

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

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**

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"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

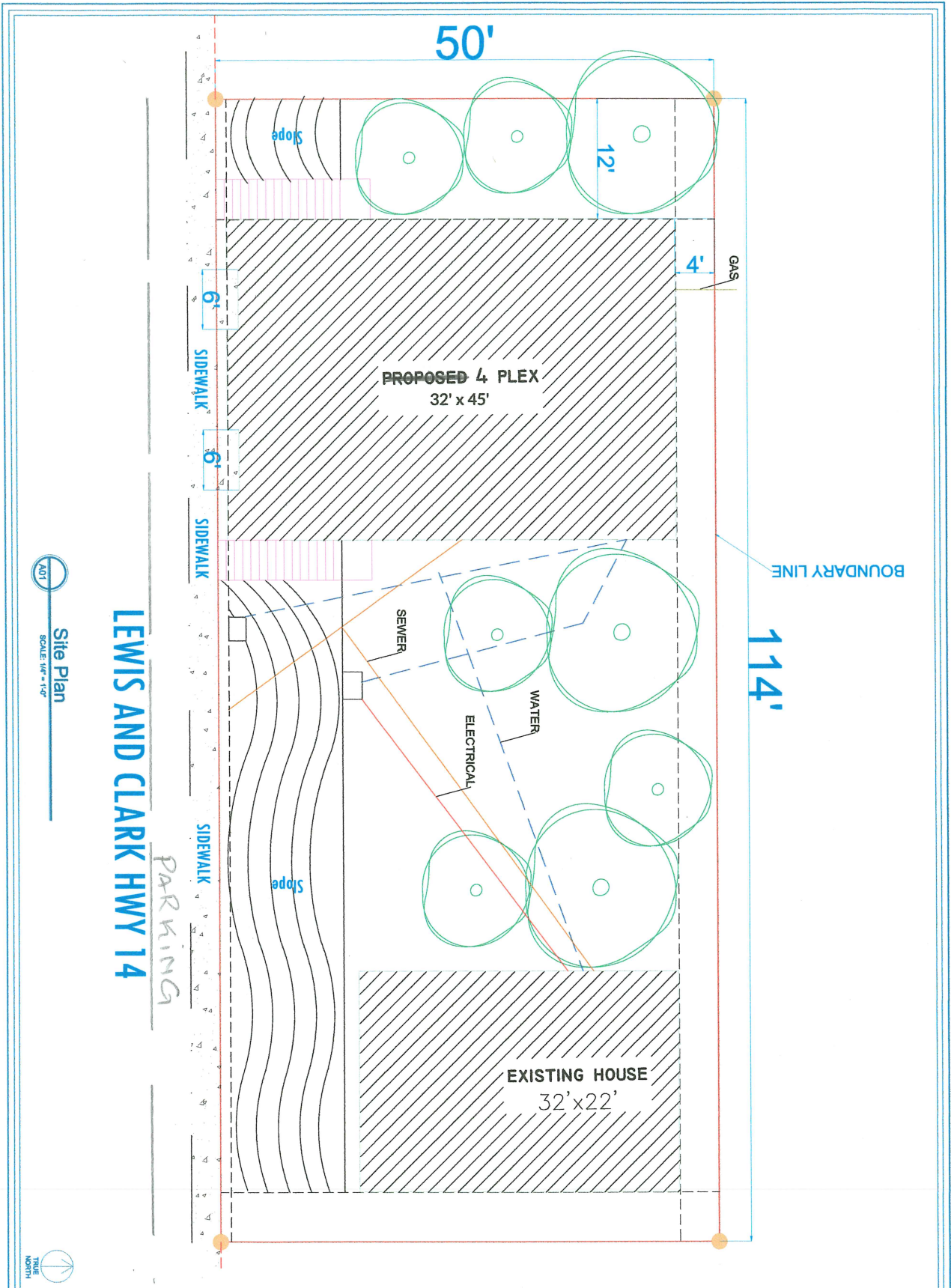
For Official Use Only:
Date Application Received: _____ Date Application Complete: _____

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



A01
 Site Plan
 SCALE: 1/8" = 1'-0"

LEWIS AND CLARK HWY 14

PARKING



A01

SHEET	
SHEET TITLE	
SITE PLAN	
DATE	8 May 2022
PROJECT	
OWNER	

HOUSE ADDITION OF 4 PLEX

37 2nd St, Stevenson, WA 98648, USA

No.	Description	Date



City of Stevenson Community Development
7121 E Loop Rd, Stevenson, WA 98648
PH: 509-427-5970 · Inspection Line: 509-427-3922

**VARIANCE REQUEST
STAFF REPORT**

FILE NUMBER:	VAR-2026-001
PROJECT NAME:	Artbliss Hotel, parking requirement
DESCRIPTION OF PROPOSAL:	Code variance request to reduce amount of onsite parking required by 3. Due to development on site, 3 more parking spaces are not feasible. The hotel would utilize street parking directly in front of 31 NW 2 nd street.
LOCATION:	31 NW Second Street, Stevenson, WA
PARCEL NO.:	03-07-36-4-4-3600-00
ZONING:	Commercial (C1)
PROPONENT:	Thomas Sikora

PROJECT DESCRIPTION:

The applicant, Thomas Sikora is requesting a variance to use 3 street parking spaces directly in front of the 31 NW 2nd st property. The new addition to the ArtBliss Hotel, a 4-plex building, requires additional 3 parking spaces to fulfill the city planning requirement. The newly expanded infrastructure on property will serve as a short-term lodging facility. Due to the building footprint and expanded infrastructure associated with the new addition, 3 additional onsite parking spaces are unattainable.

