

Return Address: Mark Keen
P.O. Box 194
Underwood, WA 98651

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-04-56-L1

APPLICANT/

OWNER: Mark Keen

FILE NO.: Amendment to NSA-04-56

REFERENCE NO.: Administrative Decision for NSA-04-56 recorded as Auditor's File # 2005156464, recorded on the 4th day of March 2005.

PROJECT: Single-family dwelling, accessory building, two agricultural buildings, driveway, and associated utilities.

LOCATION: 411 Schoolhouse Road, Underwood; Section 22 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-22-0-0-0600-00.

LEGAL: See attached page 5.

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

October 13, 2011

Dear Mr. Keen,

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The Community Development Department issued a final Administrative Decision on March 2, 2004. Your project was reviewed and approved under the Columbia River Gorge National Scenic Area Ordinance, Skamania County Code Title 22, with an effective date of July 31, 2000. A building permit was issued for the single-family dwelling on September 9, 2005. Our department issued a final inspection approval for the dwelling on December 7, 2006, and the Certificate of Occupancy was issued on December 15, 2006. You continued to show substantial progress on the project by showing that you spent a minimum of \$2,000 per year on improvements towards obtaining a building permit for the agricultural building. A building permit was issued for the agricultural building on February 25, 2009. Our department issued a final inspection approval for the agricultural building on September 29, 2009. You then showed substantial progress on the project by showing that you spent at a minimum of \$2,000 per year on improvements towards obtaining a building permit for the shop. Additionally, the approved greenhouse has been constructed. You have submitted the Building permit application and Letter Amendment application for the shop by the September 29, 2011 deadline. Your NSA approval has remained valid.

In your NSA Letter Amendment application you are proposing to alter the size and location of the approved shop. The Administrative Decision approved a 30' x 35' x 24' (height) shop, with a foot print of 1,050 sq. ft. in size. You are proposing to alter the shop to a 24' x 36' x 24' (height) with a 12' x 24' attached lean-to, with a total footprint of 1,152 sq. ft. in size. This will increase the total footprint by 102 sq. ft. The height will remain the same. Skamania Co. Code Section 22.10.020(A)(2) (effective date July 31, 2000) required that, "New buildings shall be generally consistent with the height and size of existing nearby development of a similar nature." The staff report dated March 2, 2004 found, "The new surrounding area consists mainly, one and two story-single family dwellings with the attached garages, and associated accessory structures, and forestland." In regards to the proposed increase in footprint of the approved shop, Community Development staff has conducted research of the Skamania County Assessor's records of existing accessory structures within ¼ mile of the subject property in order to determine the compatibility of the shop with the 102 sq. ft. size increase. Within ¼ mile of the subject property there are 55 accessory structures. They have an average size of 588 sq. ft., with the largest being 2,840 sq. ft. There are six accessory structures within the nearby vicinity that exceed the size of the proposed 1,152 sq. ft. With the proposed changes to the approved shop it will remain compatible with development of a similar nature in vicinity.

The NSA Letter Amendment application proposes to shift the location of the shop approximately 60 feet to the north towards the existing single-family dwelling. The proposal to change the building site was forwarded to Marge Dryden, CRGNSA Heritage Program Manager, to review for potential effects to cultural resources. She responded on October 13, 2011 stating, "I have reviewed the proposed design change against the original application. The proposed structure location occurs within the original survey area. The design change is insignificant and is still within the scope of my original findings. No further cultural review is required."

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.

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The revised site plan and elevation drawings for the shop (see attached page 10-14) 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. As a reminder, **this letter amendment needs to be recorded at the County Auditor's office prior to the issuance of the building permit for the shop.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,


Jessica Davenport
Planning Manager
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 - (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 Site Plan and Elevation Drawing
Revised Site Plan and Elevation Drawing
Vicinity Map

APPEALS

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Page 4

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.

