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BOOK 212 PAGE 798

Return Address: George and Susan Gross
P.O. Box 152
Underwood, WA 98651-0152

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Susan Gross*

JUL 25 11 12 AM '01

P. Olson
AUDITOR
GARY H. OLSON

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-8218

Letter Amendment to Director's Decision NSA-99-50

APPLICANT: George and Susan Gross

FILE NO.: NSA-99-50

REFERENCE NO.: Director's Decision for NSA-99-50, recorded in Book 198, Page 435, Auditor's file # 137906, recorded on the 18th day of April, 2000.

PROJECT: Barn and deck reconstruction, construction of a new deck and an addition to an existing home, conversion of a carport into a three car garage with a room above the garage, additional stall to existing barn, wood siding to the home, window replacement, increase in width of driveway and removal of trees.

LOCATION: 941 Orchard Lane, in Underwood; Section 15 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-15-1400.

LEGAL: See attached page #5.

ZONING: General Management Area, Large-Scale Agriculture (Ag-1)

Pay-ee's ☒
Federal Tax ☒
Reg. fees ☒
Printed ☒
Signed ☒

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July 16, 2001

Dear Mr. and Mrs. Gross:

The Planning Department issued a final Director's Decision on January 4, 2000 for the above referenced application. In a letter dated June 13, 2001 you requested an amendment to the above mentioned Director's Decision. The amendment you have requested is to replace your existing home instead of simply doing the addition and repairs you had previously been approved for.

Since, during your original Director's Decision, the proposed development site went through the full National Scenic Area review process, and the development you are currently proposing will, in the end, be basically the same as what would have occurred had you simply completed the work in the original approval, your new proposal should not need to grow through the review process. In fact, your proposed replacement home would only be one story as opposed to two stories like the existing home. Also, the dimensions of the replacement home would be smaller than those of the existing home once the previously approved development had been completed (the existing home would have been 99'x46', the replacement home would be 75'x45'). Because of this, and the fact that you would be using the same siding and roofing material on the replacement home as on was to be used on the exiting home, your proposed amendment would still be consistent with all National Scenic Area rules.

Pursuant to SCC §22.06.080(B), a change or alteration to an approved action, if determined to be minor by the Director, may be "deemed consistent with the provisions of this Title and the findings and conclusions on the original application." I have determined that the proposed request constitutes a minor change, therefore, the original decision shall be amended to allow the applicants to replace their existing house within the previously approved footprint instead simply doing the repairs and addition that had previously been approved.

Also, conditions # 1 and # 6 shall be amended to read as follows:

- 1) All developments shall be consistent with the enclosed site plan *except for the fact that the home shown on the original site plan shall be replaced by the home shown on page 7*, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 6) ~~Neither the room above the garage nor the addition to the existing home shall have a microwave, range, hot plate or anything else used for making food. More importantly, the upstairs of the garage and the addition onto the house shall not be rented out or sub-leased as a separate unit from the home. Dark and either natural or earth-tone color samples shall be submitted by the applicant and approved by this Department prior to the issuance of any building permits. Color samples shall include colors for siding, trim, window frames, roof, doors, gutters and downspouts. Also, only non-reflective and non-metallic building materials shall be used.~~

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All of other conditions in the original Director's Decision are still valid and shall be complied with. This amendment does include a 20 day appeal period (see below). Also, as a reminder, this letter amendment and the original decision must be recorded at the County Auditor's office with legal descriptions attached prior to issuance of any building permits.

If you have any further questions, please call (509) 427-9458.

Sincerely,


Steve Grichel
Associate Planner

NOTES

Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC §22.06.050(C)(2), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.

APPEALS

The decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before August 6, 2001. Notice of Appeal forms are available at the Department Office.

WARNING

On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

A copy of the Decision was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office

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A copy of this Decision, including the Staff Report, was sent to the following:

Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

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EXHIBIT "A"

The South Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter and the South Half of the North Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter, all in Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Gary H. Martin, Skamania County Assessor

SUBJECT TO:

Date 2/6/99 Parcel # 23 10 15 00 1400 00
HO

Taxes for the year 1999: \$17,537.26 Balance Unpaid \$768.63
Fire Patrol for 1999: \$15.44 Balance Unpaid \$7.72
Parcel No. 03-10-15-0-0-1400-00

Rights of the public in and to that portion lying within road.

Easement for road, including the terms and provisions thereof, recorded February 19, 1913 in Book O, Page 227.

