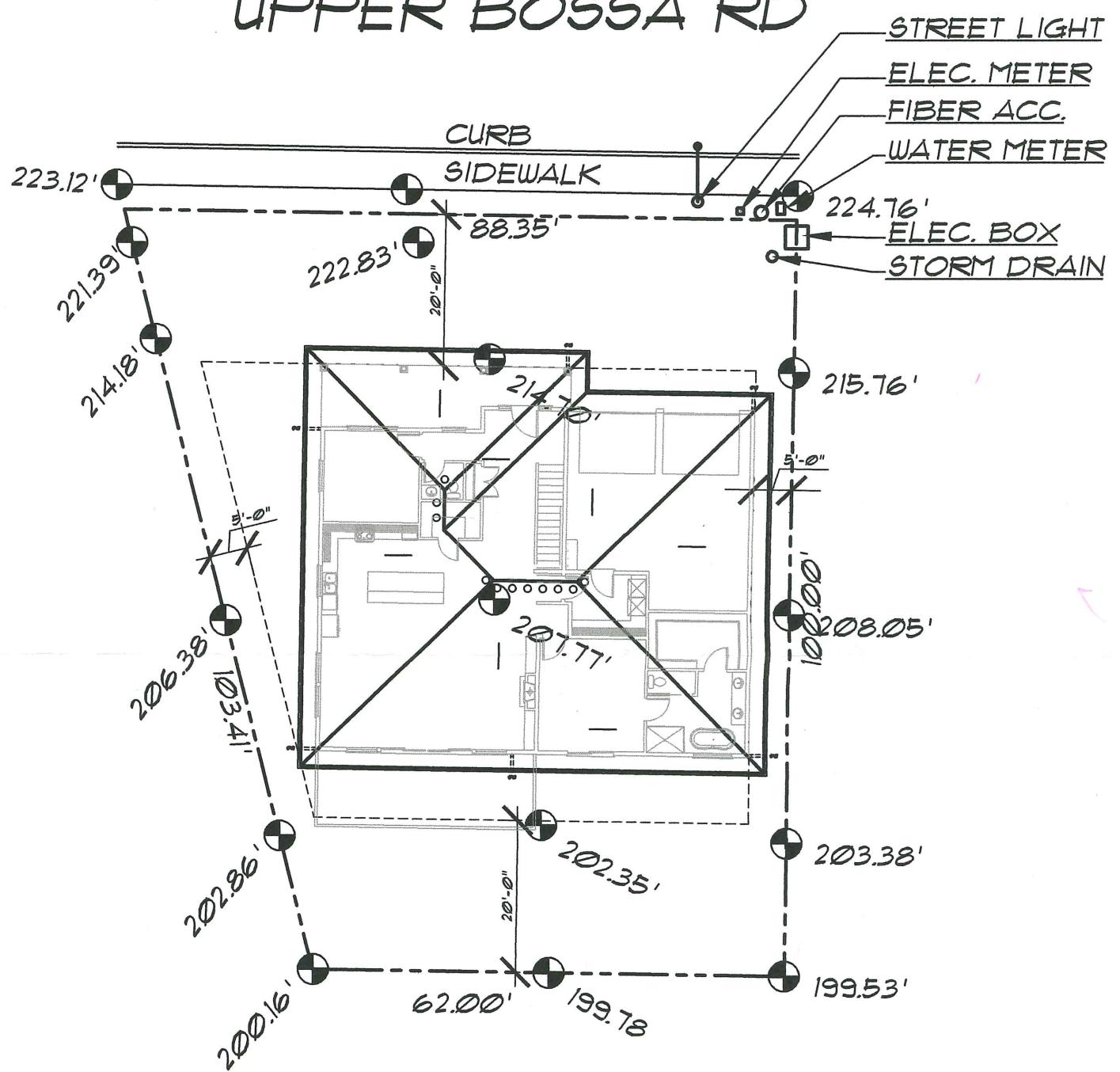


LOT 30 114 NE BASSO CIR. CITY OF STEVENSON SKAMANIA COUNTY STATE OF WASHINGTON	TITLE: SITE PLAN PROJECT: FITZGERALD RESIDENCE OWNER: JULIE AND BOB DATE: AUG. 24, 2024 PROJECT NO: 24-100-123	 22481 S. BARTHOLOMEW RD. ESTACADA, OREGON 97023 503-348-8619	NO. S
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SITE PLAN

1

UPPER BOSSA RD



SITE PLAN

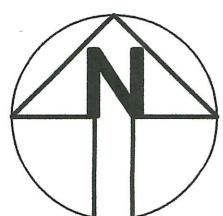
SCALE: 1" = 20'-0"

