

Return Address: Ginger McGeer  
83 Oak Ridge Road  
White Salmon, WA 98672-8114

## Skamania County Community Development Department

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-3900 FAX 509 427-3949

### Letter Amendment to Administrative Decision NSA-07-81-L1

**APPLICANT:** Ginger McGeer

**PROPERTY  
OWNER:** Ginger and Brian McGeer

**FILE NO.:** NSA-07-81-L1 (Amendment to NSA-07-81)

**REFERENCE NO.:** Administrative Decision for NSA-07-81 recorded as Auditor's File #2008171339, recorded on the 30<sup>th</sup> day of October, 2008.

**PROJECT:** Application to replace a single-family dwelling that was destroyed by fire on September 20, 2007. The destroyed dwelling had a footprint of 2,300 sq. ft. (including attached garage); the replacement dwelling will have a footprint of 2,530 sq. ft. The carport that was destroyed by the fire had a footprint of 517 sq. ft.; the replacement will be 568 sq. ft.; replacement decking will be approximately 750 sq. ft. The development also includes possible replacement of existing septic and drainfield, a new turnaround driveway and a porte cochre covered entry.

**LOCATION:** 11492 Cook-Underwood Road, Underwood; Section 21 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-21-3-0-0500-00.

**LEGAL:** See attached page 7.

**ZONING:** General Management Area – Residential (R-5).

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Amendment NSA-08-71-L1 (McGeer)  
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November 9, 2009

Dear Ms. McGeer,

The Community Development Department issued a final Administrative Decision on October 22, 2008, for the above referenced application. On November 2, 2009 we received a letter from you requesting an amendment to this Administrative Decision in order to do the following:

1. Eliminate the top-level roof of the house and lower that roof section to match the second level roof height.
2. Reduce the roof height of the carport by 32 inches.
3. Remove the berm requirement on the south side of the house now that you have significantly lowered the roof height for the center section.
4. Install outside shower on the south side of the house.
5. Increase the size of the overhangs on the deck facing south from 6' and 8' to 8' and 10'.

Condition of approval number four (4) of the original Administrative Decision requires the height of the replacement dwelling to be limited to 27 feet, as measured from the top of grade on the south aspect. Eliminating the top-level roof of the house in order to match the second level roof height will ensure that this height restriction is met. The reduction to the height of the carport is also consistent with your conditions of approval. The need for the berm on the south side of the replacement dwelling is eliminated with this reduction in the overall height of the structure.

You have asked to install an outside shower on the south side of the house. Condition of approval number five (5) requires that the footprint of the replacement house be no more than ten (10) percent larger than the footprint of the original house. The Staff Report findings in Section 22.06.160(C)(3)(a) explain that the footprint of the replacement dwelling is exactly at the 10% limit to the increase in size. However, the outdoor shower that you have increased is underneath the decking and therefore within that footprint of the replacement dwelling as it was proposed in the original review, and will therefore not increase the footprint beyond the allowed 10% increase.

You have additionally asked to increase the size of the overhangs on the deck facing south from 6' and 8' to 8' and 10'. This will enhance the shading provided by the overhangs and will help to further reduce any glare from the south facing windows. This increase to the size of the overhangs will further achieve the goal of visual subordination.

This amendment will require the attached site plan to be known as your final site plan (see attached page(s) \_\_\_\_\_).

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 to alteration.**

Amendment NSA-08-71-1.1 (McGeer)  
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All of the original conditions in the Administrative Decision are still valid and shall be complied with. As a reminder, **this letter amendment must 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 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 – Carrie Calleja, electronically

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Attached: Letter request for Amendment  
Amended Elevation Drawing  
Legal Description  
Vicinity Map

Unofficial  
Copy

28 October 2009

NOV - 2 2009

Jessica Davenport, Associate Planner  
Skamania County Planning Department  
Post Office Box 790  
Stevenson, Washington 98648

Re: Letter Amendment to Administrative Decision NSA-07-81  
McGeer Replacement Structure at 11492 Cook Underwood Road


Dear Jessica,

This correspondence is to request a letter amendment to Administrative Decision NSA-07-81 for the following based on revised structural engineering drawings dated 27 Oct 2009:

