

Return Address: Robert Nuckoles
P.O. Box 537
White Salmon, WA 98672

RECORDED

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-08-03-L2

APPLICANT: Robert Nuckoles

OWNER: Robert Nuckoles & Elizabeth Petrick

FILE NO.: Amendment to NSA-08-03

REFERENCE NO.: Administrative Decision for NSA-08-03, recorded on April 22, 2008 in the Skamania County Auditor's Office, Auditor's File # 2008169671. Letter Amendment, NSA-08-03-L1, to Administrative Decision for NSA-08-03, recorded on November 25, 2009, in the Skamania County Auditor's Office, Auditor's File #2009174368.

PROJECT: To construct a single-family dwelling (24' x 48' x 24' (height)), a detached garage (24' x 32') with lean-to (8' x 32') with lean-to, porches, private road, driveway, walkways, patios and utilities (This letter amendment is for changes to the house design).

LOCATION: Off of Cooper Avenue, Underwood; Section 23 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-23-2-0-0200-00.

LEGAL: Lot 3 Nuckoles Short Plat, Auditor's File #2009172282

ZONING: General Management Area – Residential (R-2).

January 12, 2010

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Dear Mr. Nuckoles,

The Community Development Department issued a final Administrative Decision on April 17, 2008 and a Letter Amendment (NSA-08-03-L1) on January 26, 2009 for the above referenced application. On December 28, 2009 we received a letter from you asking for some changes to the design to the approved house. Your approval is for a two-story home (24' x 48' x 24' (height)), which had a living space that was approximately 2,300 square feet. You are now proposing to change the house to a one-story with a daylight basement, with a footprint of 48' x 32' and living space of approximately 3,072 square feet in size, with two outside patios. The house site location remains in the same location that was previously approved.

Skamania County Code Title 22, Section 22.18.020(A)(2) requires that new buildings be compatible with the general scale of existing nearby development of a similar nature. In the finding for this section in the Staff Report dated April 17, 2008, it states:

“Planning Department staff conducted research of the Skamania County Assessor’s records, looking at properties within ¼ mile of the subject property and comparing single-family dwellings and detached garage/shops. There are 59 single-family dwellings within ¼ mile of the subject property. They have an average size of 1,688 square feet with the largest being 3,896 square feet.”

The proposed changes to the approved dwelling remain compatible with other single-family dwellings within the nearby vicinity.

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 modified elevation drawings for the single-family dwelling (see attached pages 6-8) and the modified site plan (see attached page 5) to this Letter Amendment shall replace the site plan from the prior Letter Amendment and the elevation drawings of the dwelling from the original decision.

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

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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 and mailing lists are available at the Community Development Department Office and must be accompanied by a \$1,300.00 nonrefundable filing fee and certificate of mailing.

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
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

Attached: Letter request for Amendment
Site Plan
Elevation drawing
Vicinity Map

December 28, 2009

Jessica Davenport,

I would like to make some minor changes to the approved home site plan on the property located at 181 Acorn Lane Underwood, WA., NSA -08-03.

Due to the greater slope, than I anticipated, at the house site I would like to change the house from a 2 story house to a 1 story with a daylight basement. This will allow me to stay below the 24' height restriction on the original home site approval.

Specifically I would like to change the following:

1. Build a 1 story house 48' long by 32' wide with a finished daylight basement.
2. Change to a 2 in 12 shed roof pitch to stay below the 24' height restriction.

The house would site in the same spot as the original plan and be finished with the same materials and colors.

I have included a revised site plan and house elevations that reflect the requested changes.

Thank you for your consideration, if you have any questions please call or email me.