EXHIBIT 'A'

A tract of land in the Northwest Quarter of Section 22, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest corner of said Section 22; thence along the West line of said section South 00°48'21" West, 528.00 feet to a ½" x 30" iron rod with plastic cap marked "FERRIER LS 20682", being the TRUE POINT OF BEGINNING of this tract of land; thence South 89°28'29" East, 1,284.80 feet to a ½" x 30" iron rod with plastic cap marked "FERRIER LS 20682"; thence South 00°36'00" West, 801.52 feet to the center line of School House Road; thence along said centerline North 89°33'10" West, 1,187.69 feet to a point that bears South 89°28'29" East, 100.00 feet from the North 1/16th corner common to Section 21 and 22; thence parallel with the West line of Section 22, North 00°48'21" East, 145.00 feet to a Point; thence North 89°33'10" West, 100.00 feet to the West line of Section 22; thence along West Section line North 00°48'21" East, 658.29 feet back to the TRUE PINT OF BEGINNING.

NATIONAL SCENIC AREA LETTER AMENDMENT

(Please complete application in ink)

Applicant: MARK KEEN E-mail: mrkeen22@yahoo.com
 Address: PO BOX 194 Home: (509) 503-705-4760
UNDERWOOD, WA 98651 Work: () SAME
 Property Owner: SAME E-mail:
 Address: Home: ()
 Work: ()
 Site Address: 411 SCHOOL HOUSE ROAD, UNDERWOOD WA 98651
 Tax Lot/Parcel # 03-10-22-0-0-0600-00
 Location of Property:

Minor Modification Project Description (Attach additional sheets if necessary):

SEE ATTACHMENT

SKAMANIA COUNTY

SEP 28 2011

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

Applicant signature(s):

Date: SEPT 28, 2011

Owner signature(s):

Date:

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	9/28/11	Date complete	9/28/11
Receipt #	008052	File #	NSA-04-56-021		

September 28, 2011

National Scenic Area Letter Amendment Attachment:

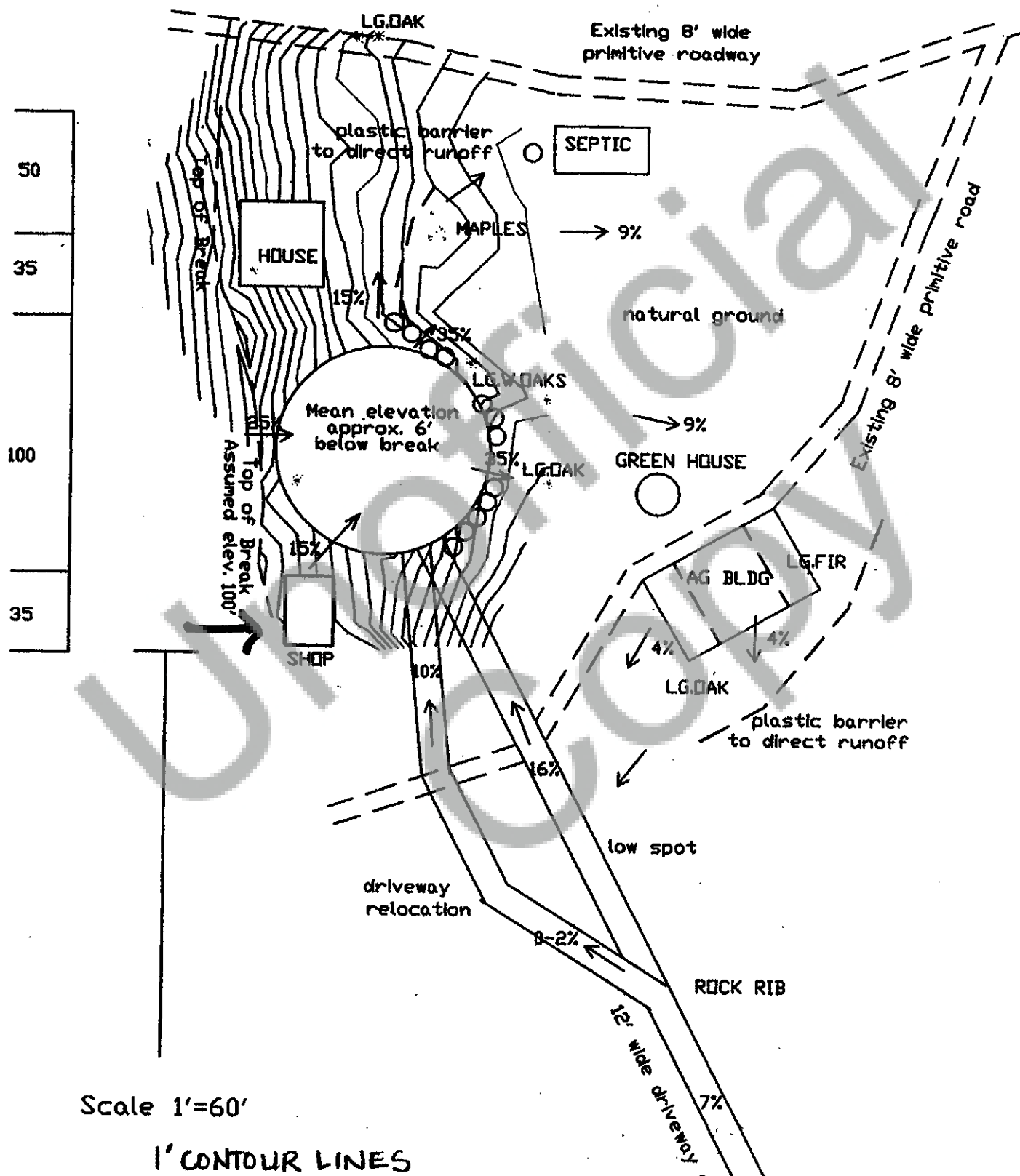
Proposed modification consists of changing the size of the previously approved shop building from 35' wide, 30' long and 24' high to a building 36' wide, 24' long and 24' high with an additional 12' open shed roof on the East side. The building is also moved closer to the house than the previously approved site plan showed.

