

Return Address: Mark Hinchliff
PO Box 82743
Portland, OR 97202

Doc # 2005158628
Page 1 of 10
Date: 09/07/2005 04:46P
Filed by: TIM HUBERD
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$41.00

Skamania County Department of Planning and Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-8868

Letter Amendment to Administrative Decision NSA-04-24-L1

APPLICANT/PROPERTY OWNER: Mark Hinchliff/ Kelmscott Guild LLC

FILE NO.: Amendment to NSA-04-24

LEGAL: Lot 1 Ketchmark Short Plat, Book 2, Page 16.

REFERENCE NO.: Administrative Decision recorded on August 31, 2004, Auditor's File number 2004154285, at the Skamania County Auditor's Office and Clarification to Administrative Decision recorded on August 31, 2004, Auditor's File number 2004154286, at the Skamania County Auditor's Office.

PROJECT: Replace an existing mobile home and barn with a new 26' x 54' x 26' in height single-family dwelling, connect to existing utilities, new associated utilities, and a 6' x 70' path.

LOCATION: 171 Tucker Road, near Skamania; Section 27 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #02-06-27-3-0-0105-00.

ZONING: General Management Area, Residential (R-10).

August 23, 2005

Dear Mark Hinchliff,

The Planning Department issued an Administrative Decision on July 7, 2004 for the above referenced application, as well as a clarification of the Administrative Decision on July 9, 2004. On July 15, 2005 we received a letter from Tim Huberd, Huberd Design and Construction (on behalf of the applicant), requesting an amendment to alter the site plan in order change the footprint of the house from 26' x 54' x 26' in height which contained approximately 2,590 square feet to an "L" shape footprint which contains 1,400 square feet, 25' in height and a total floor area of 2,844 square feet. On August 22, 2005 further clarification to the

amendment request was received. The house location has moved approximately 35-40' to the west and approximately 20-25' to the north of the originally approved house location. The new house design has less than half of the total square feet of window area than the originally approved design. This amendment will require the attached site plan to be known as your final site plan.

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." The proposed request constitutes a minor change; therefore, the original decision shall be amended as stated above.

The site plan (see attached page 6) to this Letter Amendment shall replace the site plan attached to your original Administrative Decision of July 7, 2004, and clarification of the Administrative Decision on July 9, 2004, and shall be known as the final site plan. Additionally, the elevation drawings (see attached pages 7-9) to this Letter Amendment shall replace the those attached to your original Administrative Decision of July 7, 2004, and clarification of the Administrative Decision on July 9, 2004, and shall be known as the final elevation drawings. The amendment is hereby approved.

All of the original conditions in the Administrative Decision are still valid and shall be complied with. As a reminder, **this letter amendment needs to be recorded at the County Auditor's office, as well as your Administrative Decision.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,



Jessica Davenport
Associate Planner

APPEALS

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

This Administrative 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

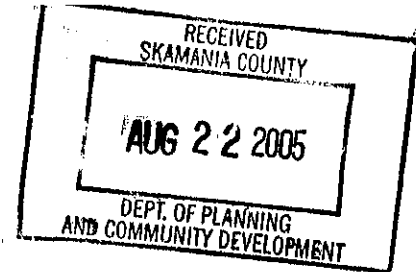
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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

Cc: Skamania County Building Department
Skamania County Assessor's Office
Skamania County Health Dept.
Persons w/in 500 feet
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
Friends of the Columbia Gorge
Columbia Gorge United
Columbia Gorge Realty, Inc.
Department of Archaeology and Historic Preservation
CTED - Dee Caputo

Attached: Letter request for Amendment
Amended Site Plan and elevation drawings
Vicinity Map

**HUBERD DESIGN
& CONSTRUCTION**

PO BOX 827
HOOD RIVER, OR 97031
5-11-340-0644
huberddesign.com



August 12, 2005,

To: Jessica Davenport
Skamania Co. Department of Planning
PO Box 790
170 NW Vancouver Ave.
Stevenson, Wa 98648

From: Tim Huberd
Huberd Design & Construction
PO Box 827
Hood River, OR 97031

Regarding: File # NSA -04-24
Property owner : Kelmscott Guild LLC, Mark Hinchliff
Location: 171 Tucker Rd.. Section 27 of T2N, R6E, W.M

Mark and Kristina Hinchliff received approval (NSA-04-24) to demolish existing doublewide trailer, small barn and an old path in order to build a new house 26'x 54'x26'.