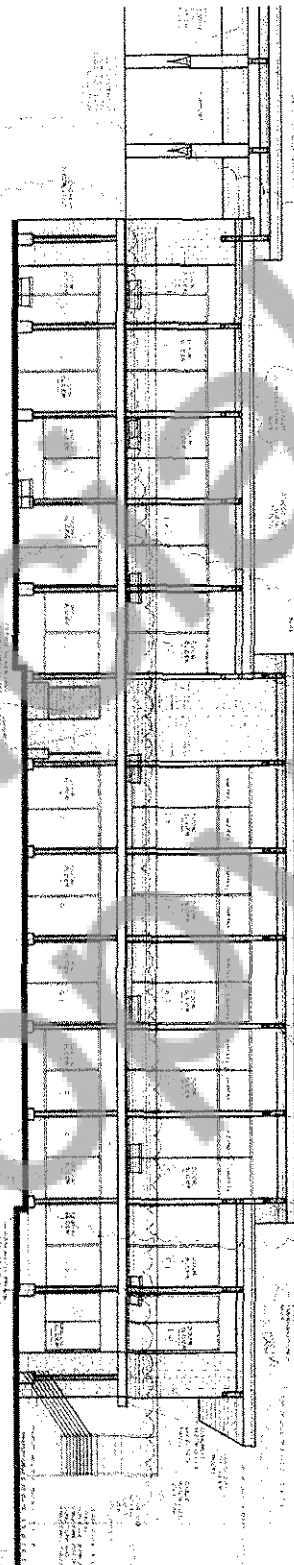
1. Eliminate top level roof of the house and lower that roof section to match the second level roof height
2. Reduce the roof height of the carport by 32 inches
3. Remove the berm requirement on the south side of the house now that we have significantly lowered the roof height for the center section
4. Install outside shower on the south side of the house
5. Increase size of the overhangs on the deck facing south from 6' and 8' to 8' and 10'

I am also enclosing a check for \$50 to cover the cost of the letter amendment. Please let me know if you need any further information.

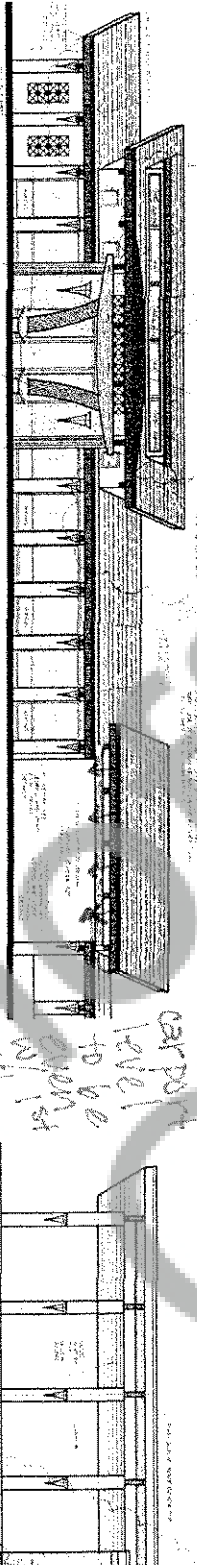
Regards,

  
Ginger McGeer

Sept 006381



○ SOUTH ELEVATION



○ NORTH ELEVATION

*carport level to be moved up 2' 6"*

*removed spc*

MULDER  
RESIDENCE  
UNDERWOOD, WA  
97051

Project 200905  
1117 1/2 Jack Lindwood Rd  
Underwood, WA 97051

Carl Perron  
Architect  
A

4974 Alexander Blvd  
Portland, OR 97041  
Phone (503) 387-4382  
carlperron@carlperron.com

SSS  
KOSKIB  
WORKET  
Carl Perron  
Architect

DATE  
MARCH 26, 2009  
REVISIONS  
AUGUST 18, 2009

SHEET  
A6



BOOK 146 PAGE 167

## EXHIBIT "A"

That portion of the East half of the Northeast quarter of the Southwest quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

BEGINNING at a point on the Southerly line of the County Road known and designated as the Underwood-Millard Highway, said point being 1801.1 feet South and 179.7 feet East of a railroad iron marking the Southwest corner of the East half of the Northeast quarter of the Northwest quarter of the said Section 21; thence South 839 feet, more or less, to the South line of the Northeast quarter of the Southwest quarter of the said Section 21; thence West along said South line 180 feet, more or less, to the Southwest corner of the East half of the Northeast quarter of the Southwest quarter of the said Section 21; thence following the West line of the East half of the Northeast quarter of the Southwest quarter of the said Section 21 North 769 feet, more or less, to intersection with the Southerly line of the Underwood-Millard Highway; thence in a Northeasterly direction following the Southerly line of said highway 192.4 feet, more or less, to the Point of Beginning.

