

**CITY OF STEVENSON
NOTICE OF PUBLIC HEARING
June 10th, 2026 @ 6PM
VARIANCE REQUEST**

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|---------------------------------|--|
| FILE NUMBER: | VAR-2026-001 |
| PROJECT NAME: | Artbliss Hotel, parking requirement |
| DESCRIPTION OF PROPOSAL: | Code variance request to reduce the required dedicated parking spaces by 3, utilizing on street parking. |
| LOCATION: | 31 NW Second Street, Stevenson, WA |
| PARCEL NO.: | 03-07-36-4-4-3600-00 |
| ZONING: | Commercial (C1) |
| PROPONENT: | Thomas Sikora |

PUBLIC COMMENT: The deadline for submitting comments on this proposal is June 10th 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).



VARIANCE APPLICATION

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

Applicant/Contact: Thomas Sikora

Mailing Address: po box 1113

Phone: 5038662645 E-Mail Address: sikoraventures@gmail.com

Property Owner: Thomas Sikora, Tabatha Wiggins

Mailing Address: po box 1113

Phone: 5038662645 E-Mail Address: sikoraventures@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** (\$ _____)
- 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**

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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', ¾"=1', etc.).

Property Information

Property Address (Or Nearest Intersection): Frank Johns st / 2nd st
 Tax Parcel Number: 03073644360000 Zoning: C-1
 Lot Area: 5,750 SQ FT Future Land Use Designation: hotel
 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

Requesting a permission for 3 additional parking spaces in order to expand the use of the new rental property. ~~New development will include additional short term rental apartments requiring 3 additional parking spaces to satisfy the city requirement for new downtown development. The property has no access to offer on-site parking. Currently, the property has grandfathered in 3 on-street spaces, but with the new development 3 additional on-street spaces would satisfy this requirement. There is ample street parking in front and near the new development. We are simply asking to be allowed to use the existing street parking to get the certificate of occupancy and open for business.~~

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: [Signature]

Date: 3/16/2026

Signature of Property Owner: [Signature]

Date: 3/16/2026

For Official Use Only:
Date Application Received: _____ Date Application Complete: _____

Project description:

I am requesting a variance to use 3 street parking spaces directly in front of the 31 NW 2nd st property. The new 4plex building being completed in May 2026 requires additional 3 parking spaces to fulfill the city planning requirement. The newly expanded infrastructure on property will serve as a short term lodging. There are 8+ street parking spaces in front of the property which is ample space to satisfy the parking requirement if granted the use of them. Unfortunately, 31NW property has no viable option for onsite parking due to its location and steep elevations within and surrounding this downtown lot.

The parking in front of the property, has been freely used already. Historically, our property has been grandfathered in 3 parking spaces, now, we are required to provide 3 additional spaces due to expansion. There are numerous parking spaces along 2nd street on both side of the street. The use of additional parking would not be detrimental to the public welfare, those spaces are already in use by public, other businesses and tourist.

The granting of the requested variance would not adversely impact the City of Stevenson Comprehensive Plan

