

WHEN RECORDED RETURN TO:

Hilary Evert
2545 NE CESAR E CAANEZ BLVD
PORTLAND, OR 97212

DOCUMENT TITLE(S)

MISC. CITY OF STEVENSON GRANTING OF VARIANCE

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page _____ of document.

GRANTOR(S):

CITY OF STEVENSON

☐ Additional names on page _____ of document.

GRANTEE(S):

HILARY EVART + BRIAN RIFFEL

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

SEC 36 T03 R07

☐ Complete legal on page _____ of document.

TAX PARCEL NUMBER(S):

03 - 07 - 36 - 3 - 4 - 5600 - 00

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.



City of Stevenson Board of Adjustment

Granting of Variance (VAR2016-02)
3-2-17

DISCUSSION

The Stevenson Board of Adjustment held a public hearing on March 2nd, 2017 to consider a request from Hilary Evart and Brian Riffel to vary the minimum front setback as it applies to a proposed accessory structure on Tax Lot 03-07-36-3-4-5600-00 at the intersection of Roselawn Avenue and Willard Street. The proposal asks for approval of an 8' setback for this structure in the R2 Two-Family Residential District.

FINDINGS

After considering public testimony and the staff report prepared by Ben Shumaker, the Board of Adjustment finds the following to be fact:

1. The granting of this 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. Specifically, this project will:
 - a. Allow only one residential outbuilding, which is consistent with existing policies deterring serial proliferation of residential outbuildings.
2. The strict application of the land use regulations 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. Specific special circumstances include:
 - a. There is a predominance of steep slopes throughout this property which leave minimal room for a building pad.
 - b. These slopes are a natural barrier that has prevented development of this property since it was platted in 1913.
 - c. The property fronts on a 20' public right-of-way, which is not currently improved.
 - d. The construction of the Cascade Village apartment complex and the siting of its buildings block any future continuation of the Roselawn Avenue corridor.

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 subject property is situated.
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.

CONCLUSIONS OF LAW

The proposal to vary the setback satisfies the requirements of SMC 2.14.010(B)(2), and the Board of Adjustment grants this request subject to the conditions below.

CONDITIONS

1. The granting of this variance applies to the accessory structure proposed on this lot, not the principal structure.
2. The granting of this variance applies to the front yard setback only and the structure allowed by this variance shall not be located closer than 8 feet from the front property line.
3. This variance approval shall be made a public record by recording the document with the Skamania County Auditor.