Robert Nuckoles
541-490-8036



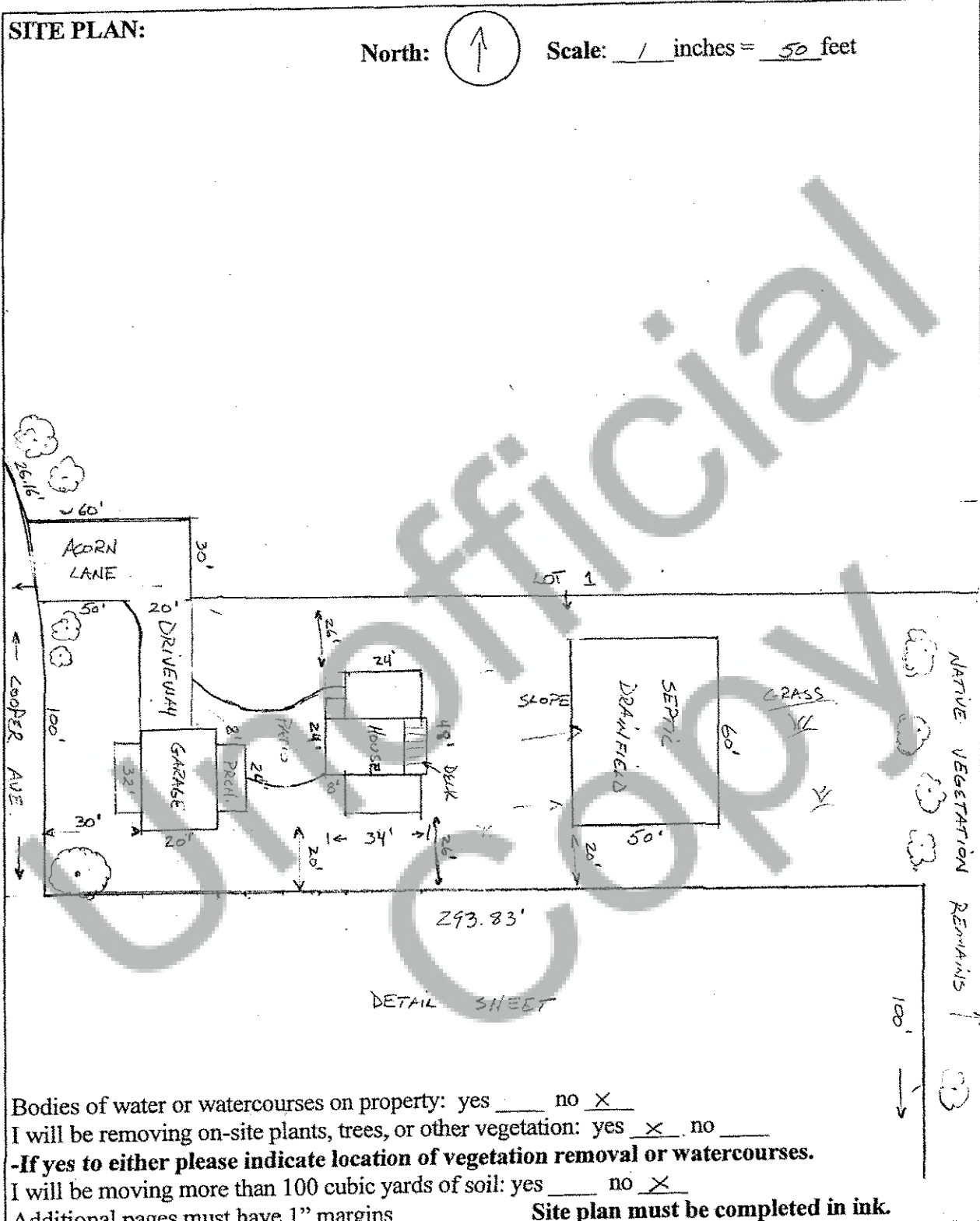
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SKAMANIA COUNTY
DEC 28 2009
COMMUNITY DEVELOPMENT
DEPARTMENT

SITE PLAN:

North:



Scale: 1/4 inches = 50 feet



Bodies of water or watercourses on property: yes ___ no X

I will be removing on-site plants, trees, or other vegetation: yes X no ___

-If yes to either please indicate location of vegetation removal or watercourses.

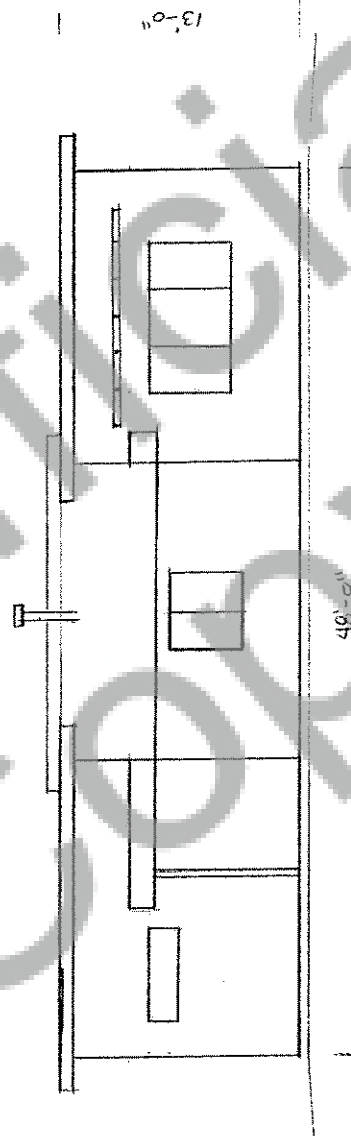
I will be moving more than 100 cubic yards of soil: yes ___ no X

Additional pages must have 1" margins Site plan must be completed in ink.