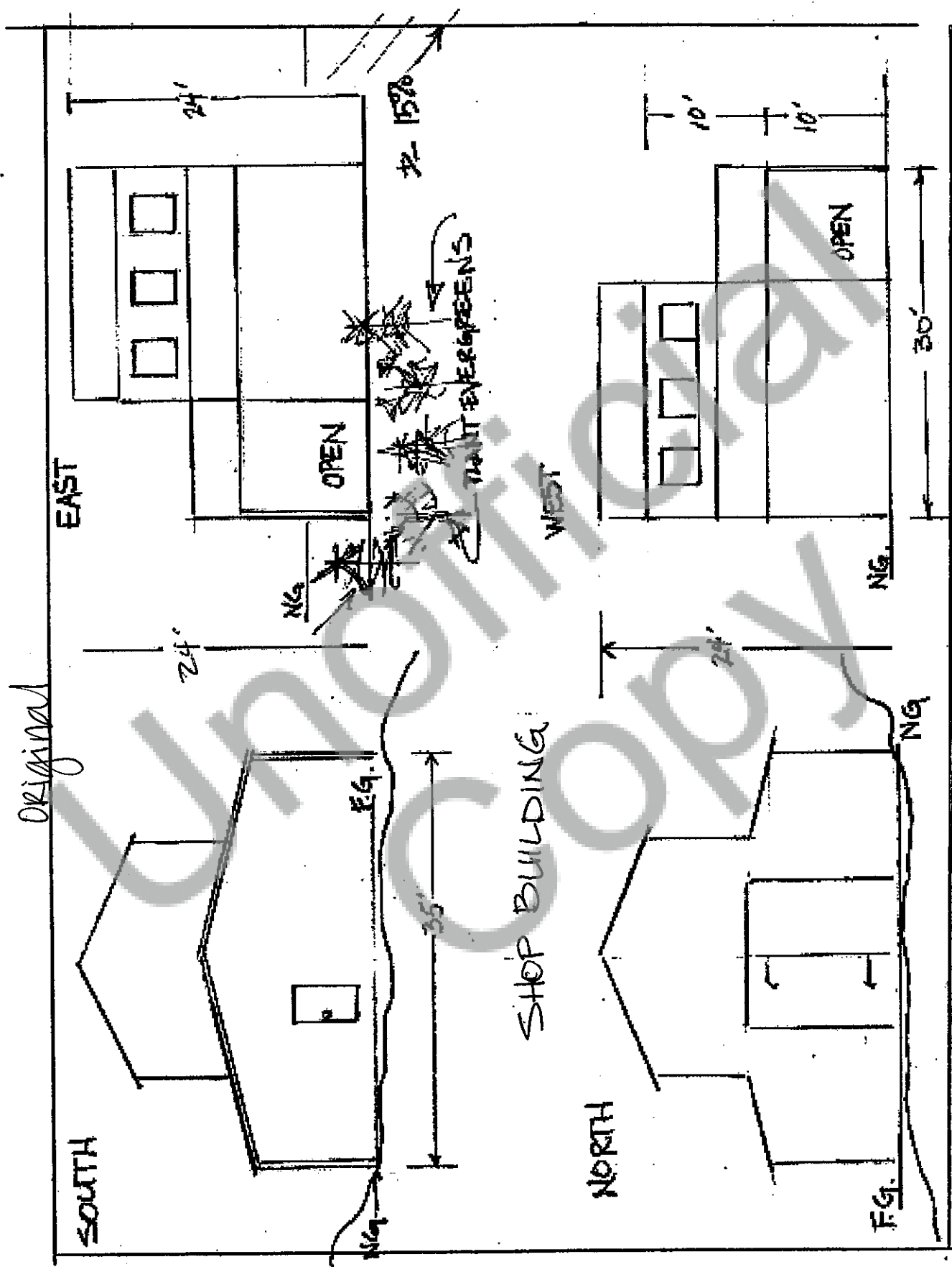
The building will be painted in the same color scheme as the house with a green metal roof.

