

Return Address: Darren Gallion  
121 Coho Loop  
Cook, WA 98605

Doc # 2005159009  
Page 1 of 10  
Date: 10/07/2005 11:06A  
Filed by: DARREN GALLION  
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-02-22-L2

**APPLICANT/PROPERTY OWNER:** Darren Gallion

**FILE NO.:** Amendment to NSA-02-22

**LEGAL:** Lot 1 Frenter Short Plat, recorded in Book 3, Page 183.

**REFERENCE NO.:** Administrative Decision recorded on 10/7/05, Auditor's File number 2005159007, at the Skamania County Auditor's Office and the first Letter Amendment recorded on 10/7/05, Auditor's File number 2005159008 at the Skamania County Auditor's Office.

**PROJECT:** 2525 square foot single-family dwelling (with a 1280' footprint), deck, driveway, associated utilities and septic.

**LOCATION:** Lot 600 on Berge Road in Home Valley; Section 27 of T3N, R8E, W.M. and identified as Skamania County Tax Lot #03-08-27-0-0-0600-00.

**ZONING:** General Management Area, Residential (R-5).

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October 7, 2005

Dear Mr. Gallion,

The Planning Department issued an Administrative Decision on November 6, 2002, and a Letter Amendment on November 25, 2002, for the above referenced application. On October 4, 2005 we received a letter from you requesting an amendment to modify the Administrative Decision with the following changes: to eliminate the tuck-under garage originally approved, to move the driveway the north and west sides of the proposed single-family dwelling which will eliminate the need for a retaining wall on the south side of the proposed dwelling; to add a six foot retaining wall on the northwest corner of the dwelling; and to construct a patio extending four feet on the west side and ten feet on the south side of the proposed

dwelling. You also indicated that you plan to initially construct the daylight basement portion of the house, followed by the second story at a later date, and clarified that the roof for the first phase will be a rubber roof material.

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 below.

Therefore, condition #6:

- 6) The proposed home shall not exceed 26.5' from the top of the deck to the roof peak. The proposed home shall also not exceed 9.5' from the top of the footer set at existing grade to the top of the deck

Shall be amended to read:

- 6) The proposed home, including the future second story addition, shall not exceed 28' from top of footer to the roof peak, or 26' from top of slab to roof peak.

Therefore, condition #7:

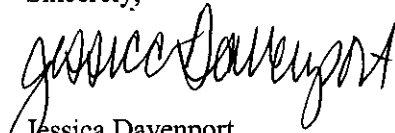
- 7) The applicant is required to construct a retaining wall on the South facing side of the home that will be backfilled. The retaining wall shall be 8.5' tall to give the appearance of 26.5' tall home. The retaining wall shall be composed of colored concrete or exposed aggregate, in order to meet visual subordination. If colored aggregate is used, the color shall be mixed into the concrete and not painted on.

Shall be deleted.

The site plan (see attached page 4) and elevation drawings (see attached pages 6-9) to this Letter Amendment shall replace those attached to your original Administrative Decision of November 6, 2002, and shall be known as the final site plan and 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 and first Letter Amendment prior to the issuance of the building permit.** 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.**