STAFF ANALYSIS



Image 1. Current onsite parking area



Image 2: Sidewalk view in front of Artbliss



Image 3: Parking spaces in front of Artbliss

Title 2 – Administration and Personnel - Chapter 2.14 Board of Adjustment

2.14.010 Created – Powers and duties

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;

Finding: Allowing the hotel to operate without the amount of onsite parking spaces without conducting a variance process would be granting a special privilege inconsistent with limitations put on other properties. The variance process is a means to allow exceptions when deemed appropriate, and the request is mitigated accordingly.

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;

Finding: The subject property has a one-bedroom residential dwelling and a 4-plex hotel. Commercial (C1) zoning designation has an onsite parking requirement of 1 per unit for hotels, along with 1 per two employees and 1 for a one-bedroom home. This brings the total required onsite parking to 6. The subject property currently has 3 parking spots. Due to the topography, its surrounding development and size of the subject parcel, the application of current land use regulations would

deprive the landowner of rights and privileges enjoyed by other property in the vicinity, and those with property within the Commercial (C1) zoning designation.

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;

Finding: Allowing Artbliss Hotel guests to use 3 on street parking spots, directly in front of the building, will not be detrimental to public welfare or have adverse impacts on the surrounding properties and/or improvements. Many "residential" based uses in the downtown area have renters/tenants that park on the street overnight which have not eroded public welfare. A few examples include The Manor Apartments (right across the street), the Avery building and the Rock Creek Terrace Apartments.

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;

Finding: The proposal does not conflict with the 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.

Finding: The application to expand the Artbliss hotel was approved, and construction was allowed to commence. Prior planning staff indicated that before occupancy was allowed, the parking requirement must be satisfied. No record of how prior planning staff and the applicant planned on satisfying this requirement could be found. Because the City allowed the structure and infrastructure to be built, limiting space for additional parking, the hardship is not self-imposed. The 3 on-street parking spots are the minimum amount needed to satisfy the parking requirement. The City of Stevenson denying the variance request would deprive the applicant of rights and privileges.

2.14.050 – Appeal and variance procedures.

E. Upon filing of an application for a variance, the board of adjustment shall set the time and place for a public hearing on such matter. The provisions of the city of Stevenson Zoning Code regarding public hearings shall apply to public hearings held by the board of adjustment.

Finding: The variance application was submitted on April 14th, 2026, deemed complete on April 28th, 2026. A hearing was scheduled for June 10th, 2026. The provisions regarding public hearings will be addressed later in this report.

Title 17 – Zoning – Chapter 17.12 Administrative Mechanisms

17.12.060 – Public Hearings – Procedures - Fees

A. Whenever a public hearing is required by this title:

- 1. No less than 2 notices shall be posted by the administrator in conspicuous places on or adjacent to the subject property.*
- 2. Written notices shall be mailed to the land owner and to all property owners of record within a radius of 300 feet of the exterior boundaries of the subject property.*
- 3. Notices shall be published in the local newspaper once a week for 2 consecutive weeks prior to the hearing date.*

B. Such notices shall:

- 1. State the time and place of such hearing and the nature of the question to be heard;*
- 2. Be posted and mailed not less than 14 days prior to the hearing;*
- 3. Be published not less than 8 days prior to the hearing.*

Finding: Two notices were posted on the property on May 27th, 2026. Property owners within 300 feet were mailed notices on May 21st, 2026. Notices were published in the city newspaper of record, The Pioneer, on May 13th, 2026, and May 20th, 2026. The notices stated the landowner's names, address of the property, file number, project description, hearing date and place and how to provide comment.

C. A request involving a public hearing shall require of the applicant:

- 1. A filing fee, nonrefundable and payable to the city, in an amount set by the City Council, which may be revised from time to time.*
- 2. A list of the mailing addresses of all property owners of record within a radius of 300 feet of the exterior boundaries of the subject property.*
- 3. Any other data identified in this title, the associated permit application form, or such information as the administrator deems necessary to adequately inform the planning commission and/or city council of the proposal.*

Finding: The application fee was paid during the pre-consultation process. All mailing addresses within 300ft are available to staff using GIS and were provided by the applicant. The application was deemed complete on April 28th, 2025.

Based on the information and findings provided in this report, staff recommends to **APPROVE** the requested variance.

June 10th, 2026



Joshua Neblock
Lead land Use Planner

Copies of this Staff Report were mailed to:

- Persons submitting written comments in a timely manner
- Applicant
- City of Stevenson Staff
- City of Stevenson Board of Adjustment