The original approved new home design turned out to be too complex and too expensive to build. A new house design was implemented that has a much more cost effective configuration and is more in keeping with conventional construction methods.

The original approved house design contained approximately 2590 square feet. The footprint of the original proposal was 26' x 54' x 26' in height.

The new house design is 2844 square feet and has a total height of 25'. The footprint is an "L" shape and contains 1400 square feet. See attached site plan.

The new house design has smaller cottage like windows with less than half the total square feet of window area as the originally approved design.

Although the new design has a bit more square footage, the design and configuration has a lesser overall visual impact as a building. All exterior surfaces are to be dark in color as described by typical senic act regulations.

The new house design is to be located on the property approximately 35-40' to the west and approximately 20-25' to the north of the originally approved house location. These are the only changes to the original approval.

Both the old double wide and barn have been demolished. There has been upgraded underground utility work and a modernized septic system and well installed. Both the septic system and well are on record and approved by the local health department.

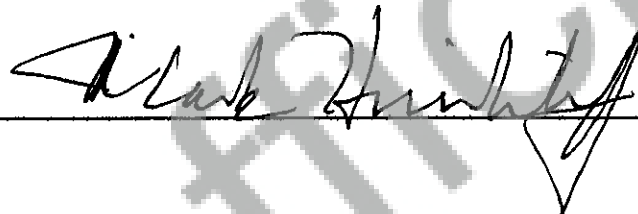
If there are any questions please call Tim Huberd at 541-340-0644. Thank you.

