

Return Address: Ronald and Josephine Pook
1907 Cedarcrest Avenue
Couppville, WA 98239

Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning
Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
Phone: 509-427-3900 Inspections: 509-427-3922 Fax: 866-266-1534

Letter Amendment to Administrative Decision NSA-10-30-L1

**APPLICANT/
OWNER:**

Ronald and Josephine Pook

FILE NO.:

Amendment to NSA-10-30

REFERENCE NO.:

Administrative Decision for NSA-10-30, recorded as Auditor's File # 2011178103, recorded on the 20th day of April 2011.

PROJECT:

To construct a single-family dwelling with decking and attached garage, driveway, fencing, rock walls, tool shed (approximately 230 sq. ft.), and associated utilities.

LOCATION:

¹⁰³¹
~~1041~~ Kollock Knapp Road, Underwood; Section 20 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-20-0-0-0804-00.

LEGAL:

See attached page 5.

ZONING:

General Management Area – Small Woodland (F-3).

July 7, 2011

Dear Mr. & Ms. Pook,

Amendment NSA-10-30-L1 (Pook)
Page 2

The Community Development Department issued a final Administrative Decision on January 27, 2011 for the above referenced application. On June 27, 2011 we received a letter from you requesting an amendment in order to alter the footprint of the house, which will be increased in size from 1,554 square feet to 1588 square feet, and in height from 18 feet to approximately 20 feet. The Staff Report for file no. NSA-10-30 finding under Section 22.18.020(A)(2) should be modified in the following manner:

- (2) *New buildings shall be compatible with the general scale (height, dimensions and overall mass) of existing nearby development of a similar nature. Expansion of existing development shall comply with this provision to the maximum extent practicable.*

Finding: Nearby development consists of twenty three single-family dwellings within ¼ mile of the subject parcel, and nineteen detached accessory structures. The dwellings are one and two-story with attached garages that range from 933 to over 7,000 square feet in size and 12 to 32 feet in height. These calculations include all interior living space, including daylight basements, above-ground or finished basements, and attached garages. The detached accessory structures include detached garages, shops, pole barns, tool sheds, and range from 365 to 1200 square feet in size. The average size of all single-family dwellings in the vicinity is 2,381 sq. ft. and the average size of all detached accessory structures is 685 sq. ft.

The total size of the proposed development includes, ~~2,040~~ 2,072 sq. ft. single-family dwelling with attached garage, and a 230 sq. ft. shed. At the highest point, the dwelling would be ~~18~~ approximately 20 feet tall from foundation to roof and the shed would be ~~approximately 13~~ 14.5 feet tall. The height and size of the proposed development is generally consistent with the height and size of existing nearby development.

Conclusion: **The height and size of the proposed development is generally consistent with the height and size of existing nearby development. The provisions of Section 22.18.020(A)(2) have been met.**

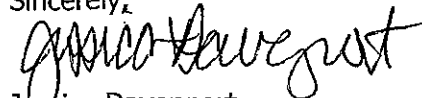
Pursuant to SCC §22.06.080(B), a change or alteration to an approved action, if determined to be minor by the Director, may be "deemed consistent with the provisions of this Title and the findings and conclusions on the original application." The proposed requests constitute a minor change; therefore, the original decision shall be amended as stated above.

The revised floor plan and elevation drawings (see attached pages 8-13) to this Letter Amendment shall replace the ones attached to the Administrative Decision. The amendment is hereby approved.

All of the original conditions in the Administrative Decision are still valid and shall be complied with. **This letter amendment needs to be recorded at the County Auditor's office prior to the issuance of the Building Permit.** If you have any questions, please give me a call at 509-427-3900.

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Sincerely,



Jessica Davenport
Planning Manager
Planning Division

cc: Skamania County Building Division
Property owners w/in 500 feet
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs - (sent electronically)
Nez Perce Tribe
Columbia River Gorge Commission - (sent electronically)
U.S. Forest Service - NSA Office - (sent electronically)
Board of County Commissioners - (sent electronically)
Friends of the Columbia Gorge
Department of Archaeology and Historic Preservation
Washington Department of Commerce - (sent electronically)

Attached: Legal Description
Letter Amendment Application
Original Floor Plan and Elevation Drawing
Revised Floor Plan and Elevation Drawing
Vicinity Map

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

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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.

