

Return Address: Gary Neuenswander
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Doc # 2004154858
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Date: 10/19/2004 02:45P
Filed by: GARY NEUENSWANDER
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$26.00

**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 Administrative Decision NSA-03-58-L1

**APPLICANT/
PROPERTY
OWNER:**

Gary Neuenswander

FILE NO.:

NSA-03-58

REFERENCE NO.:

Administrative Decision for NSA-03-58 recorded Doc # 2004154857.

PROJECT:

A 26'x 42'x 21' in height single-family dwelling, 20'x 30'x 18' in height shop, driveway, and associated utilities.
(Now increase size of single-family dwelling, property line setback variance, temporary RV, and modify style of home.)

LOCATION:

532 Skelton Road in Skamania; Section 34 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #02-06-34-1-0-0102-00.

LEGAL

DESCRIPTION:

Lot 3 Warfield Amended SP BK 3/ PG 285.

ZONING:

General Management Area – Residential (R-5).

September 29, 2004

Dear Mr. Neuenswander:

The Planning Department issued a final Administrative Decision on January 28, 2004, for NSA-03-58. In materials received by our Department on August 23, 2004, (see attached page 5) you requested an amendment to the above-mentioned Administrative Decision. The amendment you have requested contains 4 items. The first is a request to change the approved size of the single family dwelling from the approved footprint of 26' x 42' to include decking (8' x 24') that would increase the footprint size to 26' x 18' for the northern section and 42' x 24' for the southern section. The second request is a variance to the 20' front yard setback off of the northern property line requirement for the garage. The proposal is for the northeast corner to be 18' and the northwest corner to be 14'6" off of the property line. The third request is to place a temporary travel trailer approximately 35' long next to the proposed garage location for living quarters during construction. The fourth request is a modification of the style of the home, as shown on attached elevation drawings (see pages 7& 8).

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 placement of a temporary travel trailer approximately 35' long next to the proposed garage location for living quarters during construction; a modification of the style of the home, and a 2' setback variance for the northeast corner of the garage and a 5'6" setback variance for the northwest corner to the front yard setback requirements.

Therefore, condition #3:

- 3) All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater. **Side yard:** 20 feet. **Rear yard:** 20 feet. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.

Shall be amended to read:

- 3) All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater, *with the exception for the garage off of the northern property line northeast corner to be 18' and the northwest corner to be 14'6" off of the property line.* **Side yard:** 20 feet. **Rear yard:** 20 feet. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.

Due to the fact that a building permit has not been applied for and construction has not commenced, a change to the approved size of the single family dwelling from the approved footprint of 26' x 42' to include

decking (8' x 24') for a footprint size of 26' x 18' for the northern section and 42' x 24' for the southern section is considered a minor change, therefore, the original decision shall be amended to allow the change.

Several additional conditions of approval shall accompany this Letter Amendment:

- 1) Within 30 days of the approved final inspection (occupancy approval) for the home, the RV shall no longer be used as a residence.
- 2) The temporary travel trailer shall be required to comply with conditions of approval #15 and #16 of the Administrative Decision, composed of a dark, non-reflective color and material, prior to placement on the property during construction.
- 3) The property line staking shall remain in place during construction.

With regard to condition of approval #21 of the Administrative Decision, you will need to stake the buildings (include eaves because they need to meet setbacks) for the first site inspection of your building permit and have a separate second inspection after excavation but before a foundation is poured. We also identified several key screening trees that need to be retained to be consistent with conditions of approval from the Administrative Decision. If there are any additional trees that need to be removed, you will need to flag them and contact the Planning Department for an inspection to determine if the tree(s) is/are required to stay for adequate screening.

The site plan (see attached page 6) to this Letter Amendment shall replace the site plan attached to your original Administrative Decision of January 28, 2004, and shall be known as the final site plan. A drawing with the building design (see attached page 7-8) shows the garage with eaves.

With the above-mentioned conditions of approval, the amendment is hereby approved.

All of the 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 a building permit.

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

Sincerely,


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

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

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.

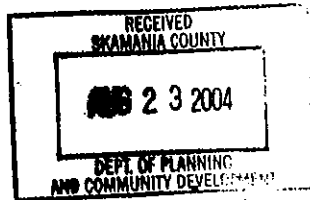
WARNING

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 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
Skamania County Health Department
Board of County Commissioners
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs Reservation
Nez Perce Tribe
Office of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Friends of the Columbia Gorge
Gorge Reality, Inc.
US Army Corps of Engineers
State of Washington Office of Community Development
Department of Fish & Wildlife
Persons within 500 feet of property

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Aug 23, 04

To: Skamania County Planning Dept.

