

Return Address: Scot Davidson  
851 Riverside Drive  
Washougal, WA 98671

Doc # 2006162393  
Page 1 of 8  
Date: 07/21/2006 02:33P  
Filed by: SCOT DAVIDSON  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$39.00

**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-04-55-L1**

**APPLICANT:** Scott Davidson

**FILE NO.:** Amendment to NSA-04-55

**REFERENCE NO.:** Administrative Decision for NSA-04-55, recorded as Auditor's File # 2006011023912, recorded on the 21<sup>st</sup> day of July 2006 in the Skamania County Auditor's Office.

**PROJECT:** Additions to an approved single-family dwelling (carport, hot tub/ patio area) and a detached garage/ studio.

**LOCATION:** 512 Riverside Drive, Washougal; Section 11 of T1N, R5E, W.M. and identified as Skamania County Tax Lot #01-05-11-2-0-1103-00..

**LEGAL:** Lot 3 W Barber SP #1 BK 3/ PG 2.

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

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April 6, 2006

Dear Mr. Davidson,

The Planning Department issued a final Administrative Decision on February 11, 2005 for the above referenced application. On March 15, 2006 we received a letter from you requesting an amendment in order to change the floor plan of the detached garage and to use the detached garage as a temporary dwelling

during the construction of the single-family dwelling. The Administrative Decision approved a 26' x 37' detached garage. Your letter addressing the proposed changes to the Administrative Decision states that there will be no footprint changes to the detached garage, but that you will change the location of the garage from the approved lower floor of the garage to the upper floor in order to make better use of the natural land contour, which will reduce the amount of grading needed.

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.

Therefore, condition #25:


- 25) Within 30 days of the issuance of an occupancy permit for the main house, the Planning Department shall conduct a site visit to confirm that the kitchen has been removed in the detached garage.

Shall be added.

The site plan (see attached page 10) and elevation drawings (see attached page 7) to this Letter Amendment shall replace those attached to your original Administrative Decision of February 11, 2005, 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 was your Administrative Decision. If you have any questions, please give me a call at 509-427-3900.

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.

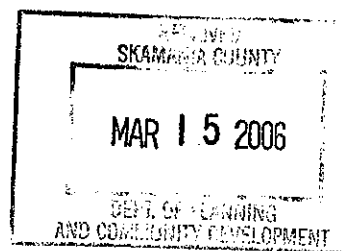
cc: Skamania County Building Department  
Skamania County Assessor's Office  
Skamania County Health Dept.  
Persons w/in 500 feet  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners  
Friends of the Columbia Gorge  
Office of Archaeology and Historic Preservation  
Washington Department of Community Development - Dee Caputo

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

Scot Davidson  
851 Riverside Drive  
Washougal, WA 98671

March 14, 2006

Jessica Davenport – Associate Planner  
Skamania County Planning Department  
P.O. Box 790  
Stevenson, WA 98648



**RE: Class 1 – Minor Development – Letter Amendment to NSA 04-55**

Dear Ms. Davenport

Please accept this Letter Amendment to NSA 04-55 regarding the layout and use of the approved accessory structure.

**Change in Floor Plan / Impact Exterior Elevations**

The original application anticipated to place a garage on the lower floor and a studio/storage room on the upper floor. After further study of the site and our long term plans we have determined that our preference is to reverse the use of the floors resulting in the garage on the upper level and studio/multi use room on the lower level.

There are two reasons for this decision:

#1 FIT TO THE LAND: A vehicle approach to garage doors on the North side does not fully follow the natural land contour. There will be required a fairly significant retaining wall required extending from the NE corner of the building in order to allow the approach.

#2 CONVENIENCE: The physical distance from the garage (including stairs along the retaining wall) will place the garage a less convenient distance from the house. This would result meaning in less use of the garage for day to day parking and vehicles are more likely to be parked outside. Further, the approach on the long side of the structure allows for three garage doors, instead of parking vehicles end to end as planned on the lower level.

To the best that we are able to determine this change has only positive impact on the goals of the NSA. The change in design means that the vehicle approach to the North side of the structure (visible to Riverside Drive) is eliminated. The upper garage approach is contained roughly between the two structures. In that area the surface area prepared for vehicles is only marginally larger and the net potential hard surface is reduced.

The change allows for the elimination of a retaining structure extending from the NE corner of the structure allowing the natural surface contour. It also allows for screening trees to be planted directly North of the structure to further screen it from Riverside Drive.

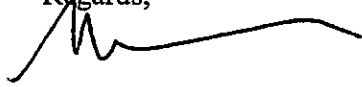
There is no intention to modify the exterior dimensions of the structure.

#### **Temporary Kitchen Facilities**

A second request is to allow for the installation of temporary kitchen facilities in this building which will allow us to build it as the first of the two structures and to live in it before and while the second structure is being built. We will agree to remove the kitchen facilities within 30 days of the occupancy permit for the main house.

I have included with this letter a drawing detailing the changes to the site plan and elevations anticipated as a result of this request.

Regards,

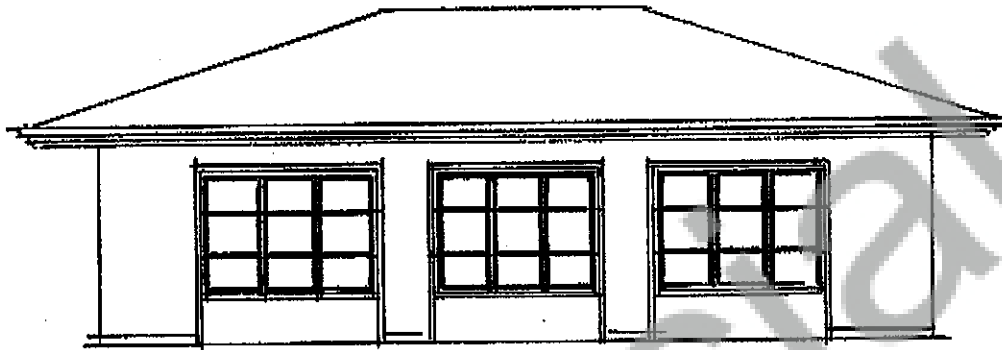


Scot Davidson

#### **Enclosures:**

- Site plan showing areas affected by change
- Elevations
- \$50 Check for Letter Amendment Submission





FRONT GAR/APT

( WINDOW CHANGES )