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COMMUNITY DEVELOPMENT
DEPARTMENT

EXHIBIT 'A'

A tract of land in the Southwest Quarter of Section 20, Township 3' North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the South West Corner of the East Half of the West Half of the Northeast of the South West Quarter of said Section 20; Thence North along said West line 50 feet; Thence East 199.30 feet; Thence South to the Northerly line of Kollock-Knapp Road; Thence Northwesterly along said road to the South line of the Northeast Quarter of the South West Quarter of said Section 20; Thence East along the said South line 64.7 feet, more or less, to the point of beginning.

NATIONAL SCENIC AREA LETTER AMENDMENT

(Please complete application in ink)

Applicant: RONALD L. POOK E-mail: RONPOOK@YAHOO.COM
 Address: 1907 CEDARCREST AVE Home: (360) 678-1488
COUPEVILLE WA 98239 Work: (360) 969-5830
 Property Owner: RON & JO POOK E-mail:
 Address: SAME AS ABOVE Home: ()
 Work: ()
 Site Address: 1031 KOLLOCK KNAPP RD UNDERWOOD 98651
 Tax Lot/Parcel # APN 03-10-20-00080400
 Location of Property: AT 1 MILE POST KOLLOCK KNAPP RD.
ON RIGHT (NORTH SIDE).
 Minor Modification Project Description (Attach additional sheets if necessary):
SEE ATTACHED (4 SHEETS)

Attached Plans (if applicable): ☒ Modified ~~Site~~ Plan ☒ Modified Elevation ☐ Other

Applicant signature(s):

R. L. PookDate: 22 June 2011

Owner signature(s):

R. L. Pook

Date:

22 June 2011

Signature of the property owner(s) authorizes the Community Development Department and other Agency personnel reasonable access to the site in order to evaluate the application.

FOR DEPARTMENT USE ONLY			
Legal description attached:	Yes / No		
Date received	<u>6/27/11</u>	Date complete	<u>6/27/11</u>
Receipt #	<u>007871</u>	File #	<u>NSA-12-30-11</u>

June 21, 2011

RE: ADMINISTRATIVE DECISION NSA-10-30 dated 27 January, 2011
Recorded 20 April 20, 2011.

Request to modify the footprint of house per attached plan.

