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Return Address: Laszlo Bolkeny
P.O. Box 839
Carson, WA 98610

BOOK 218 PAGE 594

FILED
Steve Locke
DEC 26 11 58 AM '01
J. Laury
GARY J. NELSON

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

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-4458 FAX 509 427-4839

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Carson Review Use Administrative Decision

APPLICANT: Laszlo Bolkeny

FILE NO.: CAR-01-03

DESCRIPTION: Construction of a 24 x 36 foot equipment storage building on property used as a commercial flea market.

LOCATION: 1881 Wind River Highway, Carson,
Section 20, T3N, R8E, Tax Lot No. 03-08-20-21-0500
Full Legal Description on Page 5

ZONING: Commercial

DECISION: Based upon the entire record before the Director, the application by Laszlo Bolkeny, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 21 SCC and is hereby approved with conditions.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

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Section 21.37.050(A)(2) of the County's Zoning Ordinance establishes an administrative review procedure for requests for commercial development within Carson's Commercial zoning designation. The subject request to construct a equipment storage building falls within the administrative review process.

The Planning Department has reviewed this request for this commercial structure. Based on the criteria in the County's Zoning Ordinance set out below, the following decision has been made.

DECISION:

THE REQUEST TO CONSTRUCT A 24 X 36 FOOT EQUIPMENT STORAGE BUILDING IS HEREBY APPROVED WITH CONDITIONS, BASED ON THE FOLLOWING FINDINGS OF FACT.

Applicable review criteria from the County Code:

- f. The subject request will be reviewed for compliance with the following:
 - i. compatibility with the surrounding development area
 - ii. sufficient off-street parking
 - iii. clear and safe routes of ingress and egress
 - iv. adequate buffers with surrounding uses to assure visual and audible screening - buffers may include but are not limited to open space, vegetation, and fencing

The proposed building will be located on a commercially zoned parcel and is bordered by commercially zoned land to the north and south, and industrially and residentially zoned land across the street. The commercially and industrially zoned land in this area is currently being used for a restaurant and a lumber mill. This lot has historically housed a seasonal flea market. Allowing an equipment storage building on a lot that is already developed for commercial purposes and is surrounded by commercially zoned land should be considered compatible with the area.

Directly to the west of the subject property is additional residentially used and zoned land. As such there is an opportunity for conflicts between the residential neighborhood and the proposed commercial use. All landowners within 300 feet were provided notice and no comments were received from those landowners.

However, it is still incumbent upon the Planning Department to assure that new uses are compatible with the surrounding development. Exterior lighting, especially commercial and industrial lighting, can be disturbing in residential neighborhoods. As such, all exterior lighting should be prohibited on the west side of the proposed building. Furthermore, all lighting shall be screened, hooded and shielded so as not to cause glare on adjacent and nearby residential properties.

ii. *The proposed building will not require any additional parking spaces and will not remove any existing parking spaces.*

iii. *There is currently an existing ingress and egress off of Wind River Highway, which has been approved by the County Public Works Department as a commercial access.*

iv. *The site plan submitted with the building permit indicates that this storage building will be located 300 feet from the west property line. This will provide adequate open space between the building and the residentially zoned parcels to the west.*

In addition to the criteria set out in Section 21.187.050(A)(2), any approval for a commercial use under this Chapter must further be reviewed for:

1. Lot Size. The standard minimum lot size, dimensions and proportions shall be as required to accommodate the use, including landscaping, open space and parking requirements.
2. Setbacks. The setbacks will be established by the review of the listed criteria for each use or the following, whichever is greater:

No building or accessory building shall be constructed closer than 20 feet from a property line that is adjacent to land that is used for or suitable for residential use.