NOTICE: This is a proposed site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area.

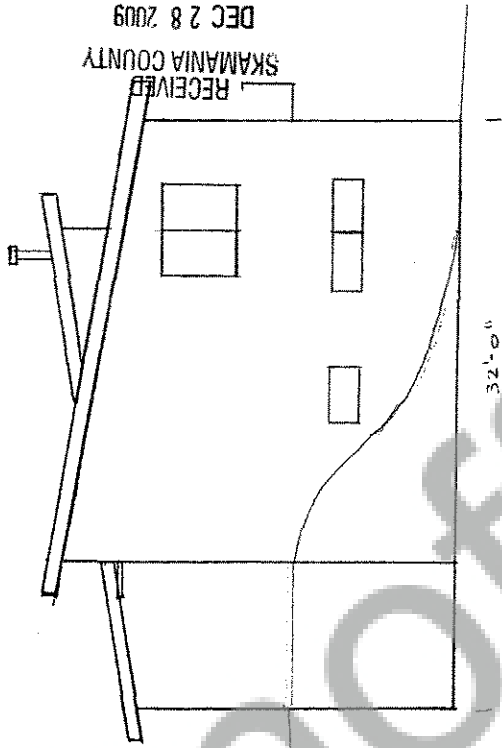
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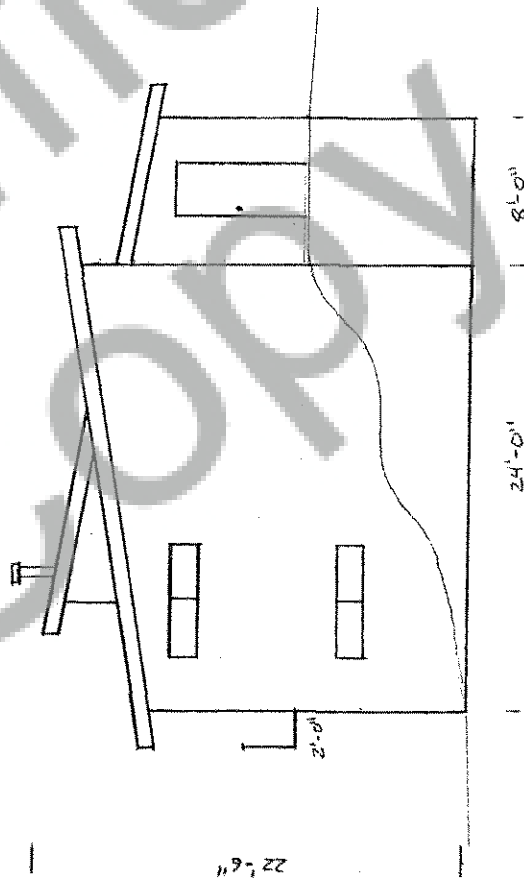


