

Return Address: Antony Clarke
RR2 Box 3976
Pahoa, HI 96778

Doc # 2006161204
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Date: 04/14/2006 01:41P
Filed by: ANTONY CLARKE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$40.00

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-05-07-L1

APPLICANT: Antony Clarke

FILE NO.: Amendment to NSA-05-07

REFERENCE NO.: Administrative Decision for NSA-05-07, recorded as Auditor's File # 2005156973, recorded on the 18th day of April 2005.

PROJECT: Remodel and addition of an existing cabin (totaling approx. 962 sq. ft.), construction of an accessory structure (672 sq. ft.), well, water tank, and associated utilities.

LOCATION: End of Snowberry Lane off of Smith Cripe Road in Skamania County; Section 6 of TIN, R6E, W.M. and identified as Skamania County Tax Lot #01-06-06-0-0-0324-00.

LEGAL: See attached page 1-10.

ZONING: Special Management Area – Forest (F).

June 15, 2005

Dear Mr. Clarke,

The Planning Department issued a final Administrative Decision on March 25, 2005 for the above referenced application. On May 23, 2005 we received a letter from you requesting an amendment in order to expand the foot print and height of the cabin. Your request includes extending the east wall of the cabin 2 ½ feet in order to avoid the stump which lies in the way of the foundation footings, to extend the west wall 3 feet in order to meet the International Building Code for the rise and tread of the stair plan, and to raise the height of the cabin from 19 ½ feet to 22 feet. 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.

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 was your Administrative Decision. If you have any questions, please give me a call at 509-427-9458.

Sincerely,



Jessica Davenport
Associate Planner

APPEALS

This Administrative Decision of the Director 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. 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

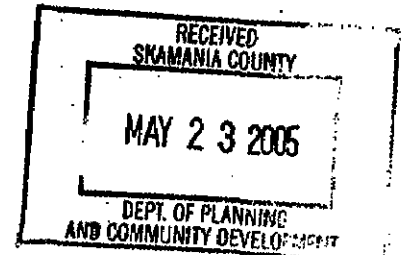
U.S. Forest Service - NSA Office
Board of County Commissioners
Friends of the Columbia Gorge
Columbia Gorge United
Columbia Gorge Reality, Inc.
Office of Archaeology and Historic Preservation
Washington Department of Community Development - Dee Caputo

Attached: Letter request for Amendment
Amended site plan and elevation drawings
Legal Description
Vicinity Map

Unofficial
Copy

Antony and Rose Clarke
RR2 Box3976
Pahoa, HI 96778

May 18, 2005



Karen Witherspoon, Director
Skamania County Department of Planning and Community Development
P.O. Box 790
170 N.W. Vancouver Ave.
Stevenson, WA 98648

Dear Karen;

About one month ago I telephoned you to describe briefly an amendment to NSA-05-07. These are for changes as a result of my conversations with the contractor and building inspector. You encouraged me to submit an amendment for the suggested changes.

I have delayed in doing so until we went through my design more carefully to make sure there were no other problems. We just found one more that is a result of the minimum headroom clearance (6'8") on stairs and landings. To meet this required reducing the original 3 steps up from the mudroom to kitchen (old cabin) to two steps. The required raising the mudroom floor 7 3/4" since the original cabin floor is fixed. This increases the height of entire structure similarly but it remains within the "about 20ft" that your administrative decision identifies.

In any event, the attached amendment request includes detailed descriptions of all changes and these changes are highlighted for clarity on copies of the original drawings. These changes are relatively small but essential to meet the new International Building Code and ground disturbance/stability issues.

Please let me know if you have additional questions.

Our \$50 check is attached.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Antony".

Antony Clarke

Amendment Request for NSA-05-07 (May 19, 2005)

Antony and Rose Clarke Tax Lot # 01 06 06 0 0 0324 00

1. Extension of East wall 2 ½ feet.

Relocating the east wall of the cabin addition is needed to clear the indicated large tree stump that lies in the way of the footings. The foundation contractor says that removing the large stump would destabilize ground and endanger existing cabin and would disturb base soil needed for new footings. Moving footing and wall away from stump 2 ½ feet to the east and inline with the original indicated entry closet wall will avoid the problem. This has no effect on southern elevation facing the Columbia Gorge.

