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Doc # 2006161788
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Date: 06/02/2006 09:38A
Filed by: MICHAEL FUCHS
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$36.00

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-3900 FAX 509 427-3907

Letter Amendment to Administrative Decision NSA-05-26-L1

APPLICANT: Michael Fuchs

FILE NO.: Amendment to NSA-05-26

REFERENCE NO.: Administrative Decision for NSA-05-51, recorded as Auditor's File # 2006160703, recorded on the 1st day of March 2006, in the Skamania County Auditor's Office.

PROJECT: To remodel the existing dwelling by adding a dormer on the east side of the house expanding the master bedroom which will increase the height of the house 3 feet to approximately 28 feet, associated utilities, and to temporarily occupy a 33-foot trailer on the property during the remodeling project.

LOCATION: 102 Shaddox Spring Road, Underwood, WA; Section 30 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-30-0-0-0300-00.

LEGAL: See attached page 4.

ZONING: General Management Area – Open Space and Small Woodland (F-3).

May 8, 2006

Dear Mr. Fuchs,

The Planning Department issued a final Administrative Decision on October 19, 2005 for the above referenced application. On April 12, 2006 we received a letter from you requesting an amendment in order

to change the roof line to a shed roof sloping away from the key viewing areas, which would allow a more structurally sound building with the weight load of the structure resting on the original foundation walls. Your letter amendment request also indicated that the Building Inspector would require the roof to be metal as a result of the shallow angle of the pitch. The metal roofing is proposed to be dark brown. Due to the slope of the roof being away from all the key viewing areas and the dark brown color, the metal roofing will have minimal if any impacts on the scenic resources of the National Scenic Area.

On April 26, 2006 you submitted a revised elevation drawing that pushes the SE corner of the house out 12 inches in order to decrease the "boxed look" of the proposed house, as well as a trellis over the lower windows to provide shadow. The proposed pop-out corner will have lap siding in order to change the pattern of the board and batten look which will cover the remainder of the house. The basement will be an unfinished space, with a concrete floor used for storage and mechanical space. The square footage of the living space will be a total of 2,200 square feet, which remains compatible with similar development in the vicinity of the subject parcel as previously stated in the original Staff Report.

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 elevation drawings (see attached page _____) to this Letter Amendment shall replace those attached to your original Administrative Decision of October 19, 2005, and shall be known as the final elevation drawings. The amendment is hereby approved with the following conditions of approval to be added:

Condition #15:

- 15) The applicant shall submit a physical sample of the dark brown roofing material prior to final inspection by the Planning Department being conducted.

Shall be added.

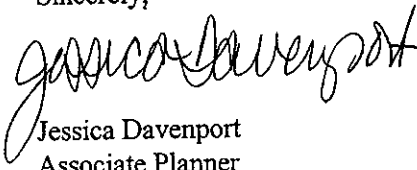
Condition #16:

- 16) The windows shall have an exterior visible light reflectivity rating of 11% or less.

Shall be added.

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 509-427-3900.

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 Letter Amendment Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$1,000.00 nonrefundable filing fee.

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 Division
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
Department of Archaeology and Historic Preservation
Washington Department of Community Development - Dee Caputo

Attached: Letter request for Amendment
Amended elevation drawing
Vicinity Map

EXHIBIT 'A'

That portion of the Northwest Quarter of Section 30, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, in the State of Washington, 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, 378.84 to the Northeast corner of that tract conveyed to Skamania County P.U.D. under Auditor File No. 37538; thence South $1^{\circ}23'45''$ West along the East line of said tract, 1,100.00 feet; thence North $86^{\circ}29'13''$ West parallel with the North line of said Northwest Quarter, 300.00 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 Southeasterly along said line to the East line of the Northwest Quarter of said Section 30; thence North $0^{\circ}33'22''$ East along said East line, 1,752.51 feet to the point of beginning.

EXCEPT that portion lying within State Highway 14.

EXCEPT that portion lying within the Burlington Northern R/W.

Gary H. Martin, Skamania County Assessor

Date 04/15/05 Parcel # 3-10-30-300

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