

Return Address: Pat Price  
Allways Quality Construction  
P.O. Box 114  
Stevenson, WA 98648

Doc # 2007167025  
Page 1 of 5  
Date: 07/26/2007 11:27A  
Filed by: PAT PRICE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$44.00

**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-06-41-L1**

**APPLICANT:** Pat Price, Allways Quality Construction

**OWNER:** Kenneth Becker and Lillian Barrows

**FILE NO.:** Amendment to NSA-06-41

**REFERENCE NO.:** Administrative Decision for NSA-06-41, recorded as Auditor's File # 2006164214, recorded on the 19th day of December 2006, in the Skamania County Auditor's Office.

**PROJECT:** To construct a new single-family dwelling with an attached garage (2,332 square feet), decking (230 square feet), pressure septic system, driveway and utilities.

**LOCATION:** Located on Skamania Landing Road, Skamania, WA; Section 34 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #02-06-34-1-4-3800-00.

**LEGAL:** Lot 5, Block 3 of Woodard Marina Estates subdivision, Book A, Page 114-115.

**ZONING:** General Management Area – Residential (R-1).

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July 23, 2007

Dear Mr. Price,

The Planning Department issued a final Administrative Decision on November 28, 2006 for the above referenced application. On July 19, 2007 we received a letter from you requesting a variance to the front yard setback of 45 feet from the centerline of the street or roadway. You have requested a variance of 4 feet 1 inch from this setback. Condition number three states:

"All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater. **Side yard:** 5 feet. **Rear yard:** 15 feet. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections."

You have turned in a survey of the property (including the front wall of the structure) in relation to Skamania Landing Road. The house, including the 2-foot overhangs will meet the 15 foot setback from the front property line, but will not meet the 45' setback from centerline of the street or roadway by 4' 1" as Skamania Landing Road has a 50' right-of-way. The 50' right-of-way as well as the small lot size, 90' in depth create circumstances in which a variance to this setback can be approved.

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 survey submitted to our department has been recorded in the Skamania County Auditor's office and is Auditor's file number 2007166922. The amendment is hereby approved with the following conditions of approval to be added to condition number 3:

Amended Condition #3:

"A 4' 1" variance to the 45 feet from centerline of the street or road front setback shall be granted. The new setback shall be 40' 11' from the centerline of the street or road and 15' from the front property line. All structures, except fences, including eaves, awnings and overhangs shall meet this and the following setbacks. **Side yard:** 5 feet. **Rear yard:** 15 feet. Setbacks are from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections."

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 Hearing Examiner, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$500.00 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.

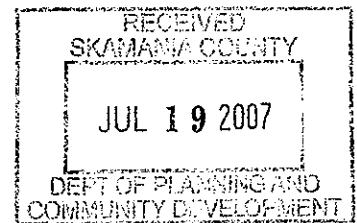
cc: Skamania County Building Division  
Skamania County Health Dept.  
Persons w/in 500 feet  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
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  
Vicinity Map



**ALLWAYS  
QUALITY  
CONSTRUCTION**

*Custom Homes & Remodeling*



To: Skamania County Planning Dept.  
From: Allways Quality Construction & Pat Price  
Re: Request for variance from setback restrictions

19 July, 2007


To whom it may concern:

Allways Quality Construction request a variance from the setback requirements pursuant to NSA-06-41 located at Lot 5, Block 3, of Woodard Marina Estates aka. Skamania Landing. We request a variance of 4 feet 1 inch from the normal 45 foot setback.

Sincerely,

  
Pat Price

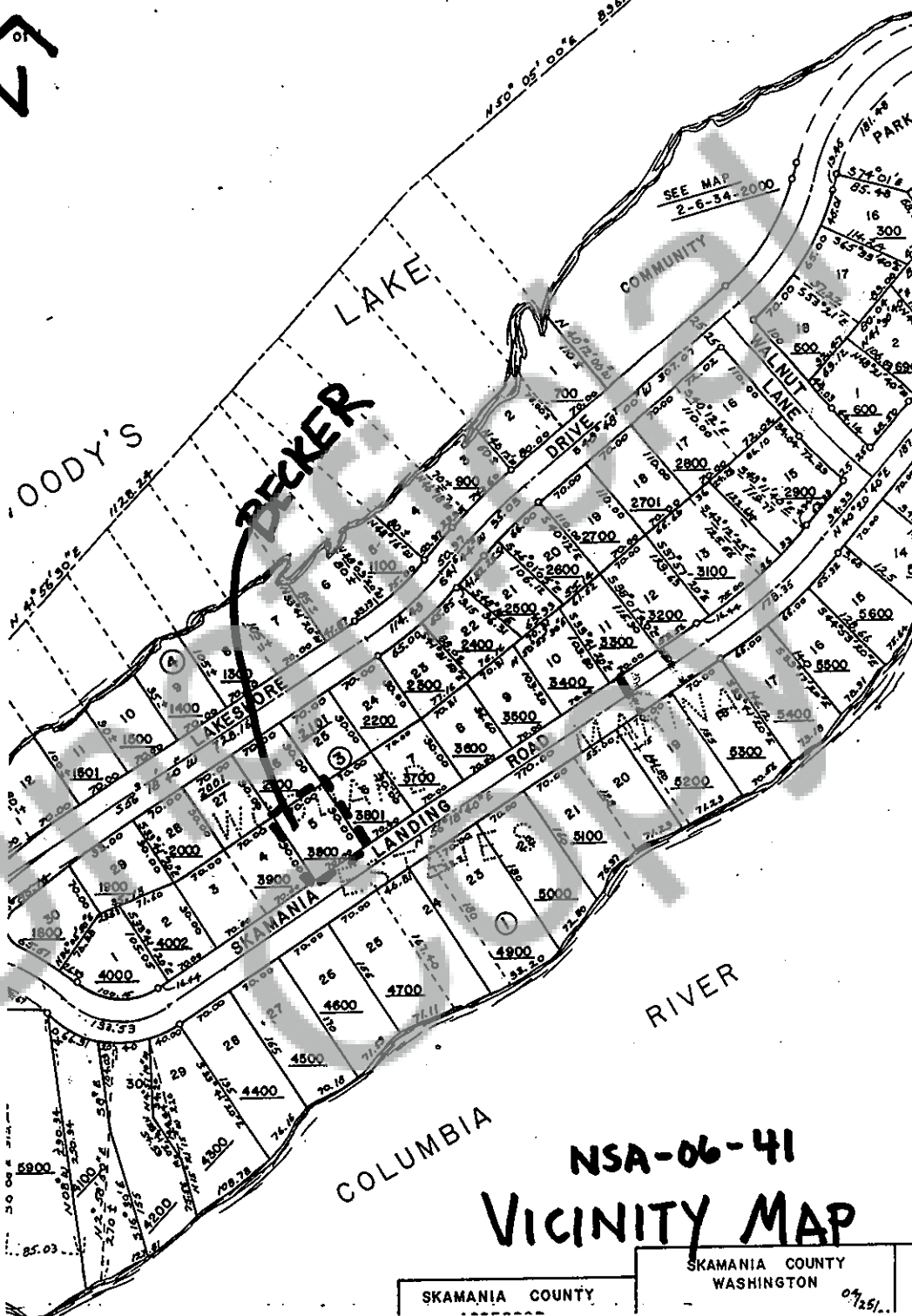
Unofficial Copy

Receipt #005125 



N 88° 41' 07" W 1316.03

GOODY'S  
LAKE  
PECKER



NSA-06-41  
VICINITY MAP

SKAMANIA COUNTY  
WASHINGTON