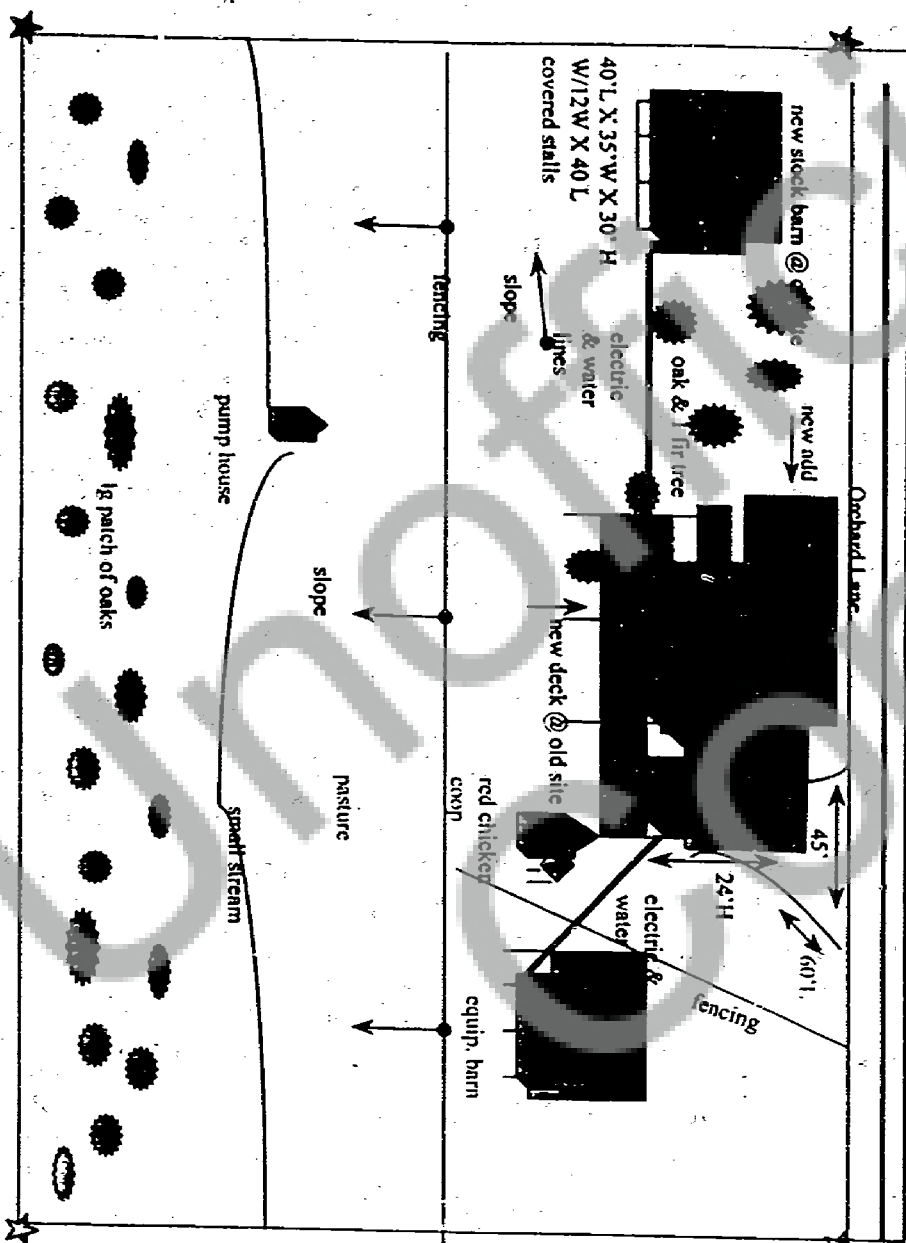
Right of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded July 7, 1980 in Book 78, Page 397, in Auditor File No. 98937, Skamania County Deed Records.

941 Orchard Lane

house - approx. 1800 sq. ft.

proposed: repair foundation on south side of house, add a covered deck to the south & east sides add three horse stalls to the existing barn on the east, close in existing car port with existing room added on top. * see attachment MAP SCALE IN FT AS SHOWN on page 1

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★ - FENCED BOUNDARIES 7.5 meter interval revised 8-18-99



While Away an Afternoon

- The pretty porch that stretches along the front of this traditional home provides plenty of room for sitting and whiling away an afternoon. Try a porch swing on one end and a cluster of comfortable wicker furniture on the other.
- Inside, handsome columns introduce the living room and the dining room, on either side of the foyer. A 10-ft. tray ceiling lends a touch of elegance to the

living room, while the open relationship to the dining room consolidates formal affairs in one impressive space.

- At the rear, the Great Room, the breakfast nook and the kitchen flow into one another, creating an easygoing, casual spot for family fun. In the Great Room, a neat media wall holds the TV, the VCR and the stereo. An angled fireplace adds a bit of rustic charm to the setting.
- Tucked away for privacy, the master bedroom provides a pleasant retreat. A stepped ceiling crowns the room, while a bay window serves as a sitting area.

Plan AX-5374	
Bedrooms: 3	Baths: 2
Living Area:	
Main floor	1,902 sq. ft.
Total Living Area:	1,902 sq. ft.
Standard basement	1,925 sq. ft.
Garage and storage	552 sq. ft.
Exterior Wall Framing:	2x4
Foundation Options:	
Standard basement	
Crawlspace	
Slab	
<small>(All plans can be built with your choice of foundation and framing. A generic conversion diagram is available. See order form.)</small>	
BLUEPRINT PRICE CODE:	B



VIEW INTO GREAT ROOM