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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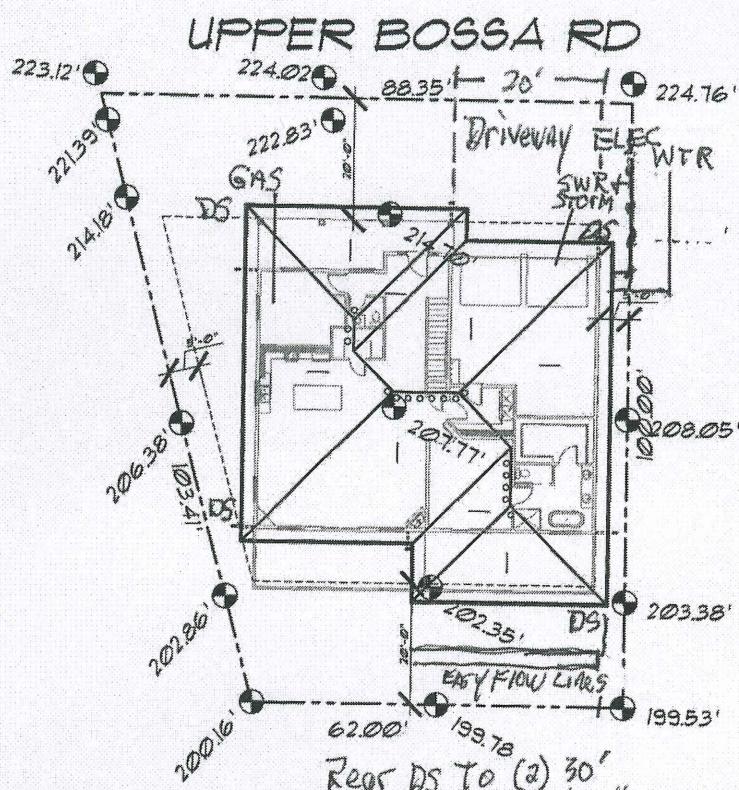


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AND FINISH GRADES.

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"

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CITY OF STEVENSON
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TITLE: SITE PLAN
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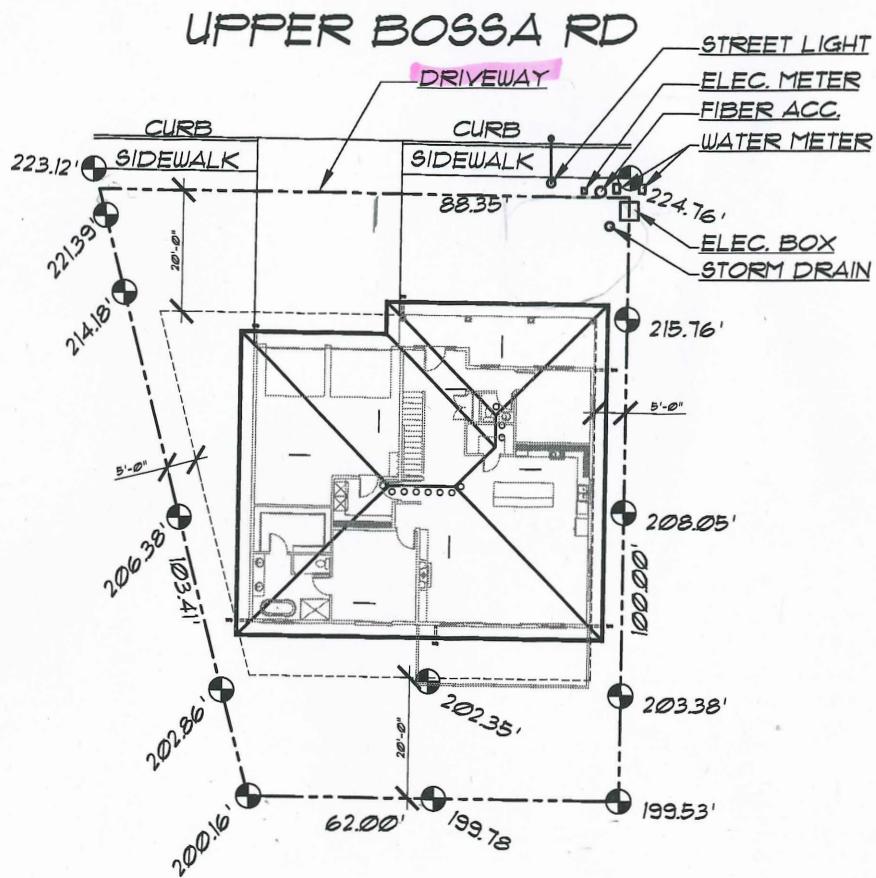
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AND FINISH GRADES.

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
PROJECT: FITZGERALD RESIDENCE
OWNER: JULIE AND BOB
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