

149162

BOOK 244 PAGE 518

Return Address: Blayne Fox Myers
5525 Garfield St.
New Orleans, LA 70115

Robert Myers

3/12/03
C. Mader

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Sedro-Walker, Washington 98648
509 427-9455 FAX 509 427-5288

Letter Amendment to Administrative Decision NSA-01-68

ORIGINAL APPLICANT/OWNER: Blayne Fox Myers for Peggy Bradford
CURRENT APPLICANT/OWNER: Blayne Fox Myers
FILE NO.: NSA-01-68
REFERENCE NO.: Administrative Decision for NSA-01-68, recorded in Book 234, Page 74.
PROJECT: Construct a single-family residence (24'x72'x28'h house) with deck, utilities, septic, and driveway.
LOCATION: Shaddox Springs Road at Mile Post 59.27 of State Road 14; Section 30 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-30-0-0-302-00.
LEGAL: See attached page 5.
ZONING: 20.26 acres in the General Management Area, zoned Small Woodland (F-3) and Open Space (OS).

March 31, 2003

Dear Blayne Fox Myers:

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Skamania County Planning and Community Development
File: NSA-01-68 (Myers) Letter Amendment
Page 2

The Planning Department issued a final Administrative Decision on April 4, 2002, for the above referenced application. In materials received by our Department on January 30, 2003, February 12, 2003, and March 18, 2003, (see attached page 6) you requested an amendment to the above-mentioned Administrative Decision. The amendment you have requested is a modification of the footprint and style of the home. The modification results in placing an approximately 2,178 square foot home (1,678 square feet for the home and 500 square feet for the deck) on site instead of the approved 3,028 square foot footprint (1,728 square feet for the home and 1,300 square feet for the deck). The amended site plan and materials received by the Department indicate that the home will be in the same location. The amended site plan also indicates a change in the location of the septic tank and drain field.

The request for modifications to the style of the home includes using a flat roof rather than a peaked roof to meet the required height restriction and to no longer use a daylight basement. All other proposed exterior changes discussed in the attached letter are required per conditions of approval from the Administrative Decision and do not need further approval through a letter amendment.

Pursuant to SCC §22.06.080(13), 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 modification of the footprint and style of the home as detailed above and the change in location of the septic tank and drain field.

Therefore condition of approval #13:

- 13) Any excavated fill shall be utilized to backfill around the daylight basement to at least 50% covered, used for fill and grade activities for the driveway or other site development approved in the Decision, or taken off site if a daylight basement is not utilized or there is still excess fill. Fill shall not be side cast to the south or east of the home site.

Shall be amended to read:

- 13) Any excavated fill shall be utilized to backfill around the daylight basement to at least 50% covered, used for fill and grade activities for the driveway or other site development approved in the Decision, or taken off site if a daylight basement is not utilized or there is still excess fill. Fill shall not be side cast to the south or east of the home site.

With regard to fill material, the applicant submitted a grading plan, which was approved on March 24, 2003, that addresses the amount of material to be moved on site. The grading plan is hereby approved.

The site plan and elevation drawing (see attached pages 7-8) to this Letter Amendment shall replace the site plan and elevation drawing attached to the original Administrative Decision of April 4, 2002, and shall be known as the final site plan and elevation drawing. The amendment is hereby 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 must be recorded at the County Auditor's office with legal descriptions attached prior to issuance of any building permits.

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

Sincerely,

Stacey Borland

Stacey Borland
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)(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 799, 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 Administrative Decision or any amendments thereto.

A copy of the Letter Amendment was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office
Board of County Commissioners
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs Reservation
Nez Percé Tribe
Office of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Friends of the Columbia Gorge
Columbia Gorge United

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Gorge Realty, Inc.
US Army Corps of Engineers
Burlington Northern Railroad
Department of Natural Resources
Department of Fish and Wildlife
WA DOT
Persons within 500 feet of property

BOOK 202 PAGE 609

BOOK 234 PAGE 81

LEGAL DESCRIPTION
PARCEL 2

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The following described real property situated in the County of Skamania, State of Washington:

This portion of the Northwest quarter of Section 30, Township 3 North, Range 10 East described as follows:

Beginning at the Northeast corner of the Northwest quarter of said Section 30 and running thence North $84^{\circ} 29' 13''$ West along the North line of said Northwest quarter, 678.84 to the Northwest corner of that tract conveyed to Skamania County P.U.D. under Auditor's File 37538 and the true point of beginning of the tract herein described; Thence South $1^{\circ} 23' 45''$ West along the West line of said tract, 1100.00 feet; Thence South $0^{\circ} 33' 22''$ West, 631.41 feet more or less to the line of mean high water of the Columbia River; Thence North $80^{\circ} 25' 18''$ West along said line, 257.50 feet; Thence North $0^{\circ} 33' 22''$ East parallel with the East line of said Northwest quarter, 664.52 feet; Thence North $38^{\circ} 57' 21''$ West, 1468.41 feet to the North line of said Northwest quarter; Thence South $84^{\circ} 29' 13''$ East along said North line, 1184.65 feet to the point of beginning.

EXCEPT that portion lying within State Highway 14

EXCEPT that portion lying within the Burlington Northern R/W

The above described tract contains 20.58 acres.

SUBJECT to a judicial lien in favor of Mary Morrow in the amount of \$4,728.00 pursuant to Skamania County Superior Court Case No. 97-2-00127-9.

SUBJECT to a common easement created by and pursuant to Skamania County Superior Court Case No. 97-2-00127-9.

Gary H. Martin, Skamania County Assessor

Date 7-14-98 Parcel # 2-10-30-392

GHM

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January 28, 2003

Blayne Fox Myers
New Orleans, La. 70115

Skamania County Department of Planning
P.O. Box 790
Stevenson, Wa. 98648-0790

Dear Skamania County Department of Planning:

I am writing to explain the changes that have been made to the plans for our proposed single-family residence on Shaddox Springs Road. We applied for and received approval for developing the property last year (January 28, 2002) from you. That Administrative Decision (NSA-01-68) was recorded with the Skamania County Auditor on December 19, 2002. I am enclosing a copy of same along with the new site plan and two elevations.

The change in the site plan resulted from a slight modification of the footprint of the house after architects were hired and a topographical survey was completed. Both the footprint of the house and the deck has been reduced from the original plan. The height of the house has been reduced to meet the required height restriction. The location of the house has not changed. Windows were recessed and roof overhangs introduced to reduce the impact of glare as the Administrative Decision required. Since the original drawings were done by me and we have since hired architects to design the house, other things have changed. The roof is no longer a peaked roof and both it and the overall building itself are much more broken up and not so massive as was requested earlier in the approval process. This survey also shows that the stream on the property bordering ours on the east is much farther away than originally thought and well over 50' away.

We certainly hope you find these changes an improvement to the project and its appearance and integration into the landscape as we do. We have worked very hard to do so. Please let me know if you have any questions.

Thank you,

Respectfully,

Blayne Fox Myers
Blayne Fox Myers

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THOMAS SURVEYING, INC.
 1000 N. 10TH ST.
 SUITE 100
 SPOKANE, IDAHO 83402
 (208) 325-1234
 www.thomassurveying.com



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1. All surveying and mapping work shall be done in accordance with the standards and specifications of the National Society of Professional Surveyors (NSPS) and the International Geomatics Association (IGA).

2. The surveyor shall be responsible for the accuracy and reliability of the survey data and the resulting map or plan.

3. The surveyor shall maintain accurate and complete records of all surveying and mapping work.

4. The surveyor shall be available to provide technical assistance and advice to the client.

5. The surveyor shall be available to provide field work and office work.

6. The surveyor shall be available to provide all other services required by the client.

7. The surveyor shall be available to provide all other services required by the client.

8. The surveyor shall be available to provide all other services required by the client.

9. The surveyor shall be available to provide all other services required by the client.

10. The surveyor shall be available to provide all other services required by the client.

S1°23'45"W

SITE PLAN for Blayne, Fox-Myers
 MEXXW Sec. 30, T3N, R10E, W4M.
 Skidmore County, Washington
 Field work completed November 15-16, 2002

100' 0" 100' 0" 100' 0"

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AMENDED
ATTACHMENT C
1-20-03