2. Extension of West wall 3 ft.

My meeting with the Skamania County Building Inspector (Marlon Morat) revealed that the new International Building Code (IBC) is now in force in Skamania as of this month. The inspector noted that my original stair plan called for an 8" rise and 9" tread. The new code requires a 7 ¾" maximum rise and a 10" minimum tread. The new rise code requires one more step than I had allowed for – adding another 10" run required for stairs. The new tread code requires at least 13 more inches of run than I allowed for. To accommodate this requires moving the east wall out 2 more feet. Moreover, I originally failed to fully account for the wall widths needed in my original plan that must be taken out of the available space for the stairs and landings. Hence, to meet minimum IBC stair requirements and satisfy the 3 foot landing requirements I am requesting moving the west wall of master bedroom out 3 feet from the original plan.

This wall was originally cantilevered 3 ft. over mudroom wall and the above change would require the mudroom also to be moved out 3 ft. However, the discussion with the building inspector also indicated that it would be preferable to avoid the cantilever and support the bedroom wall directly on the mudroom slab foundation. Hence, the cantilever has also been eliminated in this amendment.

3. Increase in building height from about 19 ½ ft. to 20 ½ ft.

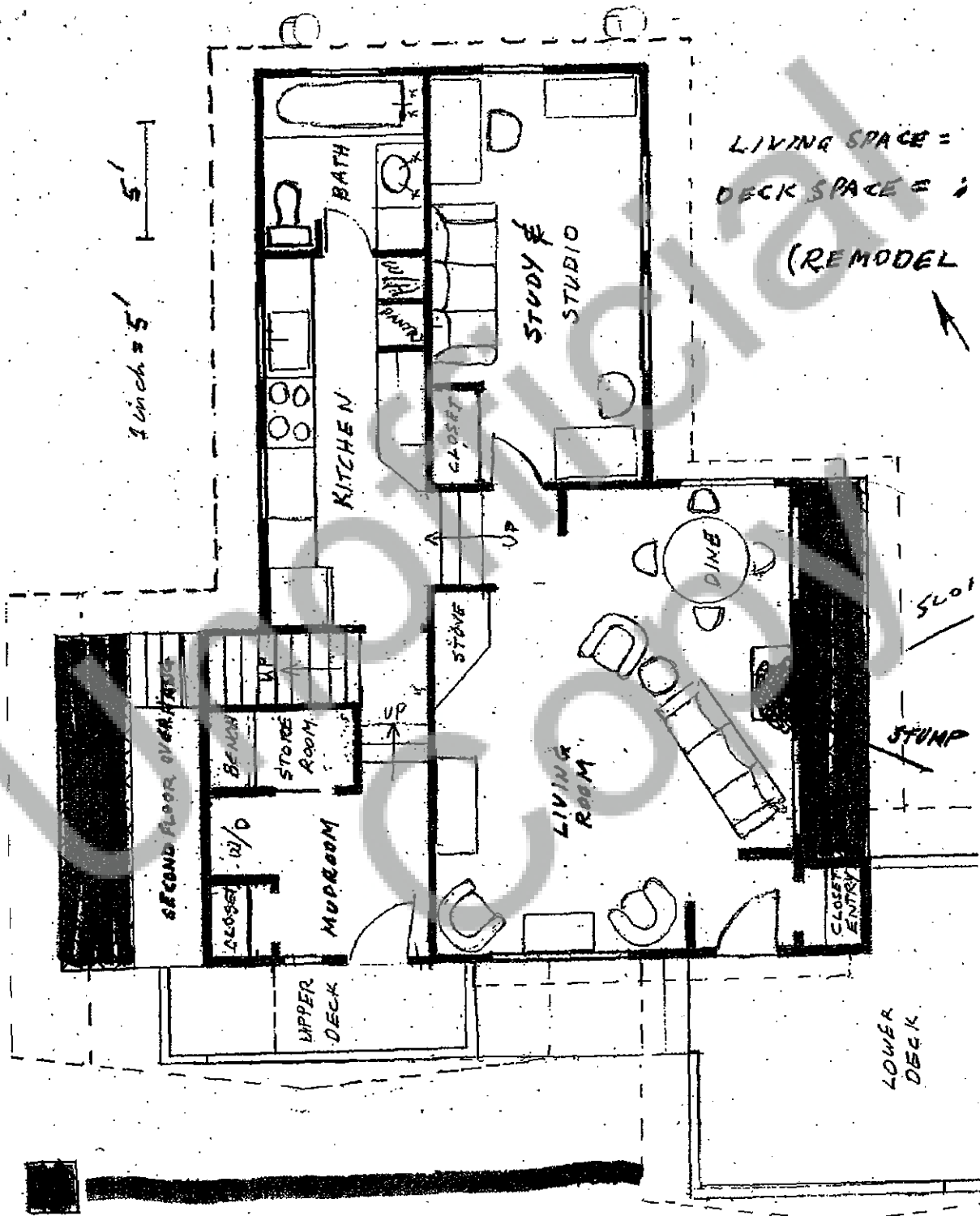
The IBC also requires a minimum of 6' 8" headroom for stairs and landings. I originally specified 3 steps up from mudroom to cabin kitchen on my plan. However, this does not provide the required headroom above the kitchen landing. Hence, I need to raise mudroom floor 7 ¾ inches (one step) so that landing is only two steps up from mudroom floor and headroom on landing satisfies IBC minimum. This requires the master bedroom floor and the roof to also be raised the same amount.

