

Return Address: Keith Fredrickson  
9202 N. Hudson Street  
Portland, OR 97203

Doc # 2007168600  
Page 1 of 6  
Date: 12/27/2007 12:26P  
Filed by: KEITH FREDRICKSON  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$45.00

**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-07-35-L1**

**APPLICANT:** Keith and Cora Lee Fredrickson

**OWNER:** Keith and Cora Lee Fredrickson

**FILE NO.:** Amendment to NSA-07-35

**REFERENCE NO.:** Administrative Decision for NSA-07-35, recorded as Auditor's File # 2007166714, recorded on the 29th day of June 2007, in the Skamania County Auditor's Office.

**PROJECT:** Construction of a single-family dwelling (approximately 40'x32'x25') with attached garage (approximately 26'x26'x25'), detached accessory structure (approximately 30'x28'x17'), driveway and associated utilities.

**LOCATION:** Lot 17 Original Town Site of Underwood, located off of Cooper Avenue on Two Rivers Road, Underwood; Section 23 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-23-2-0-0401-00.

**LEGAL:** Lot 17 Original Town Site of Underwood, Book A, Page 14 & 15. Original deed recorded on June 8, 1984 and recorded in the Skamania County Auditor's office in Book 83, Page 673.

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

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December 4, 2007

Dear Mr. and Mrs. Fredrickson,


The Planning Department issued a final Administrative Decision on June 28, 2007 for the above referenced application. On November 30, 2007 we received a letter from you requesting some changes to the approved decision. You are requesting to use trusses instead of a vaulted ceiling for the construction of the home. This will decrease the square footage of the house by 400 square feet. You have asked to change the south deck size from 8' to 6' and to include a cover over the deck. You have also asked to increase the height of the detached garage to be a total of 19'. You have also indicated that you will not be constructing the attached garage.

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 site plan (see attached page 5) to this Letter Amendment shall replace those attached to your original Administrative Decision of June 28, 2007, and shall be known as the final site plan. 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

**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

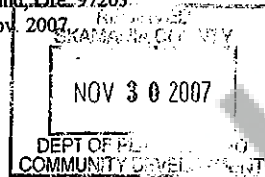
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are

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  
New Elevation drawing  
Vicinity Map

Keith M. Fredrickson  
Cora L. Fredrickson  
9202 N. Hudson St.  
Portland, Ore. 97203  
29 Nov. 2007



Skamania County Dept. of Planning  
P.O. Box 790  
Stevenson, Wa., 98648

Re: FILE No. NSA-07-35

Dear Sirs;

On April 30 2006, I submitted a request for a Columbia Gorge Scenic Area Building Permit. In that application I requested a permit to build a two story "Salt Box" home, (32' x 40'), with an attached garage, (26' x 26'), and a unattached shop building. On June 29 2006, I received my permit and after a waiting period was able to apply for building permits.

After receiving a number of bids from various contractor's, I have decided that the plan that I submitted to Skamania County was too ambitious, and that my budget would not allow me to proceed with the Salt Box house and attached garage.

I have redesigned my house, and have made the following adjustments to the building plan to bring the project in line with my budget.

1. I have eliminated the attached garage to the house.
2. I have reduced the square footage of the house by about 400 sq. feet by reducing the upper story to a simple Cape Cod design which will be built using attic trusses built by Tom Ellison of Underwood Washington.
3. By using trusses instead of a vaulted ceiling, I have reduced the complexity of the framing considerably, but at the same time I have retained the major parts of the floor plan that I designed for the Salt Box house.
4. I have retained the unattached garage. This will allow me plenty of parking room.
5. By eliminating the attached garage I am able to retain a small stand of White Oak trees to the west of the house site which I had planned to remove for access to the attached garage. These will provide me with a nice bit of shade in the afternoon.

The foot print of the house is the same as the footprint of my original design, but since I have eliminated the attached garage, the total foot print that I will be using will be much less. The attached garage measured 26' x 26' (676 sq ft), and that will be eliminated.

On the Salt Box house I included an eight foot deck on the South side of the house, On this house I have reduced that deck to a 6 foot deck, but I have added a porch to cover it.

I request an amended Scenic Area Permit, updating my design to reflect my present plans to build a small Cape Cod house on my property instead of the Salt Box design that I have approved.

