

Return Address: Antony Clarke
1000 Pope Road
Honolulu, HI 96822

Skamania County Community Development Department

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

Letter Amendment to Administrative Decision NSA-05-07-L3

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, and Letter Amendment number 1, recorded on 4/14/2006, Auditor's File # 2006161204, and Letter Amendment # 2 recorded on 4/14/2006, Auditor's File # 2006161205.

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 T1N, R6E, W.M. and identified as Skamania County Tax Lot #01-06-06-0-0-0324-00.

LEGAL: See attached page 9-10.

ZONING: Special Management Area – Forest (F).

March 9, 2009

Dear Mr. Clarke,

Amendment NSA-05-07

Page 2

The Community Development Department issued a final Administrative Decision on March 25, 2005 for the above referenced application. On March 2, 2009 we received a letter from you requesting an amendment in order to alter the location and design of the approved detached accessory structure. You have proposed that the accessory structure be moved slightly to the north of the approved site adjacent to the steep bank. This will require that a retaining wall be constructed along this bank. The original structure was a two bay garage with a steep pitch allow for second story storage with a height o 16 feet. The proposed structure will be a two bay garage with a second story above one bay (18 feet in height) with a lower shed roof over the second bay. the overall design of the proposed structure will better blend in with the surrounding landscape.

This amendment will require the attached site plan and elevation drawings for the accessory structure to be known as your final site plan (see attached page 6) and elevation for the accessory structure (see attached page(s) 1-8).

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 509-427-3900.

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

Amendment NSA-05-07

Page 3

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 Administrative Decision or any amendments thereto.

cc: Skamania County Building Division
Persons w/in 500 feet
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Cowlitz Indian 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 - Valerie Grigg Devis

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

Antony and Rose Clarke
1000 Pope Rd.
Honolulu, HI
96822

RECEIVED
SKAMANIA COUNTY

MAR - 2 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

Feb. 21, 2009

Ms. Jessica Davenport
Skamania County Community Development Dept.
Post Office Box 790
170 N.W. Vancouver Avenue
Stevenson, WA 98648

Dear Ms. Davenport et al;

Please find enclosed our \$50 check and our request for a letter amendment to my original approved construction under NSA-05-07 at 392 Snowberry Lane off Smith-Cripe Rd. in Skamania Co. Our original application included a two car garage (24'x28') that was approved with the original house plans. We have been building our house during our summers and it is nearing completion, as evident in our letter amendment. We anticipate a final inspection when we are there this summer when final electrical, doors and handrails are completed.

We are now ready to start our garage but our original garage was intended as a placeholder. Now that the house and site are established we prefer a structure that blends better with the landscape and the house. The original two bay structure (see amendment) had a steep high pitched roof to accommodate an upper central shop/storage area 12' wide. It was sketched as a free standing structure roughly centered on the driveway. We now find this style and location too prominent and incompatible with the space, site and the house structure.

The attached letter amendment shows the new design. It preserves the two bay 24'x28' footprint but the location is now integrated into the 10' retaining wall on the steep west bank of our driveway area and is pushed further back to the north. Though more expensive to build, this presents a less conspicuous profile, including toward the south (facing Columbia Gorge). We have also moved the upper shop/storage area and centered

NSA-05-07-L3

it over the west bay up against the bank and dropped the roof over the east bay into a lower "shed" profile. This blends in much better with the topography of the site. It also matches the basic shape, roof angles, trim and colors in the adjacent house making it a more harmonious overall design. The upper shop/storage area remains 12' wide but the roof peak is now 18' instead of 16' to create a more useable space and better accommodate codes for stairs etc. A shuttered loading-window has been added to the upper south exposure to allow for hoisting materials up to the shop/storage area. Overall features of the old and new design are summarized here:

