



City of Stevenson

Planning Department

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7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: Board of Adjustment
FROM: Ben Shumaker
DATE: March 2nd, 2017
SUBJECT: VAR2016-01- Front Yard Setback Variance

Introduction

The Stevenson Board of Adjustments is requested to review a proposal to vary the minimum front yard setback for a property in the R2 Two-Family Residential District. Section 17.20.040.D of the Zoning Code establishes the minimum front setback as 20 feet. The proposal asks to vary this requirement to allow an accessory shed/carport building to be located 8 feet from the front property line.

Recommended Action

Staff recommends the Board of Adjustment approve this setback variance as drafted in Attachment 1.

Relevant Regulations

Board of Adjustment Duties

SMC 2.14.010: Created—Powers and Duties

- B. The Board of Adjustment shall be empowered to hear and decide:...
2. Variances. Applications for variances from the terms and provisions of the land use regulatory codes of the city when such power has been assigned by ordinance of the City Council, provided that any variance granted shall be subject to such conditions as the Board of Adjustment deems necessary and that no variance shall be granted unless the Board of Adjustments finds that:
 - a. 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 situated;
 - b. The strict application of the land use regulation 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;
 - c. 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;
 - d. 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;
 - e. 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.

Zoning Code

SMC 17.08.020: “General Intent”

It is the intent of the City Council to provide uniform, equitable and reasonable standards to govern the usage of land and structures in the interest of public health, safety and the general welfare.

SMC 17.20.005: “Purpose”

The Two-Family Residential (R2) District is intended to provide minimum development standards for higher-density residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and more rural areas.

SMC 17.20.040: “Density and Dimensional Regulations”

- a. Minimum front setback: Twenty feet.

SMC 17.10.890: “Yard, Front”

“Front Yard” means an open space on the same lot with the building, between the front line of the building (exclusive of steps or eaves) and the front *property line*. [Emphasis Added.]

Proposal Background

Site Characteristics

Owner/Applicant: Stephen & Rita Tidyman/Hilary Evert & Brian Riffel
Purpose: To construct a detached accessory shed/carport for a single-family home
Location: Roselawn Avenue & Willard Street
Proposed Front Setback: 20 ft for residence, 8 ft for accessory building

Surrounding Property Characteristics

| | Zoning | Land Use |
|-------------------------|---------------|---|
| Subject Property | R2 | Vacant |
| North | R2 | Undeveloped right-of-way, Vacant property |
| East | R2 | Single Family Residences |
| South | R3 | Vacant/Single Family Residences |
| West | R3 | Apartments |

Aerial Photo



Overview

Proposal

The proposal (Attachment 2) includes construction of a new single family home and a detached accessory building on a vacant property steeply sloping away from the proposed property access on Roselawn Avenue at its intersection with Willard Street. As the applicant's note in their narrative (Attachment 3), the Roselawn Avenue corridor continues past their site via a 20 ft-wide right-of-way, however the improved portion of the roadway ends at the eastern boundary of the property. On the proposed site plan the home is located on the eastern side of the property and sited to comply with the 20 ft setback. The shed/carport is sited to the west of the home and a 8 ft setback is requested to avoid additional grading and disturbance of the steep slope.

Critical Areas

According to the City's Critical Areas Maps the property has no critical areas on site, and the steep slope is likely just less than the 25% threshold for designation as a Potentially Unstable Slope.

Alternatives

1. Approve the variance proposal based on the Findings of Fact and Conditions of Approval as stated in Attachment 1.
2. Deny the variance if any of the 5 required findings of SMC 2.14.010(B)(2) cannot be met.
3. Approve the variance proposal based on Findings of Fact and/or Conditions of Approval which are different from those stated in Attachment 1.

Community Input

A legal notice was published in the *Skamania County Pioneer* on the 22nd of February and 1st of March, 2017, letters were mailed to all property owners within 300 feet, and three public notices were posted near the proposal area. As of this writing no public comments have been received regarding this request.

Prepared by:



Ben Shumaker
Planning Director

Attachments:

- 1-Recommended Variance (VAR2016-01) (2)
- 2-Site Plan (1)
- 3-Application