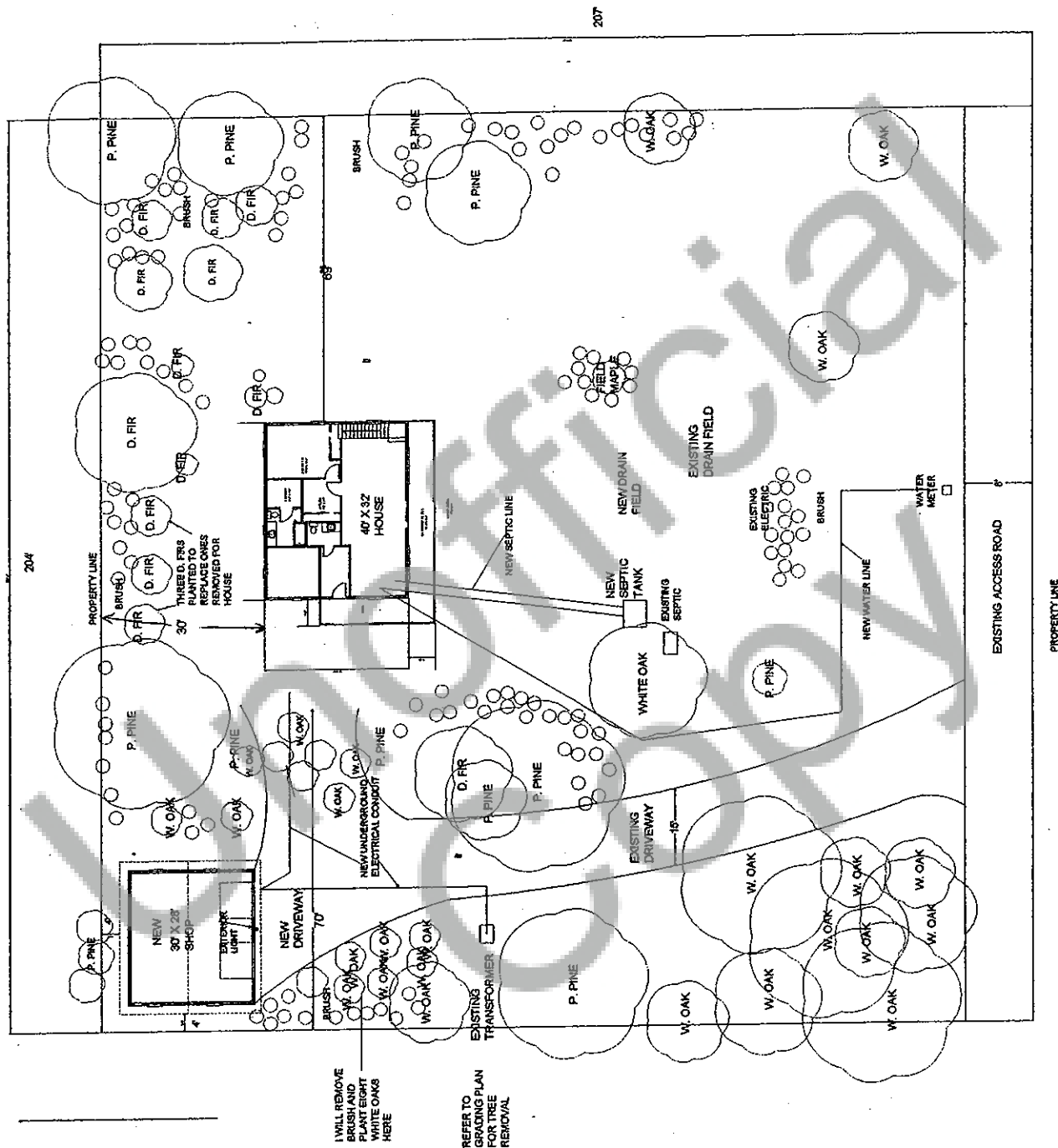
Sincerely,

*Keith M. Fredrickson*  
Keith M. Fredrickson

P.S.

The UNATTACHED GARAGE roof Pitch has changed. From 8/12 pitch to 9/12 pitch to give me more attic room. This changes the garage height by 14". I need an amended permit for this also. KMF (Total height - 19'0")

NORTH



# VICINITY MAP