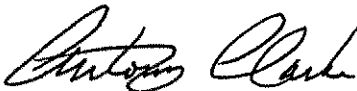
	OLD	NEW
Slab Footprint	24'x28'= 672 sq. ft.	24'x28'= 672 sq. ft.
Shop/storage area	12'x28'= 336 sq. ft	12'x28'= 336 sq. ft
South Face Area	290 sq. ft	330-sq. ft
Peak height	16'	18'

The attached amendment includes the following 6 pages:

- 1) Page C-2 from approved NSA-05-07 showing new locations and retaining wall.
- 2) Page E from approved NSA-05-07 showing OLD garage design
- 3) Photo - approximate location of NEW garage against west bank (house in background).
- 4) South elevation: Note - rocklike surface on sketch will actually be painted cement as per house foundation..
- 5) East elevation
- 6) Photo showing final house with approved roofing, wall and trim colors.

We also hope you find the new design better integrated with the landscape and more compatible with our site. Thank you for your consideration.

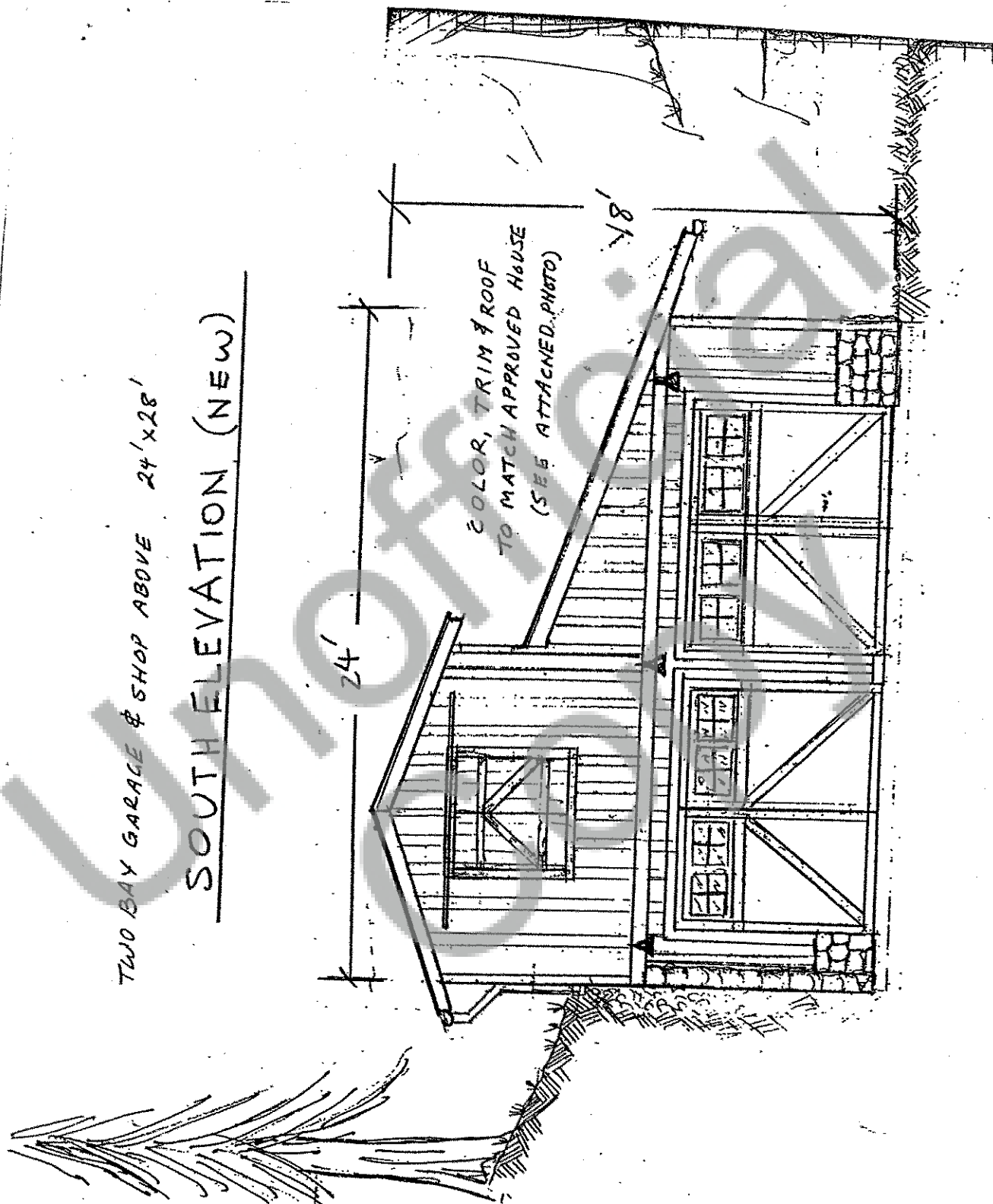
Sincerely



Antony Clarke

TWO BAY GARAGE & SHOP ABOVE 24'x28'

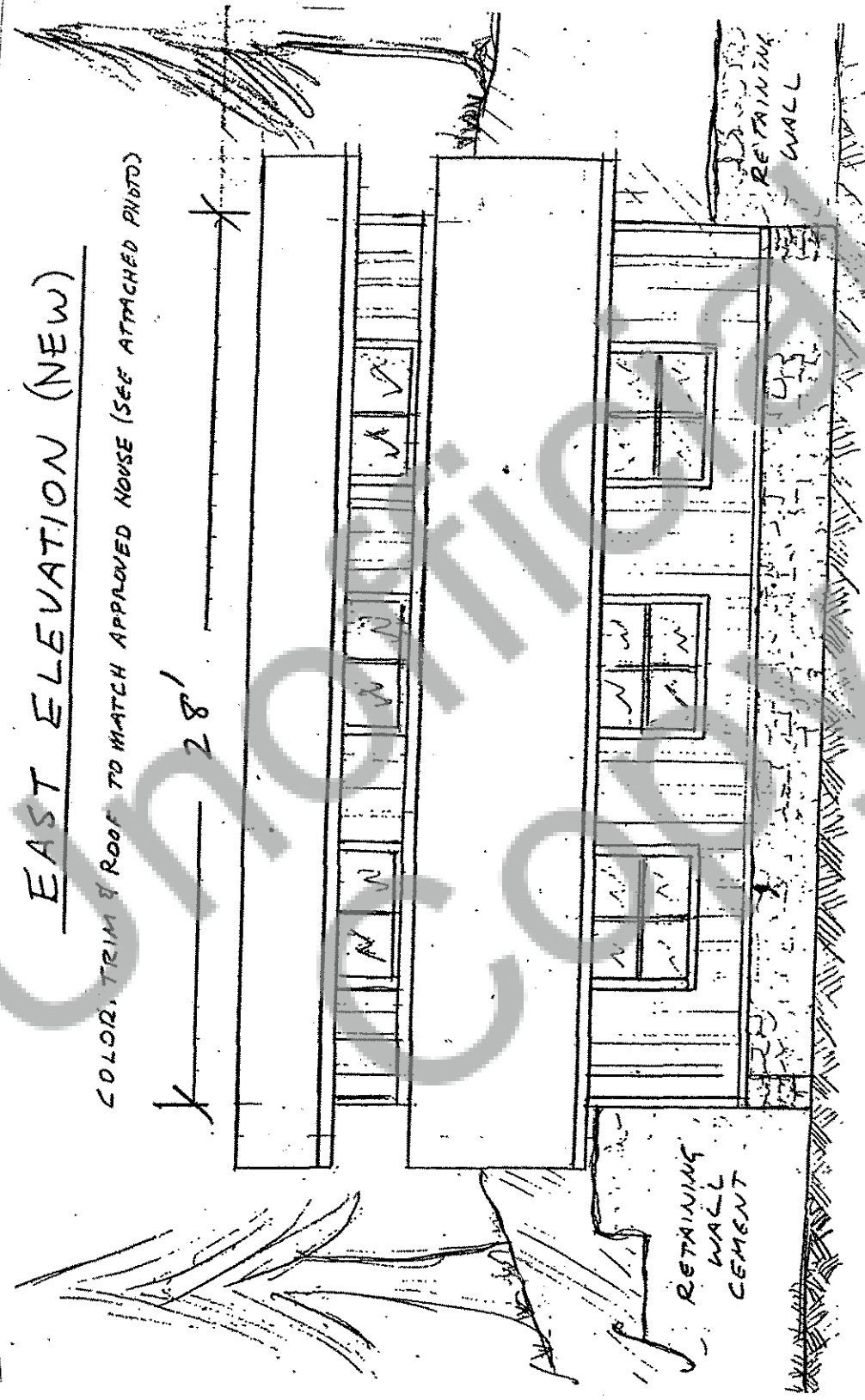
SOUTH ELEVATION (NEW)