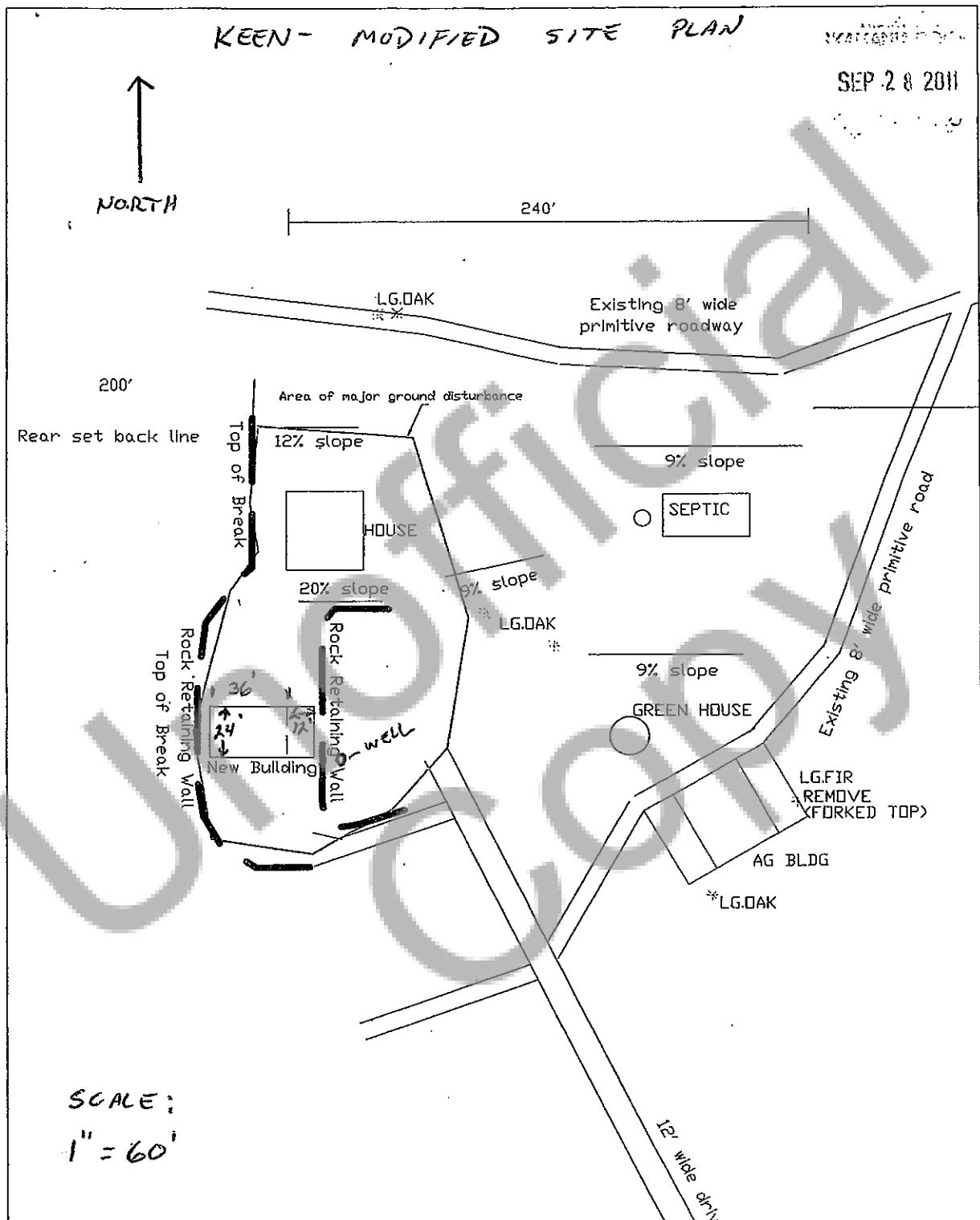
RECEIVED
SKAGANAWA COUNTY

SEP 28 2011

Original







Modified

24'



