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BOOK 170 PAGE 600

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2744 SW Talbot Rd
Portland OR 97201

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Document Title(s) or transactions contained therein:	
1. <i>Letter Re.: Duplex Proposal</i>	
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GRANTOR(S) (Last name, first, then first name and initials)	
1. <i>Stevenson City of</i>	
2. <i>Versari, Bernard</i>	
3.	
4.	
<input type="checkbox"/> Additional Names on page _____ of document.	
GRANTEE(S) (Last name, first, then first name and initials)	
1. <i>Versari, Bernard</i>	
2. <i>Public, The</i>	
3.	
4.	
<input type="checkbox"/> Additional Names on page _____ of document.	
LEGAL DESCRIPTION (A. abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)	
<i>Lots 9-20 Block 3 Town of Stevenson recorded in Book A of Plats on Page 11</i>	
<input type="checkbox"/> Complete legal on page _____ of document.	
REFERENCE NUMBER(S) Of Documents assigned or released:	
<i>BLA Vol 167 Pg 390 AF 128727 7/22/97</i>	
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<i>2-7-1-1-1-7300</i>	
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned.	
<input type="checkbox"/> Additional parcel #'s on page _____ of document.	
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CITY OF STEVENSON

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Stevenson, Washington 98648
Phone (509) 427-4970 • Fax (509) 427-8202

August 5, 1997

Mr. Bernard Versari
2744 SW Talbot Road
Portland, OR 97201

RE: Proposal for Two Duplexes, Stevenson, WA

Dear Mr. Versari:

I have reviewed the sketch plans that you provided which show a proposal for two new buildings on Tax Parcel 02-07-01-1-1-7300-00, Cascade Avenue, Stevenson. As we know, this parcel contains 12 individual lots and portions of vacated road right-of-ways from an old plat.

The City of Stevenson has recently approved a boundary line adjustment which revises lot lines in the underlying, platted lots and which would allow new deeds to be written that describe three separate parcels. The three parcels could be sold independently as buildable lots that meet city zoning requirements. Each of the three parcels has a width of 60 feet, although they vary in terms of depth and useful area because of the location of the Columbia River shoreline. Parcel III has an existing, single-family residence on it, including an attached utility building which would be removed before Parcel II could be sold or built on. Except for the encroachment of the utility building, Parcel II and Parcel I are vacant.

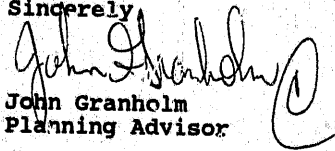
In terms of City zoning regulations, the three parcels are located in the C1 Commercial District. In addition, the City Shoreline Management Master Program and maps designate this area as an "urban" shoreline environment, subject to certain limitations on uses, setbacks, and design. Shoreline regulations provide for a permit process for most developments within the designated shoreline areas. Some developments are exempt from this process, including construction of a single-family residence, projects with a value less than \$2500 and construction of private docks. For duplex construction, a shoreline permit would be required.

Your sketch plans for a duplex on Parcel II and a duplex on Parcel I appear to meet the general requirements of city zoning and shoreline regulations. The C1 zone would allow for the duplex uses and zero setbacks for building along Cascade Avenue. (Single-family construction would require a setback of 15 feet). On-site parking for the duplexes would have to be provided.

Shoreline regulations require a building setback of 50 feet from the ordinary high water mark, measured at a right angle to the shoreline. (Proposed building No. 2 on Parcel I, as shown on the drawing, may be too close to the shoreline but could easily be revised). The side yard setbacks for each building would have to be 15 feet from the lot lines, as shown. Maximum building height would be 35 feet from average grade. Shoreline regulations do not allow parking within the front yard or sideyards. Parking within the building, as shown on the drawings, is an acceptable solution.

In conclusion, the proposal for duplex construction on Parcels I and II could be done in compliance with city zoning and shoreline regulations.

Sincerely


John Granholm
Planning Advisor

ENC: Site Plan Sketch
Duplex Drawings