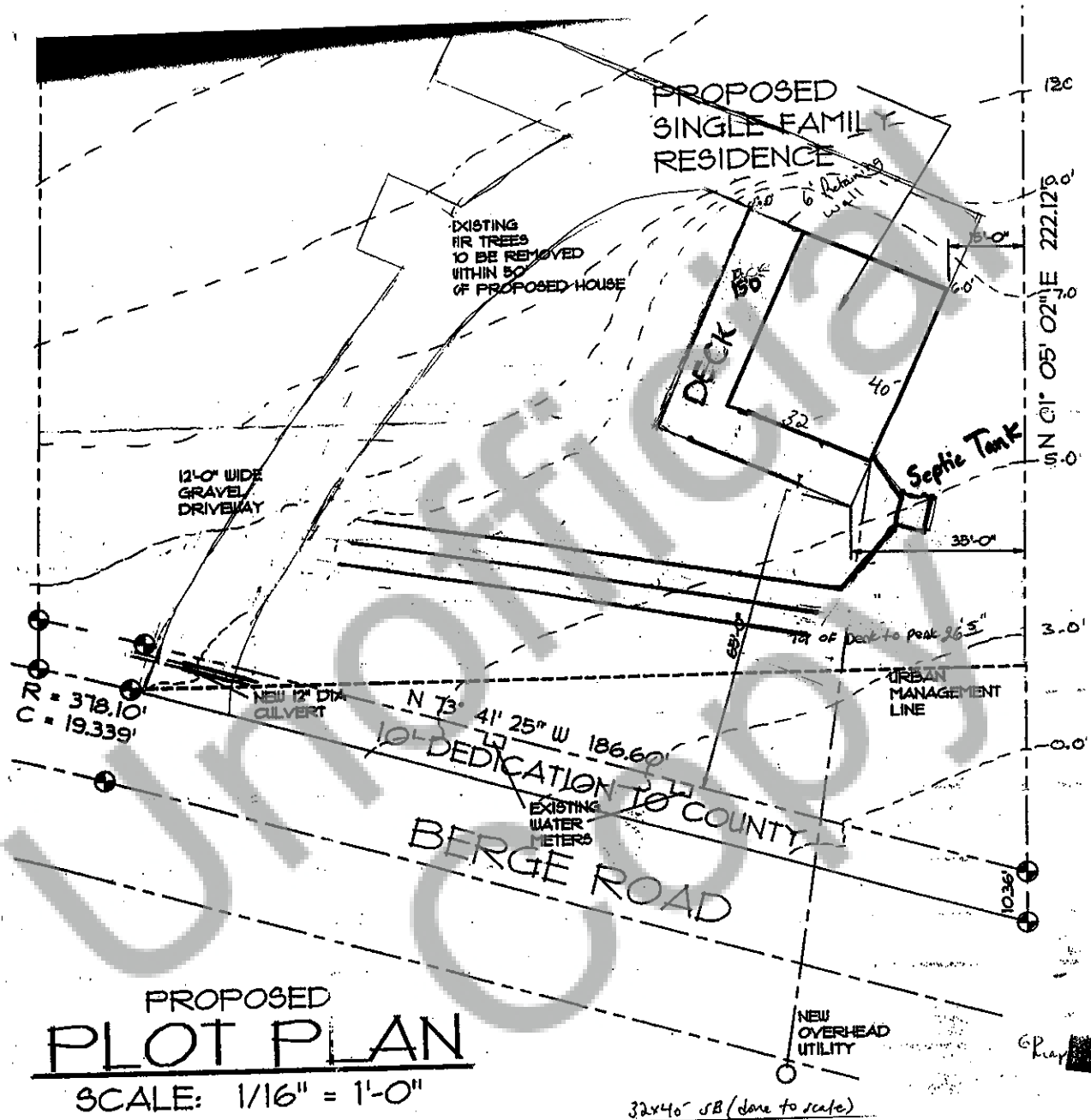
This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Department Office.

## WARNING

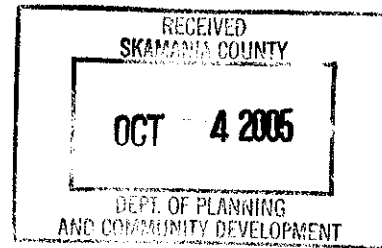
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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

Attached: Letter request for Amendment  
Amended Site Plan  
Amended Elevation Drawings  
Vicinity Map



To: Skamania County Planning Department  
From: Darren Gallion  
Regarding: Class 1 Minor Development Letter  
Date: 10/1/2005



To Whom It May Concern:

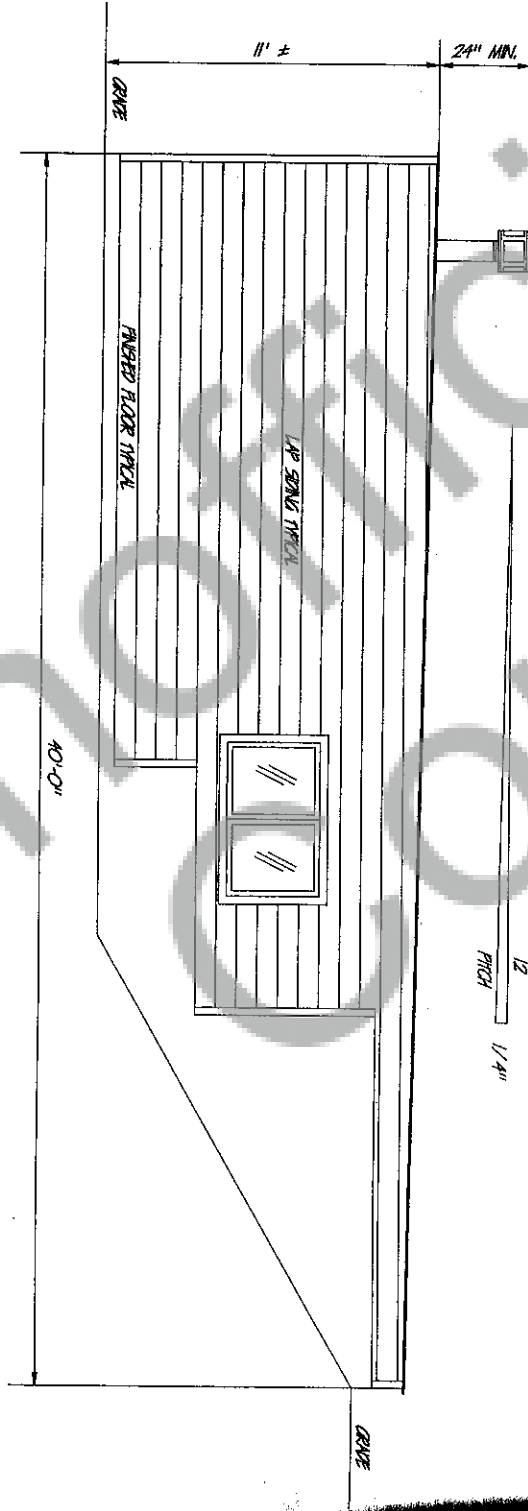
I would like to request the following changes to file number NSA-02-22, tax lot# 03-08-27-0-0-0600-00. Initially I plan to construct the daylight basement portion of the house and at a later date add the second floor. I am proposing to eliminate the tuck-under garage originally approved and move the driveway to the North and West sides of the proposed single family dwelling, eliminating the need for a retaining wall on the south side of the proposed dwelling. Although it was not specified in the last letter amendment, I also propose to add a 6' retaining wall on the NorthWest corner of the dwelling, providing support for the second story deck and allowing egress from the basement bedroom. I also intend to construct a patio extending 4' on the west side and 10' on the south side from the dwelling.

Sincerely,

Darren Gallion

Note: The roof for the first phase will be a rubber ~~roof~~ roof material.

LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"