Reduced 3/10
1/8" = 1'-0"
181 ACORN LANE
Nuckales

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32'-0"
SOUTH ELEVATION



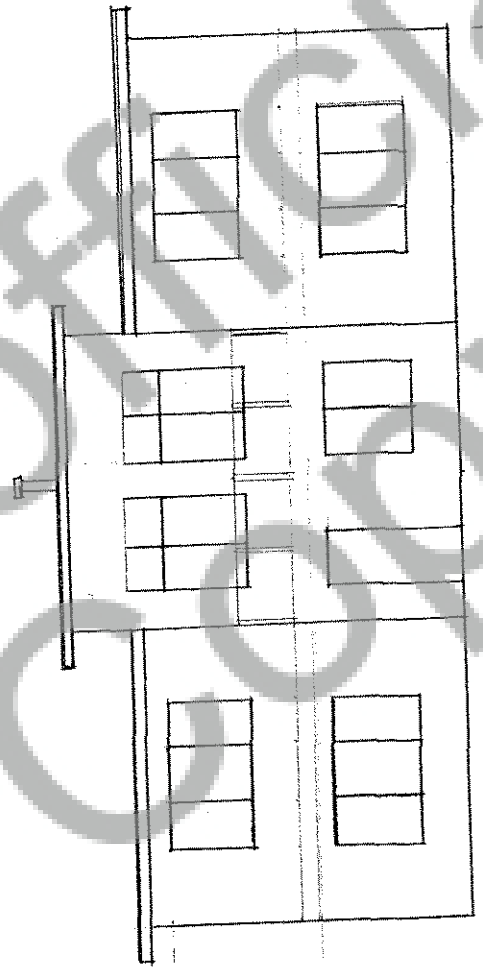
24'-0"
32'-0"
NORTH ELEVATION

Reduced to
1/8" = 1'-0"
181 ACORN LANE
MUCKLES

Unofficial Copy

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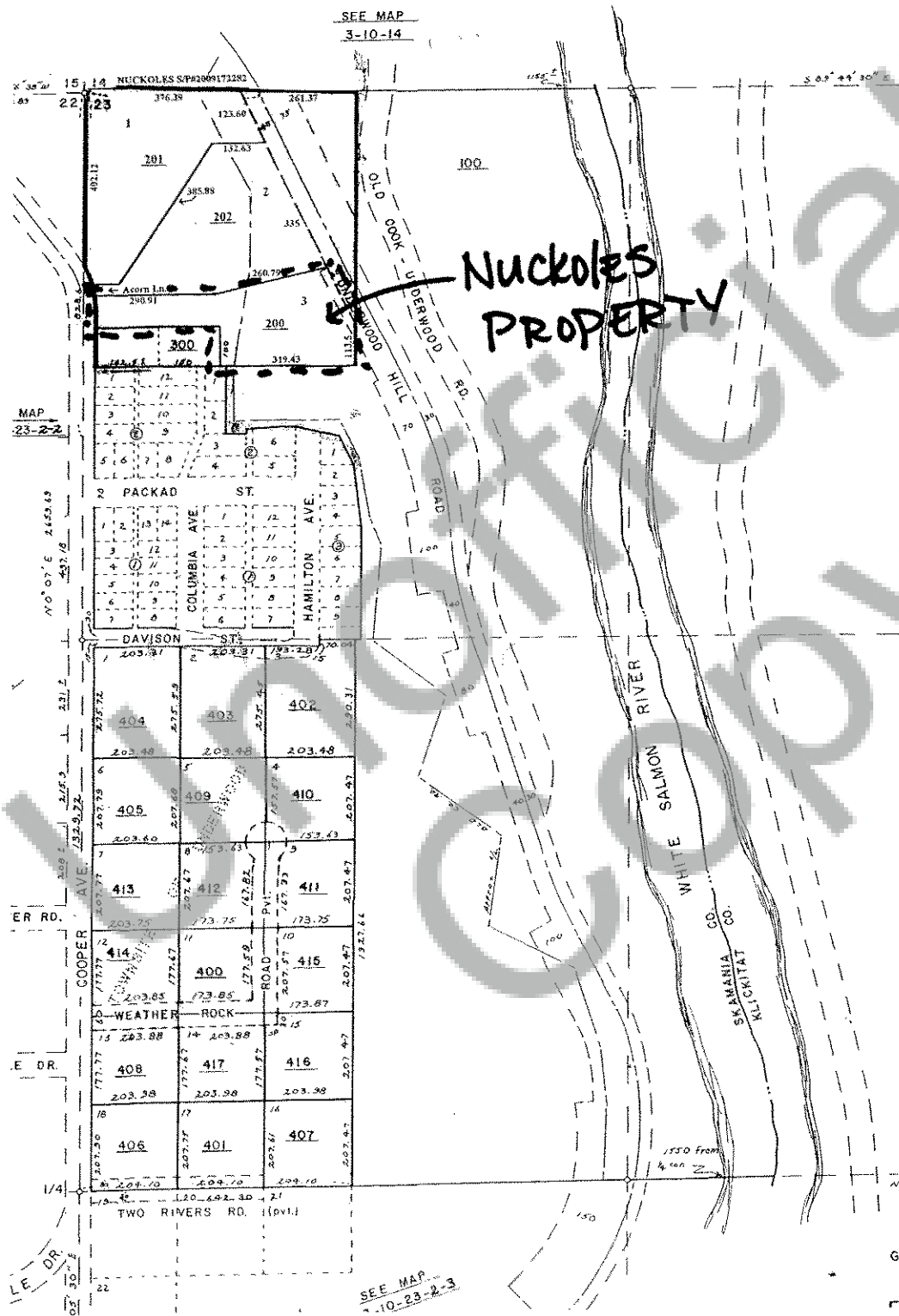
Reduced to
1/8" = 1'-0"
181 ACORN LANE
MUCKLEES



48'-0"

EAST ELEVATION

2-22



NUCKOLES PROPERTY

Official Copy