

145580

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Return Address: Judy and Jerry Lucks  
421 Elk Run Road  
Skamania, WA 98648

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Jerry & Judy Lucks*  
AUG 14 12 10 PM '02  
*Smosee*  
J. MICHAEL EVISON

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

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX 509 427-8288

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

**APPLICANT:** Judy and Jerry Lucks

**FILE NO.:** NSA-01-01

**REFERENCE NO.:** Administrative Decision for NSA-01-01, recorded in Book 227, Page 883,  
Auditor's file # 145579.

**PROJECT:** Construct detached 2-3 car garage, convert existing garage to shop/gym and  
replace garage door with door and windows.

**LOCATION:** 421 Elk Run Road (off of Woodard Creek Road); Section 27 of T2N, R6E, W.M.,  
and identified as Skamania County Tax Lot # 2-6-27-4-0-100.

**LEGAL:** Lot 4 Landerholm Short Plat, bk 3/pg 96,

**ZONING:** Special Management Area - Forest (F) and General Management Area -  
Residential (R-10) (approximate boundary is east to west through the new and  
current garages with SMA being the area that lies to the north).

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July 27, 2002

Dear Mr. and Mrs. Lucks:

The Planning Department issued a final Administrative Decision on May 2, 2001 for the above referenced application. In a letter dated July 16, 2002 you requested an amendment to the above mentioned Administrative Decision. The amendment you have requested is to increase the height of your approved detached garage from 18' to 22'.

Increasing the height of the detached garage by 4' will have no effect on scenic, cultural, natural or recreational resources. The garage will be fully screened by the existing home and vegetation. Therefore, a condition #12 shall be added to your Conditions of Approval which states:

- 12) *The new detached garage shall be limited to a maximum height of 22' as measured from top of slab set at existing grade.*

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.

All of other conditions in the original Administrative 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.



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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

This Decision 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. 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

A copy of this Letter Amendment, 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