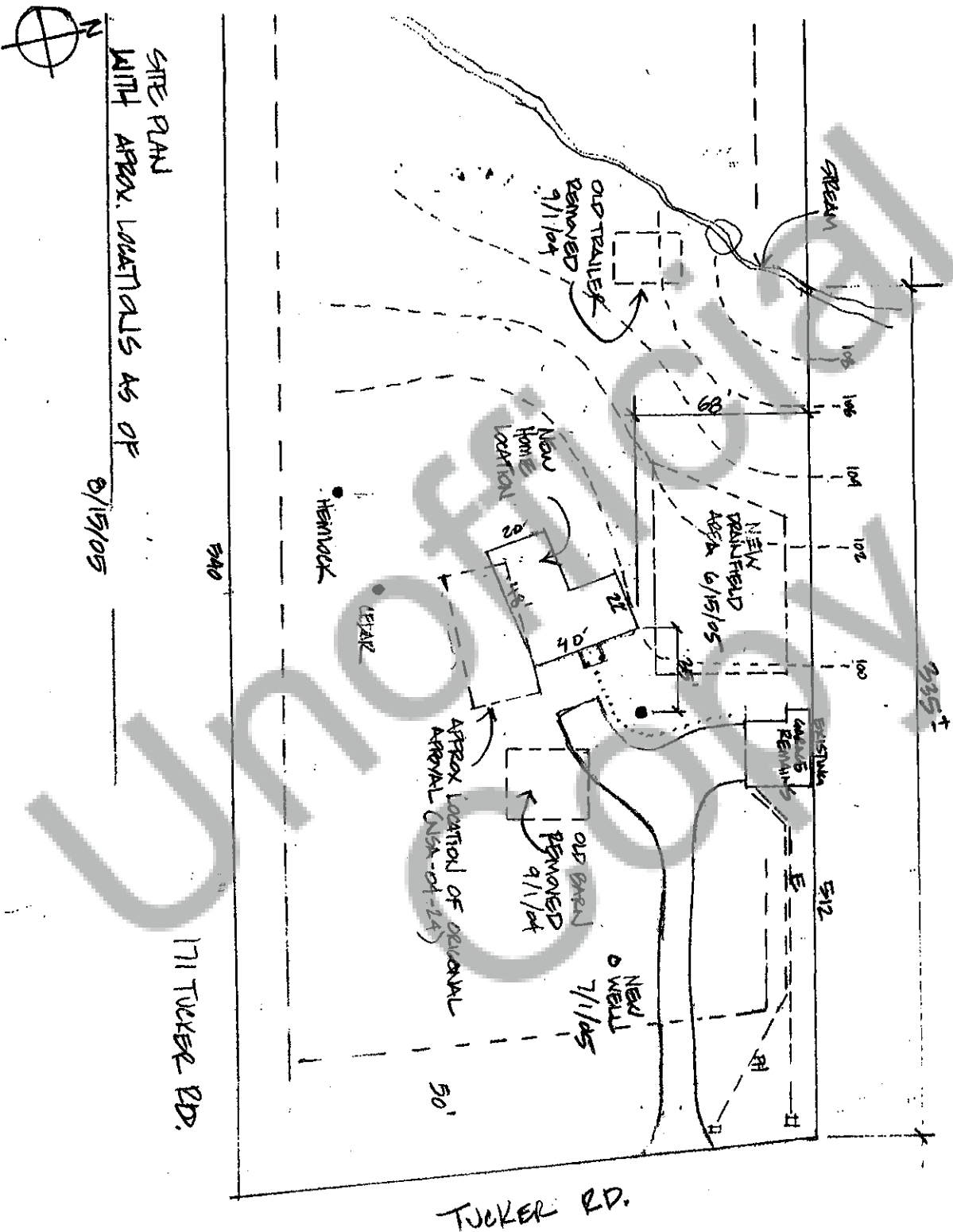
Sincerely,

 8/12/05

Tim Huberd
Huberd Design & Construction

