

Return Address: Wolfe Enterprises
Attn: Bob Wolfe
P.O. Box 974
The Dalles, OR 97058

Skamania County Community Development Department

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-3900 FAX 866 266-1534

Letter Amendment to Administrative Decision NSA-07-72-L3

**APPLICANT/
OWNER:**

Bob Wolfe for James Laraway

FILE NO.:

Amendment to NSA-07-72

REFERENCE NO.:

Administrative Decision for NSA-07-72, recorded as Auditor's File # 2008169098, recorded on February 26, 2008, in the Skamania County Auditor's Office. Letter Amendment NSA-07-72-L1, recorded as Auditor's File # 2010175213, recorded on April 1, 2010, in the Skamania County Auditor's Office.

PROJECT:

To reconstruct the single-family dwelling that was destroyed in the Underwood fire. The dwelling will be replaced including a 10% expansion of the footprint on the south side. The dwelling will use the same materials as the original home, cedar siding stained dark brown and matte brown ceramic tile roof. This Letter Amendment addresses a variance to the front yard setback.

LOCATION:

62 Gosnell Road, Underwood; Section 21 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-21-3-0-0704-00.

LEGAL:

Lot 1 of Gosnell View Tracts, Book A Page 129.

ZONING:

General Management Area – Residential (R-5)

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January 20, 2011

Dear Mr. Wolfe,

The Community Development Department issued a final Administrative Decision on January 25, 2008 for the above referenced application. A 12-month extension was granted to the validity of the land use decision subject to Section 22.06.150(B). A Letter Amendment, NSA-07-72-L1, approved the replacement of the septic system on February 22, 2010. On July 26, 2010 Mr. James Laraway took ownership of the subject property, tax parcel no. 03-10-21-3-0-0704-00. A second Letter Amendment, NSA-07-72-L2, was issued on November 15, 2010 approving modifications to the design of the house, and the Building Permit was issued on January 5, 2011.

Condition of Approval number three (3) was included in the Administrative Decision stating:

3) 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. New structure matches existing foundation. Setbacks will apply to future structures.

The replacement house that was applied for and approved in the Administrative Decision is in the same location of the original house that was destroyed by the fire. This location is unable to meet the front yard setback of 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater." The northwest corner of the garage walls is the closest point to the front property line and Gosnell Road, and measures at 38 feet from the centerline of Gosnell Road, and 16 feet from the front property line. The house and garage will have two foot overhangs on the north side.

Skamania County Code Title 22 Section 22.06.040(C) *Variances to Buffers and Setbacks – General Management Areas* states:

(C) Property line setbacks specified in 22.10.070 may be varied by the Administrator during the development process.

As such a variance is being approved by this Letter Amendment to grant the front yard setback to be 36 feet from the centerline of the roadway or 14 feet from the property line whichever is greater. Condition of approval number three (3) shall be modified to state:

3) All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 45 36 feet from the centerline of the street or road or 14 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

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with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections. New structure matches existing foundation. Setbacks will apply to future structures

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 requests constitute a minor change; therefore, the original decision shall be amended as stated above.

The site plan as approved in Letter Amendment NSA-07-72-L2 is accurate and reflects the variance granted in this Letter Amendment, copy attached. The amendment is hereby approved.

All of the original conditions in the Administrative Decision is still valid and shall be complied with. If you have any questions, please give me a call at 509-427-3900.

Sincerely,



Jessica Davenport
Landuse Planner
Planning Division

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
Columbia River Gorge Commission (electronic)
U.S. Forest Service - NSA Office
Board of County Commissioners (electronic)
Friends of the Columbia Gorge
Department of Archaeology and Historic Preservation
Washington Department of Community Development (electronic)