From Gary Neuenwander - File No.
NSA-03-88

Request for a letter amendment for the
following

① approved size was 26'x42' (of house)
would like to add on 8'x24' of deck
on east and west of house bringing size of
foot print to 26'x18' and 24'x42'

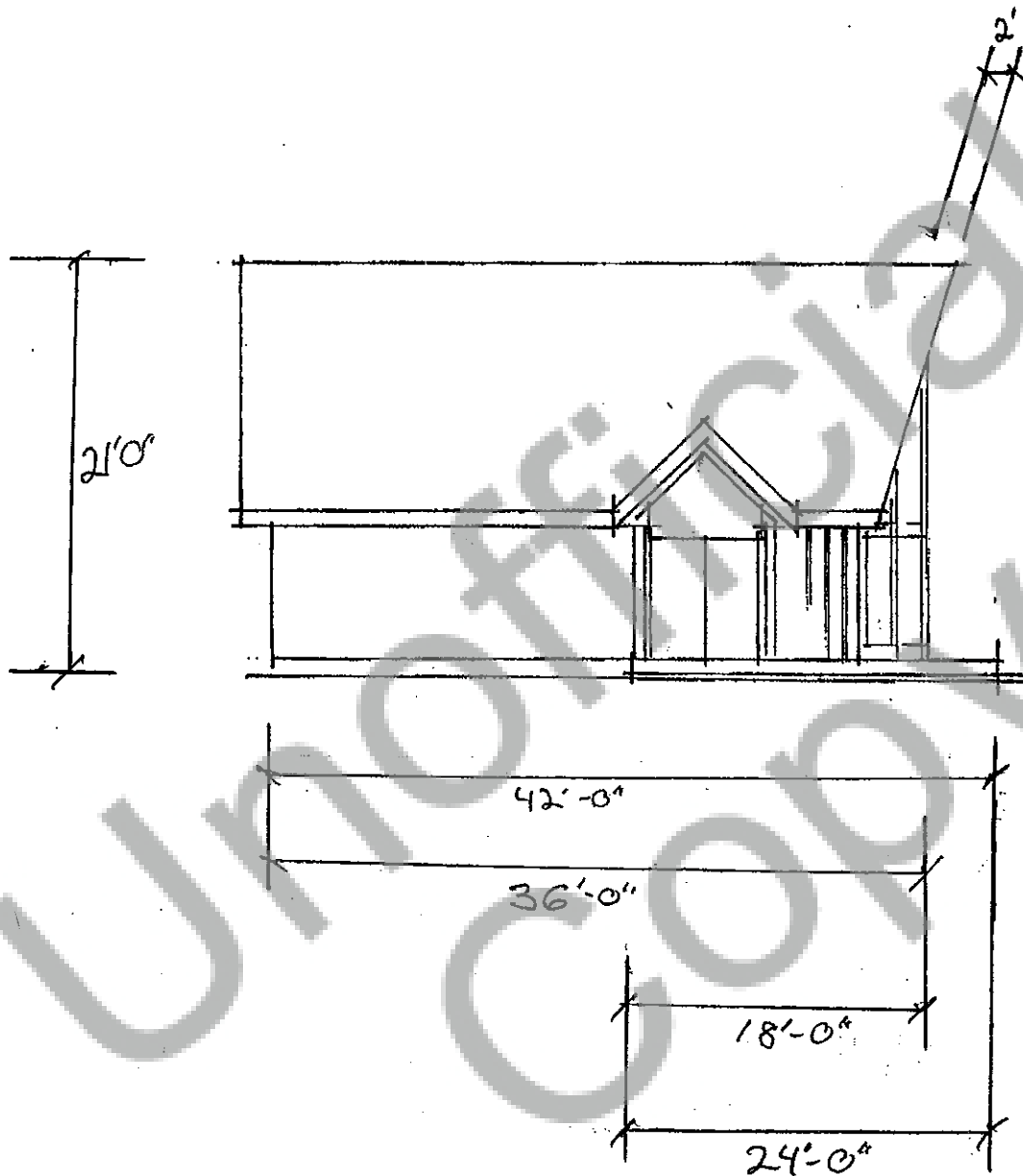
② would like to move garage toward
North property line making it closer than
20' North east corner would be 18'
North west corner would be 14'6"
If this is not possible, I would like to
cut down the beech tree