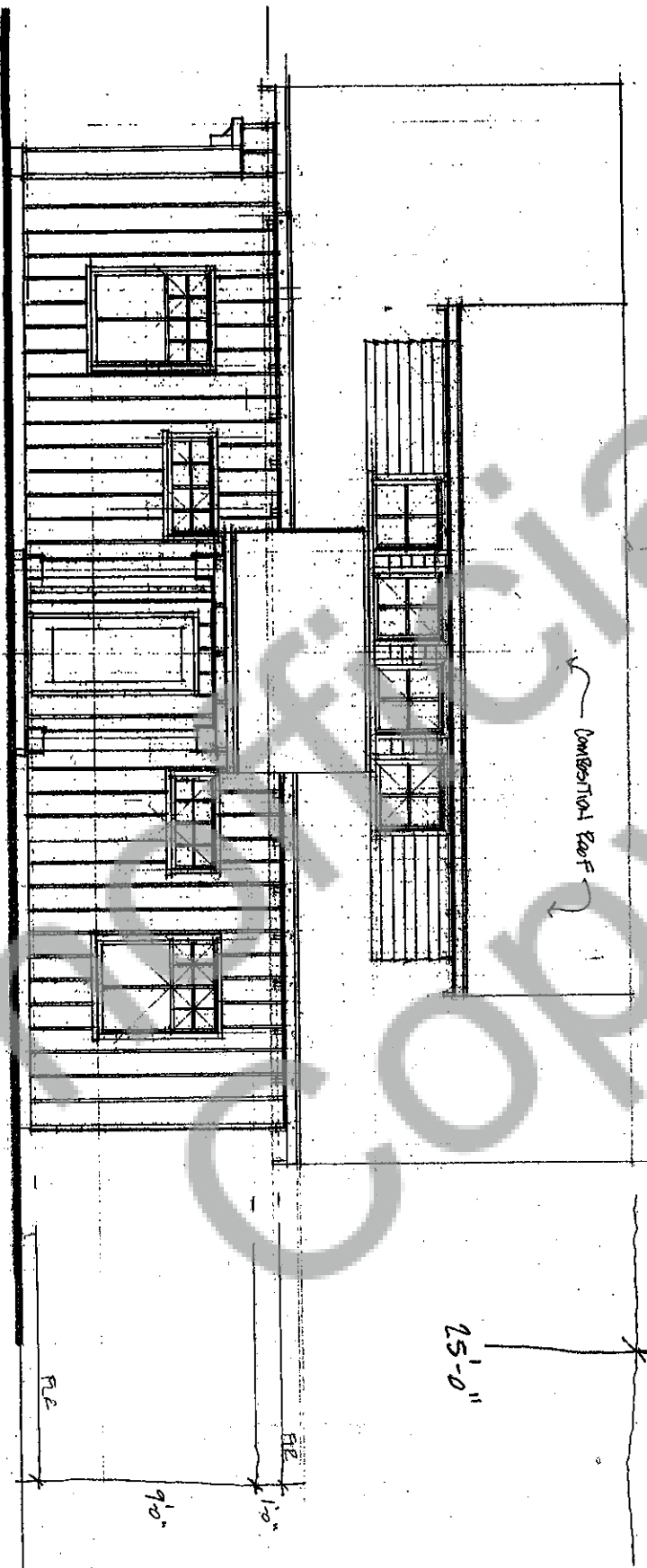
Owners Signature

 8/12/05

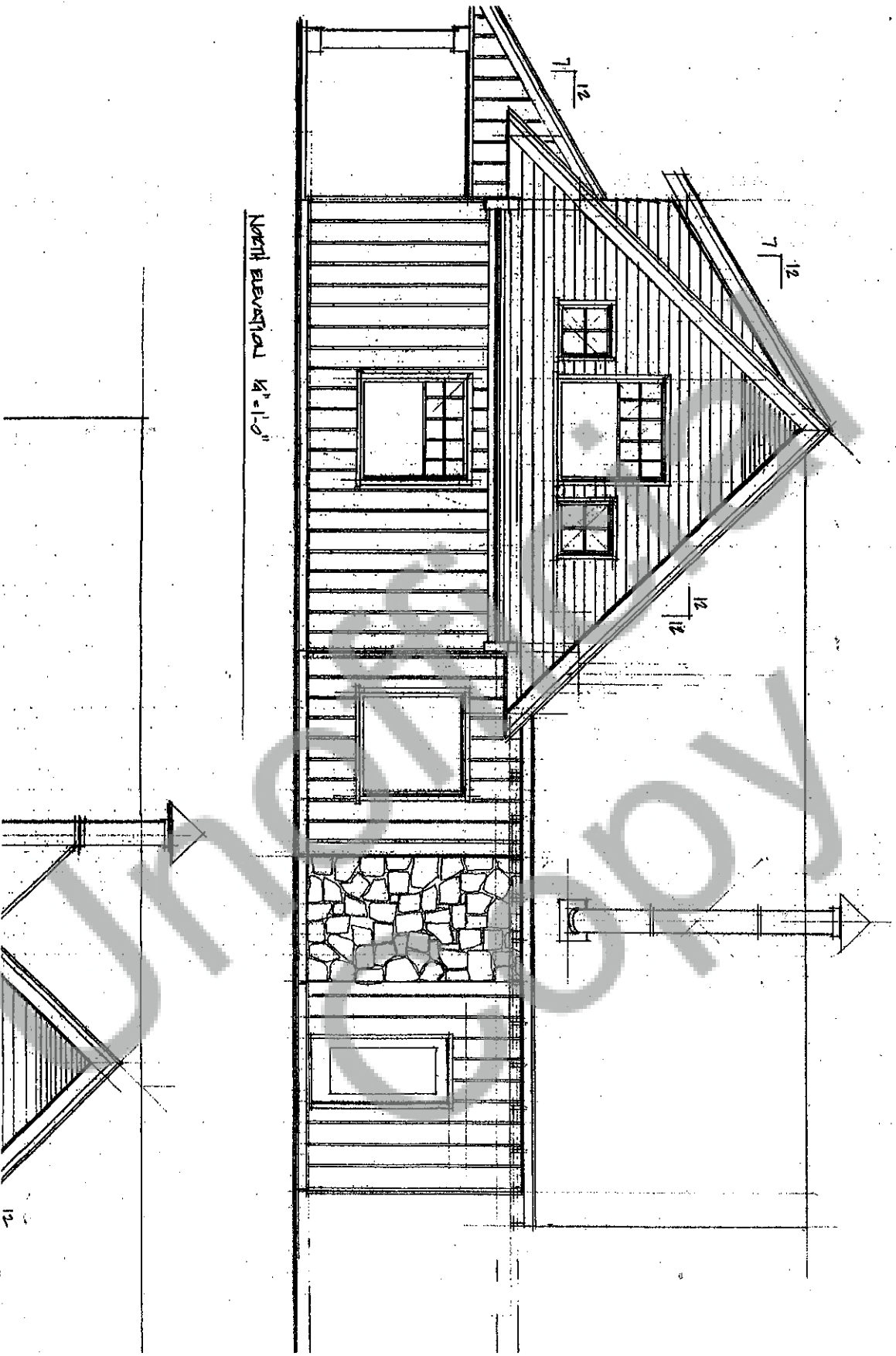


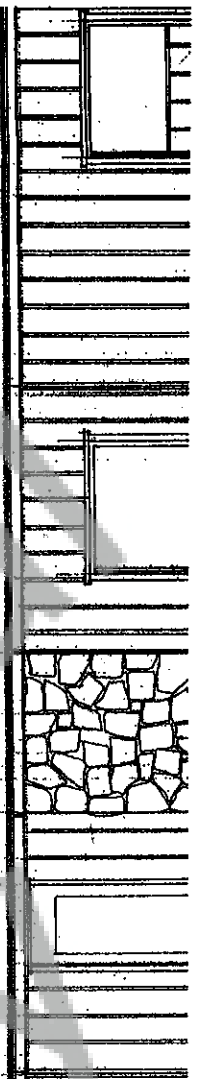