Attached: Site Plan
Vicinity Map

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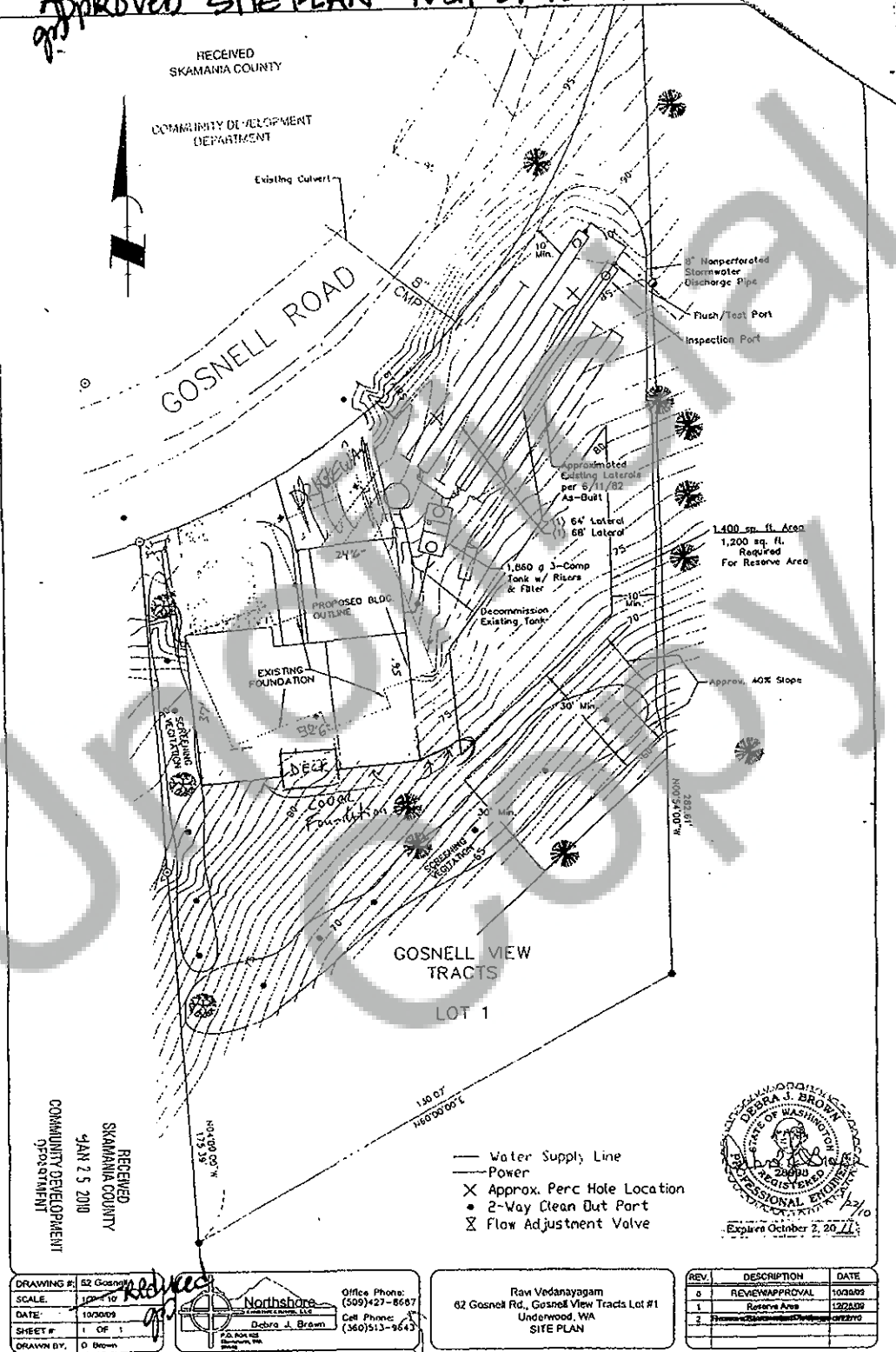
APPEALS

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

This Administrative 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 and must be accompanied by a \$1,300.00 nonrefundable-filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

APPROVED SITE PLAN NSA-07-72-L2



DRAWING # 52 Gosnell
SCALE 1" = 10'
DATE 10/06/09
SHEET # 1 OF 1
DRAWN BY: D. Brown

RECEIVED
SKAMANIA COUNTY
JAN 25 2010
COMMUNITY DEVELOPMENT DEPARTMENT

Northshore
Office Phone: (509) 427-8607
Cell Phone: (360) 513-9643

Ravi Vedanayagam
62 Gosnell Rd., Gosnell View Tracts Lot #1
Underwood, WA
SITE PLAN

| REV. | DESCRIPTION | DATE |
|------|------------------------------|----------|
| 0 | REVIEW APPROVAL | 10/06/09 |
| 1 | Reserve Area | 12/22/09 |
| 2 | Revised Stormwater Discharge | 02/27/10 |