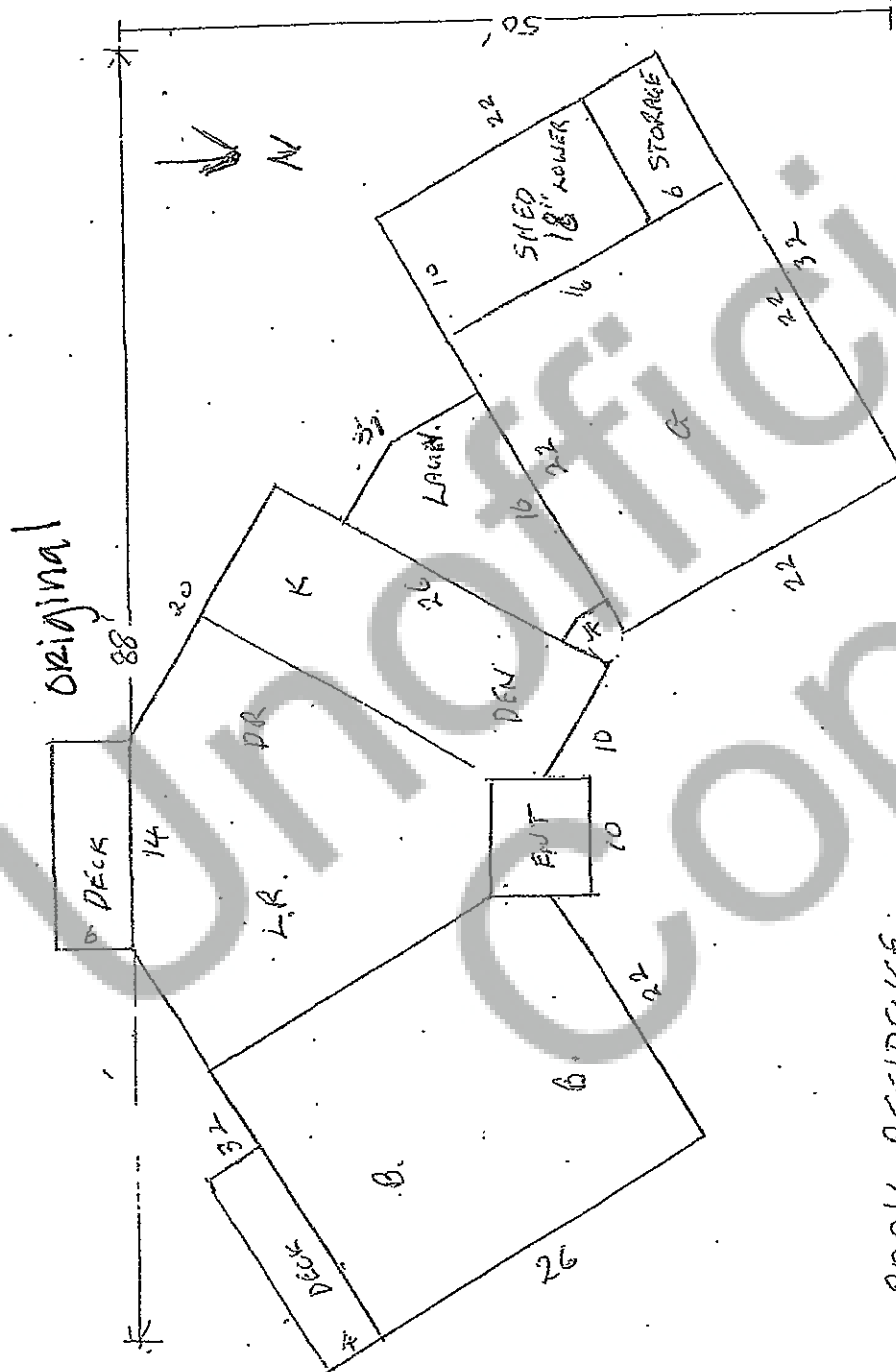
Propose to decrease the angles in the house from 30 degrees to 25 degrees and lengthen the East wing 2'. This will increase the square footage of the house from proposed 1554sq. ft. to 1588 sq. ft; the attached garage and shed remain the same at 484 sq. ft. and 230 sq. ft. respectively.

Also request to increase the height of the house and garage approximately 18"; this enables the raising of the garage and shed floors 14-16", thus reducing the excavation and relocation of over 30 sq. yards of dirt.

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JAN 20 2011

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JAN 20 2011



POOK RESIDENCE.
1031 KOLLOCK KNAPP RD. N UNDERWOOD WA.
APN 03-10-20-0080400 PLAN.