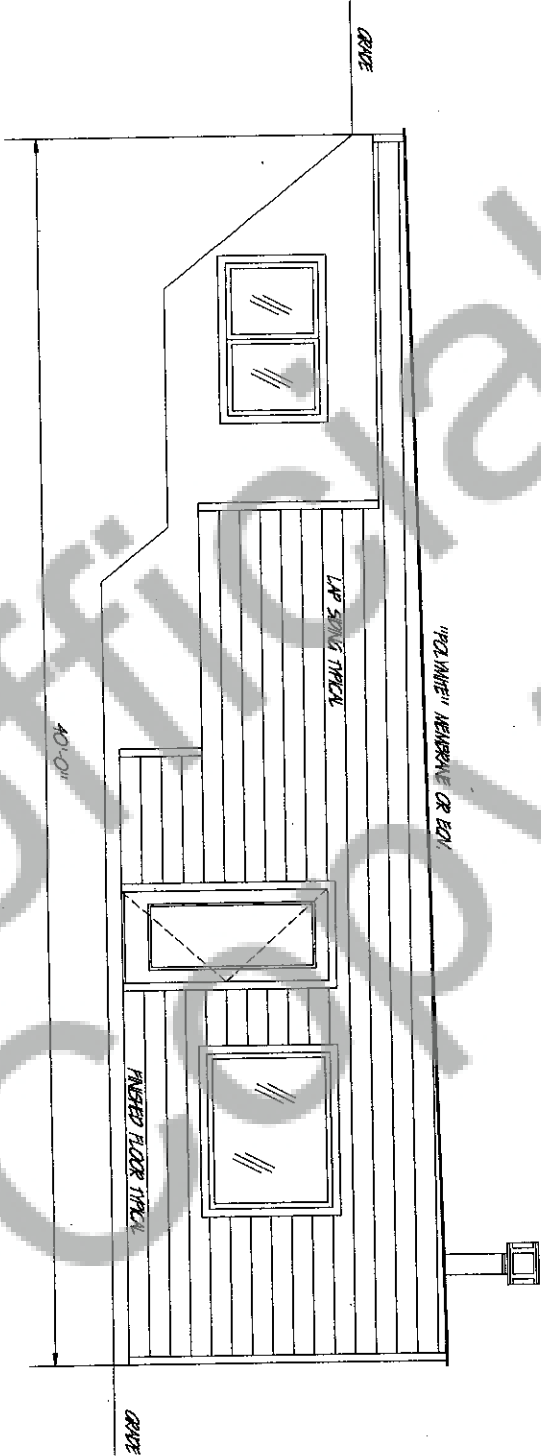


# RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

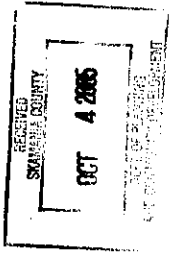
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DATE	05/04/2005
SCALE	1/4" = 1'-0"
PROJECT	DEPT. OF PRISON AND COMMUNITY DEVELOPMENT
DATE	05/04/2005

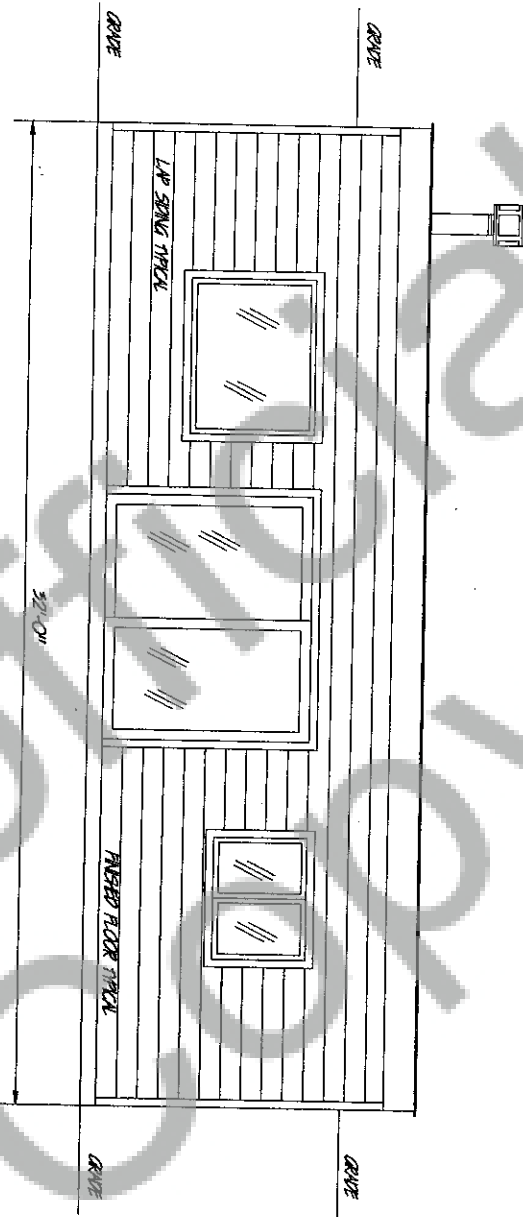


# FRONT ELEVATION

SCALE 1/4" = 1'-0"