SOUTH ELEVATION 1/4"=1'-0"

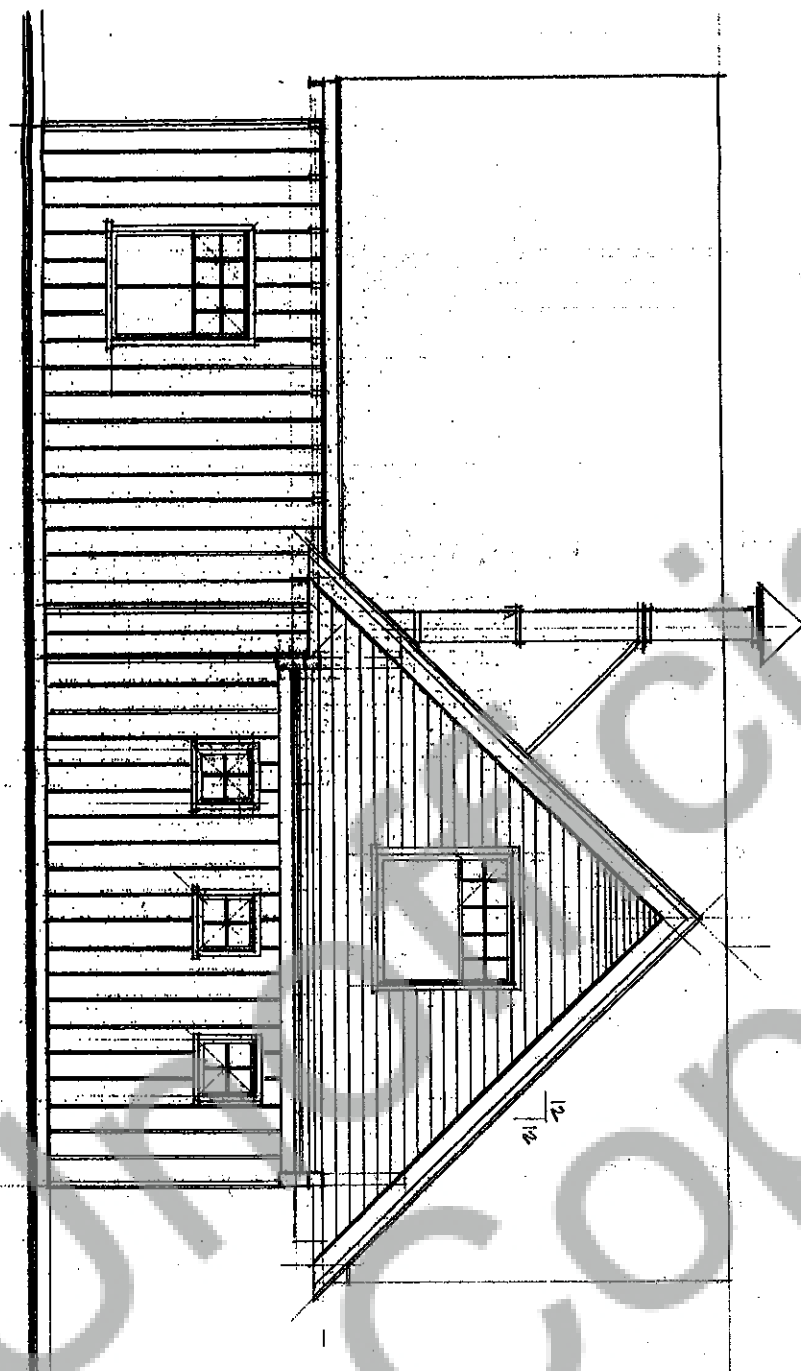


EAST ELEVATION 1/4"=1'-0"