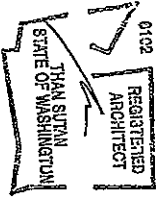
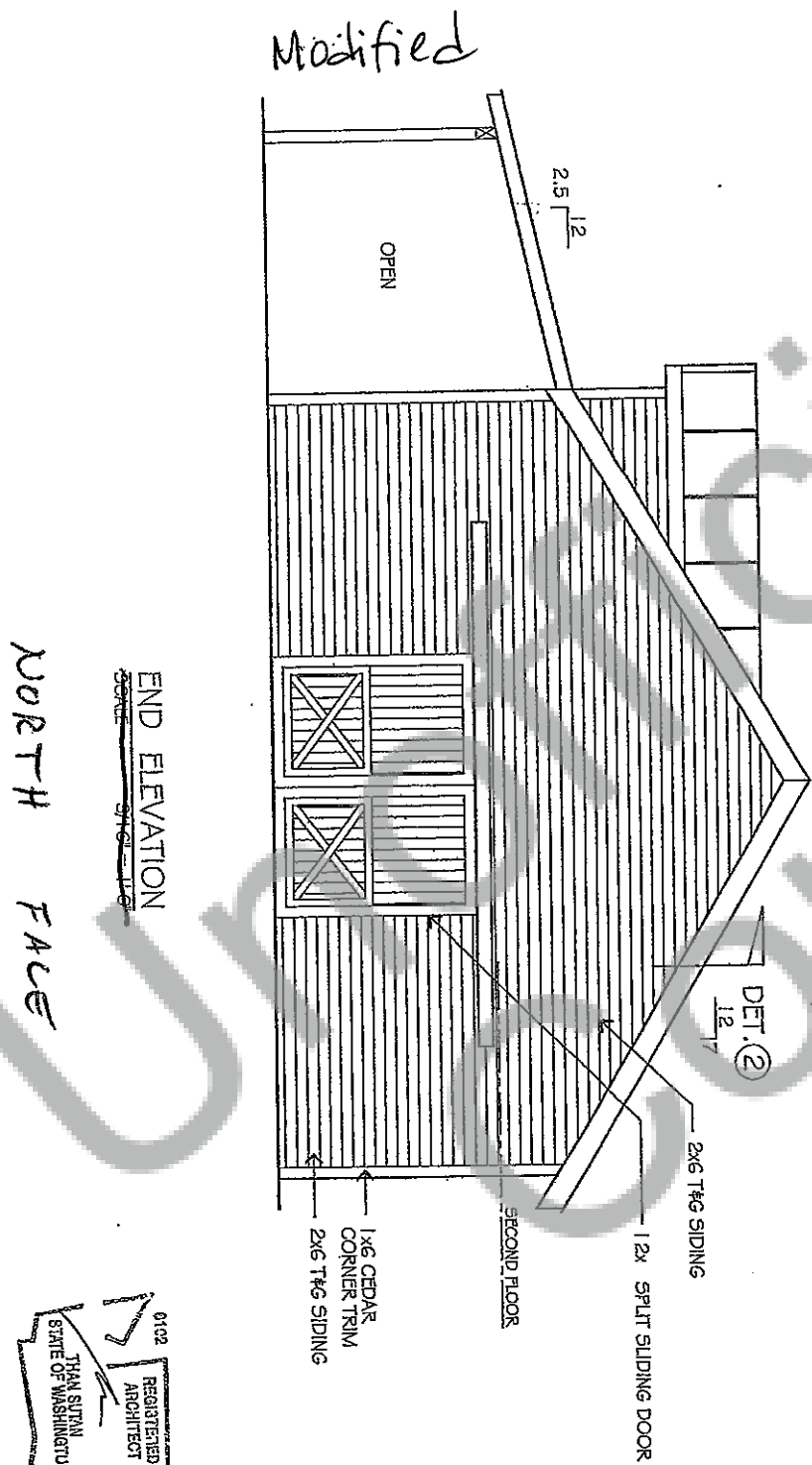
SIDE ELEVATION
SCALE 3/4" = 1'-0"

WEST FACE

SEP 28 2011



4	BARN PROS INC. MONROE, WA	OLYMPIC 24-B BASE MODEL	MARK KEEN UNDERWOOD, WA
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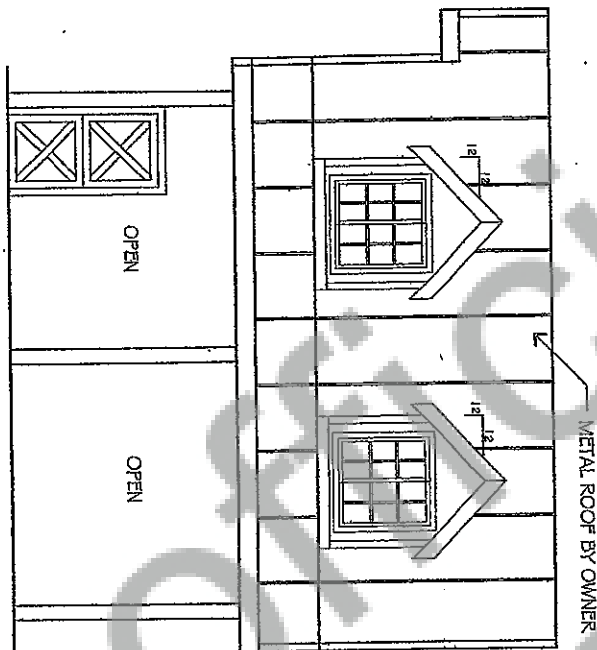
SEP 28 2011

3	BARN PROS INC. MONROE, WA	OLYMPIC 24-B BASE MODEL	MARK KEEN UNDERWOOD, WA
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Modified

EAST FACE

SIDE ELEVATION
SCALE 3/8" = 1'-0"



SEP 28 2011



2	BARN PROS INC. MONROE, WA	OLYMPIC 24-B BASE MODEL	MARK KEEN UNDERWOOD, WA
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