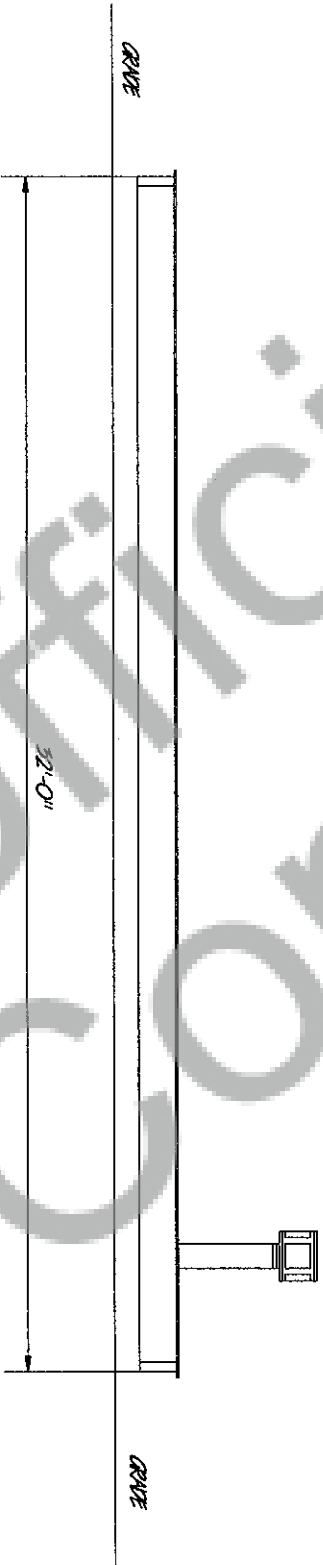


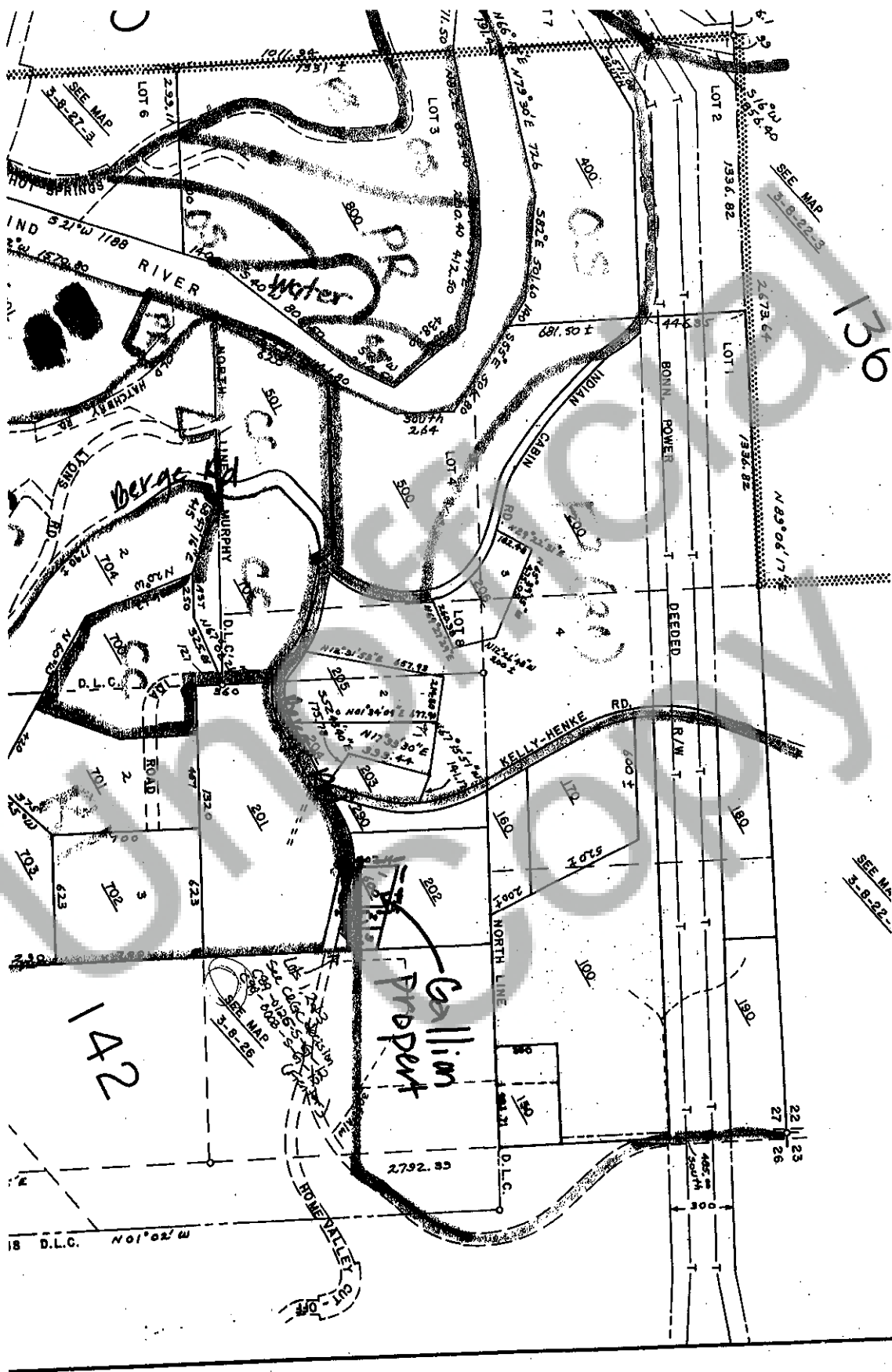
RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"





REAR ELEVATION  
SCALE 1/4" = 1'-0"





Vicinity Map N↑