③ would like to build garage, get well,
septic and temp. power and place a 36'
5TH wheel trailer next to garage

Note - Elevation Drawing show slight design
change

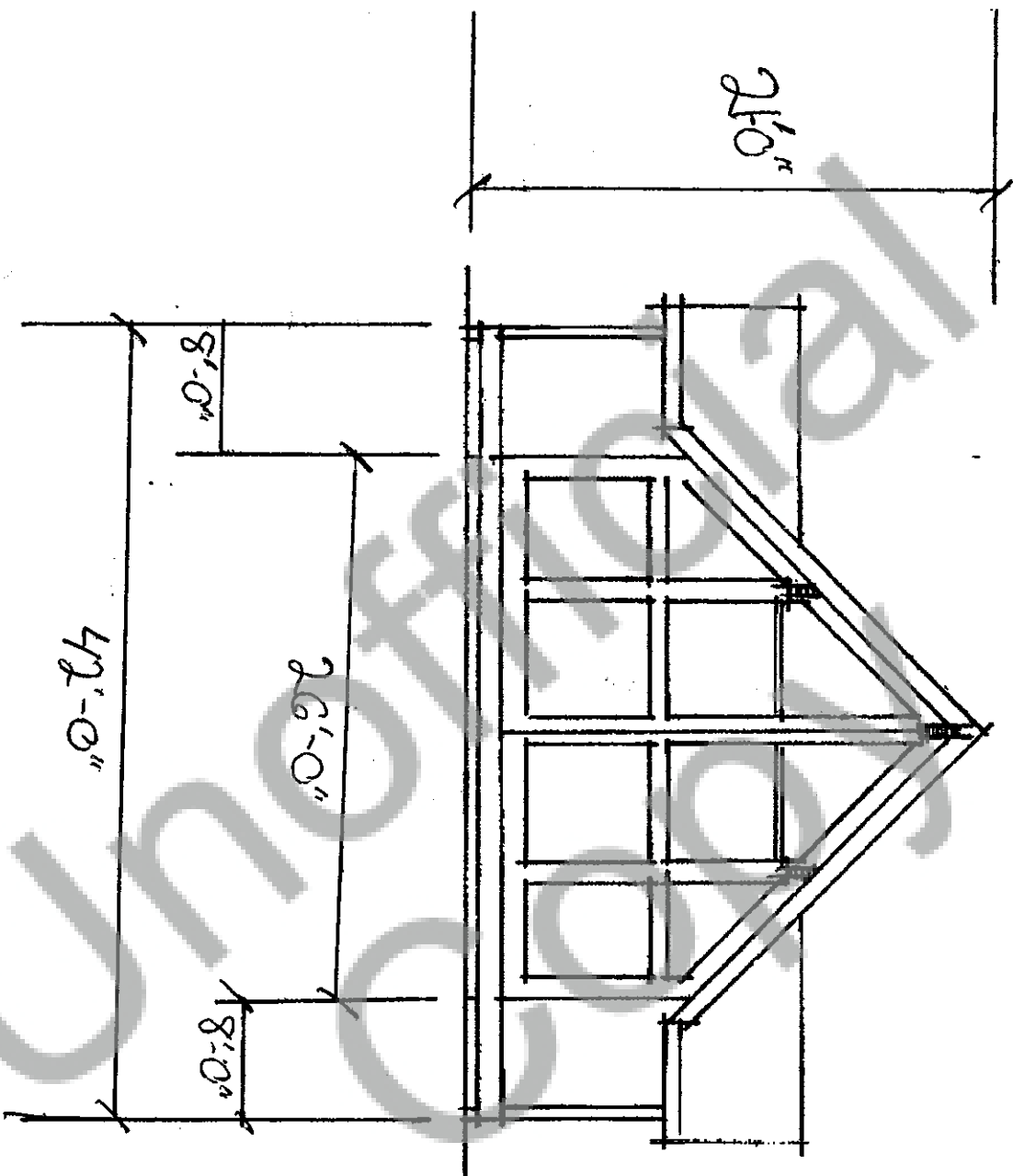
360-921-4672

Gary Neuenwander



West Elevatoin

Reduced
JB



South Elevation