Furthermore, the widening of the master bedroom by 3 ft mentioned above effectively moves the center ridge over 1 ½ feet to the west and this increases ridge height another inches for the given pitch.

Hence, roof peak height will have a net increase of about one foot, from an estimated 19 ½ ft. to 20 ½ ft. This still satisfies the "about 20 ft." indicated in the NSA-05-07 administrative decision, although about 21 ft is a better description.

The attached drawings (plan and south elevation) are copies of the original submitted drawings with the above changes indicated as hatched areas.

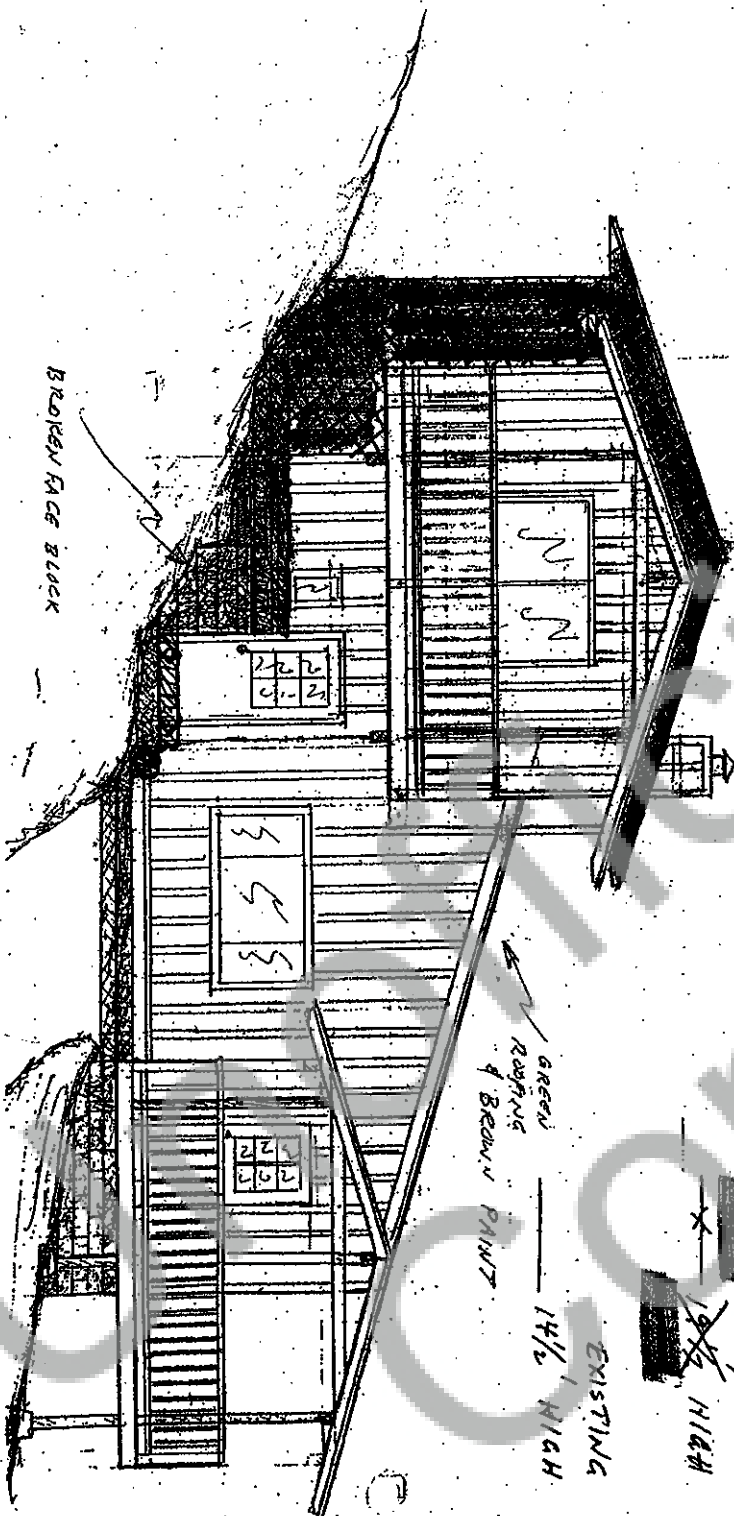
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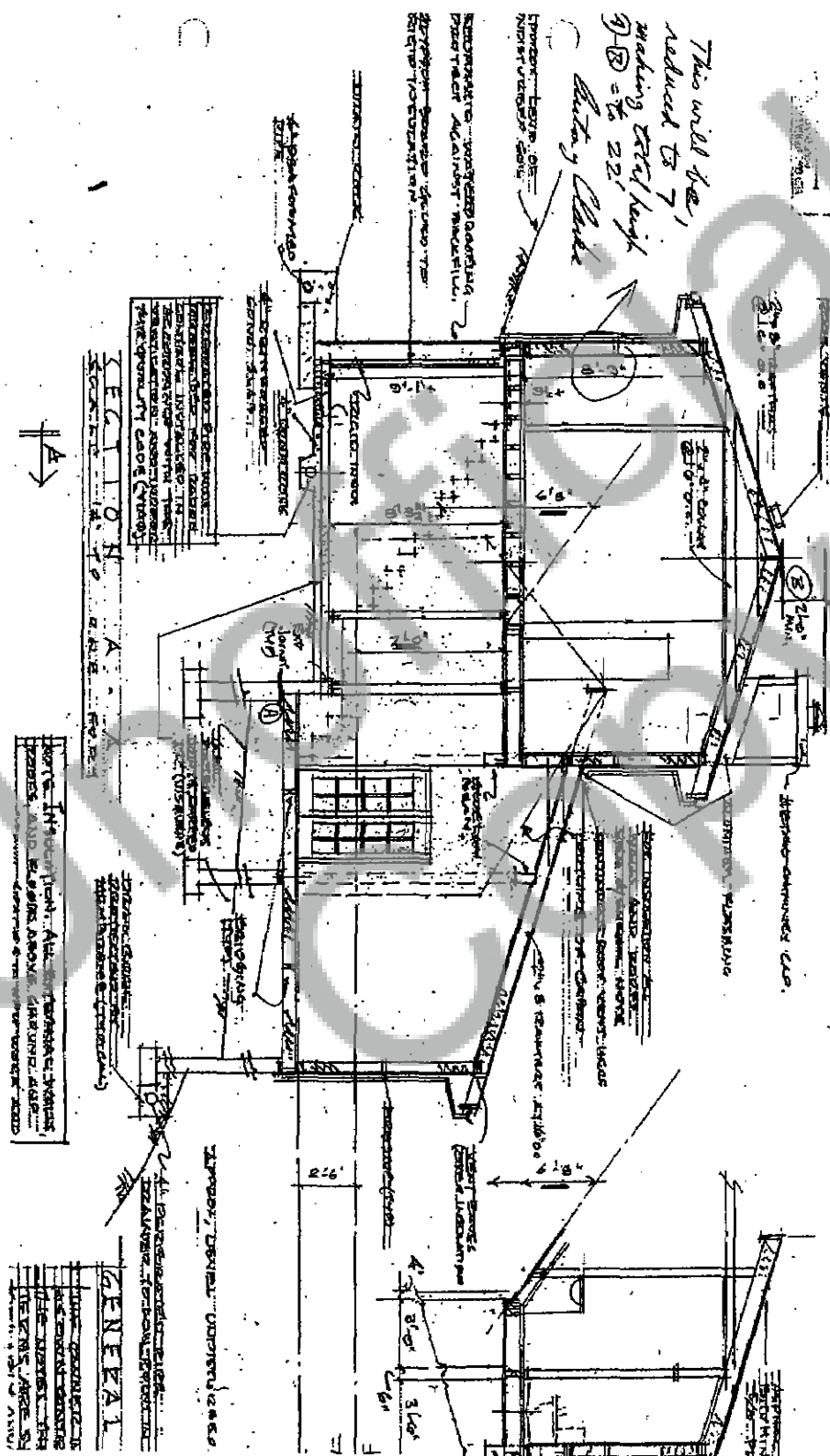