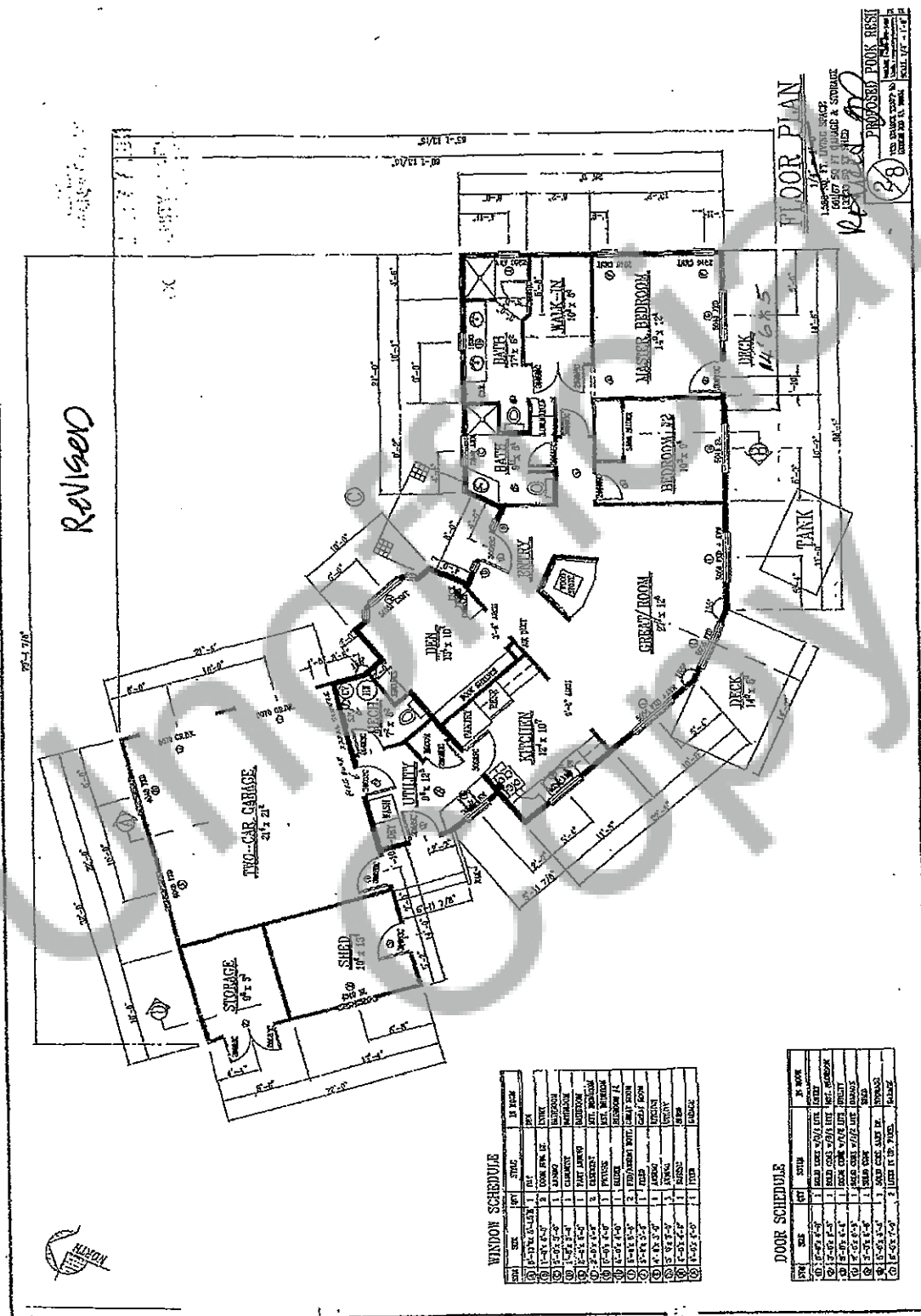
STATE OF TEXAS
COUNTY OF DALLAS

NOV 10-2010

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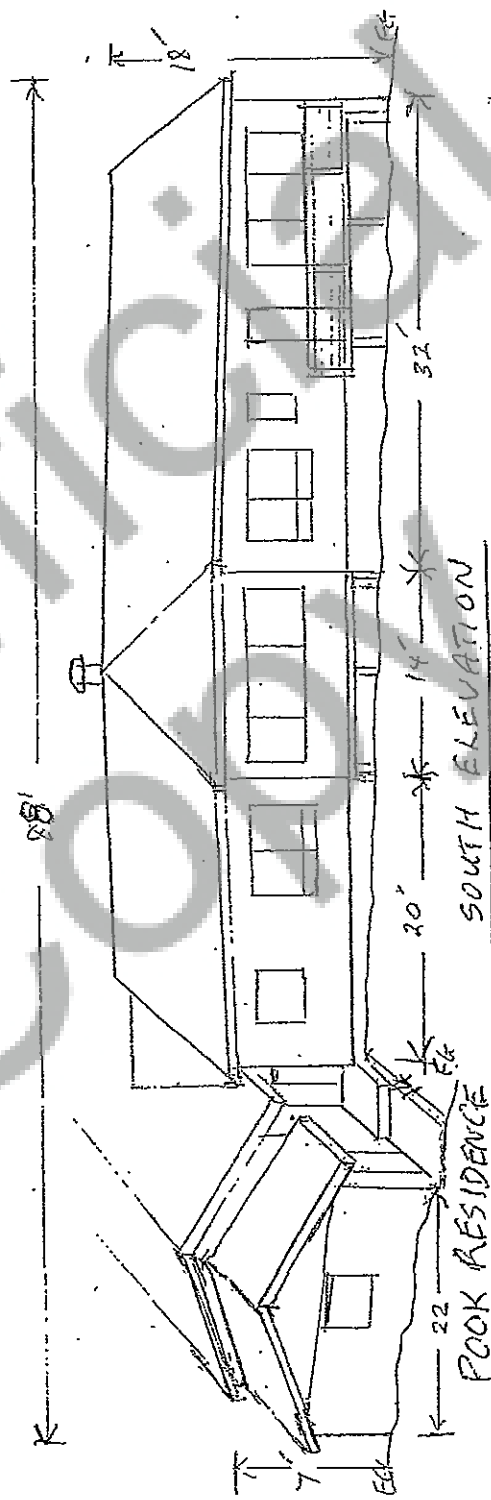
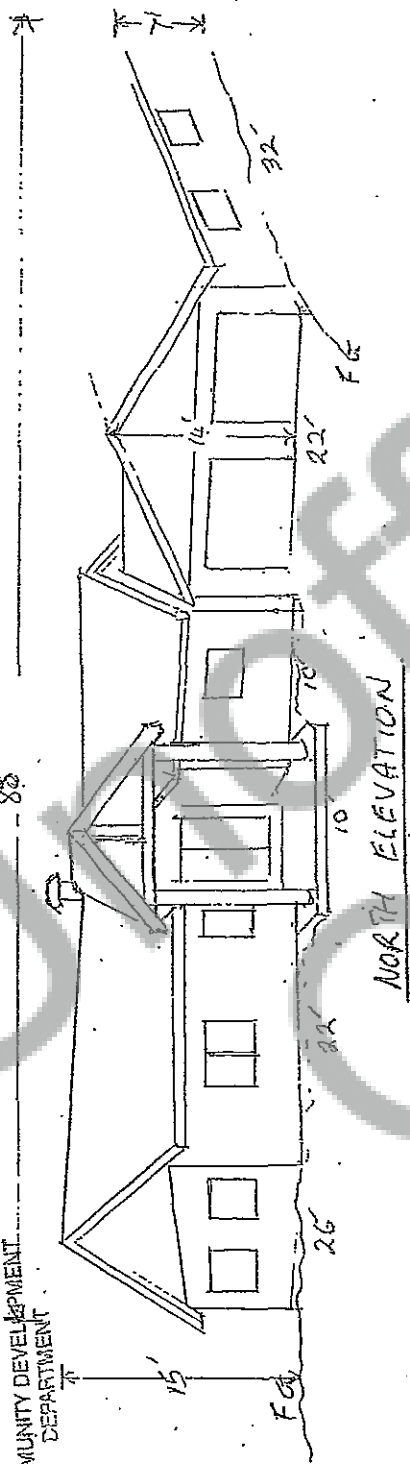
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DEPARTMENT

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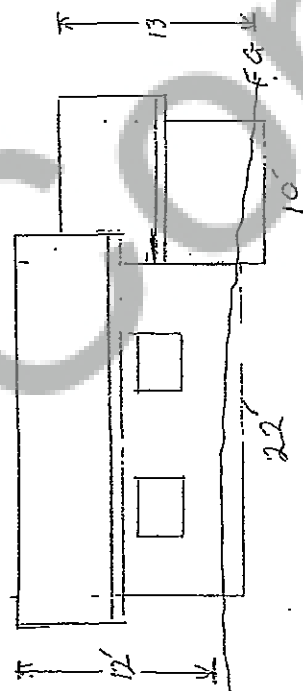


SCALE 1/8" = 1'-0"
1.01/2 2010

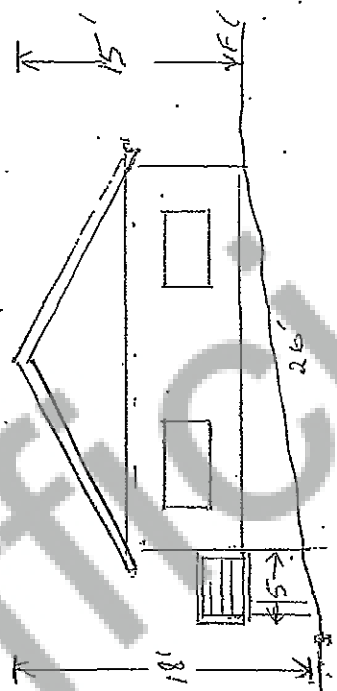
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1031 KOLLOCK KNAPP RD UNDERWOOD WA.
APN 03-10-20-0080400

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DEPARTMENT



WEST ELEVATION



EAST ELEVATION

POOK RESIDENCE
1031 KOLLOCK KNAPP RD UNDERWOOD WA.
AFN 03-10-20-0080400

1" = 10' Reduced
Nov 10 2010