EAST ELEVATION (NEW)

COLOR, TRIM & ROOF TO MATCH APPROVED HOUSE (SEE ATTACHED PHOTO)

28'



BOOK 15 PAGE 15

THIS DOCUMENT WAS FURNISHED THROUGH THE COURTESY OF PIONEER NATIONAL TITLE INSURANCE

87043

PIONEER NATIONAL TITLE INSURANCE
A TICO COMPANY
Filed for Record at Request of
AFTER RECORDING MAIL TO:

RECORDED
INDEXED
RECORDED
COMPARED
MAILED

695-4495

STATE OF WASHINGTON
COUNTY OF SKANAWIA
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY: Anthony D. Clarke
ON August 18, 1978
WAS RECORDED IN BOOK 15
OF Page 21
RECORDS OF SKANAWIA COUNTY, WASH.
John Todd
COUNTY CLERK

Quit Claim Deed

THE GRANTOR **MARG S. KAHN**

for and in consideration of **\$10.00** and other valuable considerations does hereby convey and quit claim to **ANTHONY 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., T.1N., R.5E., 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 Sasquatch 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 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 6.00

Dated this 18th day of August, 1978.

Anthony D. Clarke (SEAL)
Marg S. Kahn (SEAL)

STATE OF WASHINGTON,
County of Skamania

On this day personally appeared before me **ANTHONY D. CLARKE** and **MARG 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.
John Todd
COUNTY CLERK

87043

PIONEER NATIONAL
TITLE INSURANCE

A TITHE COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

BOOK 75 PAGE 17 THIS DOCUMENT WAS FURNISHED
THROUGH THE COURTESY OF

PIONEER NATIONAL

BY PHONE STAMPS

ALL THE MEMBERS OF THE COUNTY OF
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

695-4495

INSTRUMENT OF WRITING, FILED IN

Antony D. Clarke
of Skamania County, Wash.
at 11:55 a.m. Aug 18, 1978

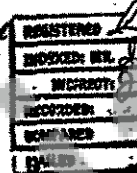
WAS RECORDED IN BOOK 75

ON PAGE 281

OF RECORDS OF SKAMANIA COUNTY, WASH.

J. S. Todd
COUNTY AUDITOR

J. S. Todd



Quit Claim Deed

FORM 2-56-8

THE GRANTOR

MARG S. KAHN

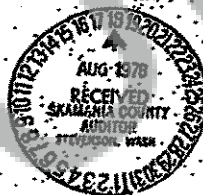
for and in consideration of \$10.00 and other valuable considerations does hereby

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.T.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 Badquatch 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 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 Southeasterly along the centerline of said canyon to the point of beginning.



Dated this 18th

day of August, 1978.

Antony D. Clarke (REAL)
Marg Kahn (REAL)

STATE OF WASHINGTON,
County of Skamania

On this day personally appeared before me Antony D. Clarke and Marg Kahn, known to me 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
J. S. Todd
Auditor

No. 6084
TRANSACTION EXCISE TAX

AUG 18 1978

Amount Paid \$

Skamania County Treasurer

Antony D. Clarke

Presented to counties with County Auditor's Office