1. *The subject property is approximately 3.2 acres in size. Placing a 24 x 36 foot building on this lot should not require additional acreage nor any additional landscaping, open space or parking requirements. Furthermore, no additional parking should be required, as the construction of this building will not cause an increase in parking for the current business.*

2. *The site plan submitted with the building permit indicates the nearest property line to be approximately 80 feet from the building. This will be more than sufficient setback from property lines.*

The subject request is approved with the following conditions:

1. All other appropriate permits shall be obtained from public agencies. The Skamania County Building Inspector has stated in a letter to the Planning Department that the building permit will need to be reviewed as a commercial structure, if the equipment storage building will be used as a commercial building.
2. Prior to the issuance of any building permits on the subject lot, this decision shall be recorded at the County Auditor's office.
3. No outdoor lighting shall be located on or to the west side of the subject building.

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4. All lighting on the property shall be screened, hooded and shielded so as not to cause any glare on adjacent and nearby residential properties.

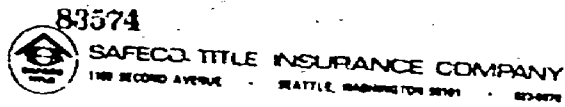
Dated this 29th day of November, 2001, at Stevenson, Washington.

Mark J. Mazzei
Mark J. Mazzei
Senior Planner

APPEALS

This Administrative Decision shall be final unless reversed or modified on appeal. An interested person may file a written Notice of Appeal within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 789, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department office, and require a non-refundable \$100.00 filing fee.

cc: Property owners within 300 feet of the parcel
Other interested parties



Filed for Record at Request of

NAME _____
ADDRESS _____
CITY AND STATE _____
83574

REGISTERED _____
INDEXED _____
FILED _____
MAILED _____

BOOK 218 PAGE 598
TODAY'S RECORDING OFFICE
EXEMPT COUNTY THAT THE WITHIN
INSTRUMENT OF RECORDING FILED BY
Key Co. Title Co.
OF Stevenson, WA
AT 10:00A Feb 14 1977
HAS BEEN RECORDED IN BOOK 218
PAGE 598 AT STATION 232
E. Mispah
CLERK

PURCHASER'S ASSIGNMENT OF CONTRACT AND DEED

THE GRANTORS, D. LEE ELLISON and JOAN D. ELLISON, as tenants in common,
for value received do hereby convey and quit claim to

LASZLO BOLKENY and RUTH A. BOLKENY, husband and wife

the following described real estate, situated in the County of Skamania
State of Washington, including any interest therein which grantor may hereafter acquire:

Beginning at a point 660 feet South of the Northeast corner of the West
Half of the Northeast Quarter of Section 20, Township 3 North, Range 8
East of the Willamette Meridian; thence West parallel to the North
line of said Section 20, 448 feet; thence North parallel to the East
line of said Section 20, 313 feet to a point which lies South 347 feet
from the North line of said Section 20; thence East along a line
parallel with and 347 feet South of the North line of said Section
20, 448 feet to the East line of said Section 20; thence South
along said East line 313 feet to the point of beginning;

EXCEPT that portion thereof conveyed to the State of Washington for
Secondary State Highway 8-C, by Deed dated October 3, 1956 and recorded
October 29, 1956 in Book 42 of Deeds at pages 428 and 429, under
Auditor's File No. 51358.

4431



and do hereby assign, transfer and set over to the grantee that certain real estate contract dated the 3rd
day of October, 1972 between Ruth M. Smith
as seller and D. Lee Ellison and Joan D. Ellison, husband and wife,
as purchaser for the sale and purchase of the above described real estate. The grantee hereby assumes and agrees
to fulfill the conditions of said real estate contract.

Dated this 24th day of January, 1977.

STATE OF WASHINGTON,
County of Skamania

On this day personally appeared before me D. LEE ELLISON and JOAN D. ELLISON
known to me to be the individual s described as and who executed the within and foregoing instrument, and
acknowledged that they signed the same as their free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th

day of January, 1977.
Ruth M. Smith
Notary Public in and for the State of Washington,
residing at Stevenson, Washington.