SOUTH ELEVATION

REMODELED CABIN ADDING WORK

1" = 5 ft





87043

BOOK 15 PAGE 15

THIS DOCUMENT WAS FURNISHED
THROUGH THE COURTESY OFPIONEER NATIONAL
TITLE INSURANCE

A TICO COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

IN WASHINGTON RECORDS IN
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED IN
Antony D. Clarke
and Marge S. Kahn
AT 10:15 AM August 18, 1978
WAS RECORDED IN BOOK 15
AT PAGE 281
RECORDS OF SKAMANIA COUNTY, WASH.
M. S. Kahn
COUNTY CLERK

695-4495

REGISTERED	<i>L</i>
INDEXED, REG.	<i>L</i>
INDEXED, G.	<i>L</i>
RECORDED	<i>L</i>
COMPALED	<i>L</i>
INDEXED	<i>L</i>

Quit Claim Deed

FORM L 55 R

THE GRANTOR

MARGE S. KAHN

for and in consideration of \$10.00 and other valuable considerations does hereby

convey and quit claim to ANTONY D. CLARKE

the following described real estate, situated in the County of Skamania

State of Washington including any interest therein which grantor may hereafter acquire:

That portion of Section 6, Township 1 North, Range 5 E.W.V., described as follows: Beginning at a point of where the South line of the North Half of the South Half of the Northeast Quarter (N 1/2 of S 1/2 of NE 1/4) of said Section 6 intersects with the centerline of a certain canyon through which Squatch Creek runs; thence West along said South line of the North Half of the South Half of the Northeast Quarter (N 1/2 of S 1/2 of NE 1/4) a distance of 200 feet, more or less, to an iron pipe set in a concrete marker; thence North 200 feet more or less to an iron pipe set in a concrete marker; thence East to the centerline of said certain canyon; thence Southeast along the centerline of said canyon to the point of beginning.



No. 6084

TRANSACTION-EXCISE TAX

AUG. 18, 1978

Amount Paid *5.00*

Skamania County Auditor

Steven S. Johnson

Dated this 18th

day of August 1978

STATE OF WASHINGTON,

County of Skamania

On this day personally appeared before me *Antony D. Clarke and Marge S. Kahn*
to me known to be the individuals described in and who executed the within and foregoing instrument, and
acknowledged that *they* signed the same as *their* free and voluntary act and deed, for the
uses and purposes therein mentioned:

GIVEN under my hand and official seal this 18th day of August 1978

[Signature]
County Clerk (for the State of Washington)