1/4" = 1'-0"

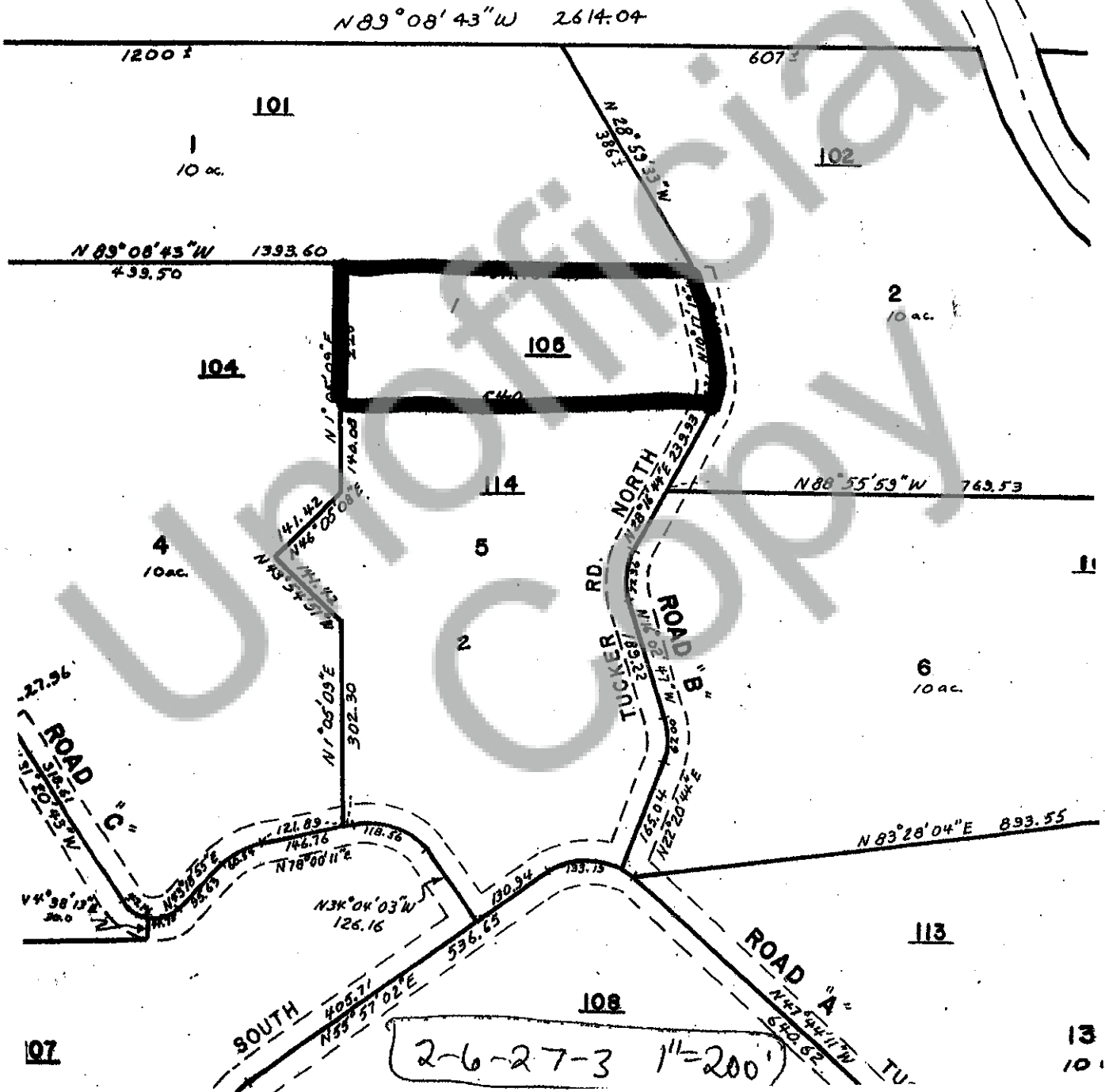


WEST ELEVATION 1/4" = 1'-0"

Vicinity Map

NSA-04-24

02-06-27-3-0-0105-00



2-6-27-3 1"=200'