

Return Address: Nathan Ziegler  
31 Memory Lane  
Underwood, WA 98651

**Skamania County**  
**Community Development Department**  
**Building/Fire Marshal • Environmental Health • Planning**  
Skamania County Courthouse Annex  
Post Office Box 1009  
Stevenson, Washington 98648  
Phone: 509-427-3900 Inspection Line: 509-427-3922

**Letter Amendment to Administrative Decision NSA-10-35-L2**

**APPLICANT:** Nathan Ziegler

**OWNER:** Andy Von Flotow for Underwood Cliffs, LLC.

**FILE NO.:** Amendment to NSA-10-35

**REFERENCE NO.:** Modified Administrative Decision for NSA-10-35, recorded as Auditor's File #2011179123, recorded on the 27<sup>th</sup> day of September, 2011. Letter Amendment to Administrative Decision file no. NSA-10-35-L1, recorded as Auditor's File #2011179124, recorded on the 27<sup>th</sup> day of September, 2011.

**PROJECT:** To construct a retaining wall to retain Cook-Underwood Rd. dirt and debris from landing onto the subject parcel. To remove a 16' x 36' addition on the existing single-family dwelling, and reconstruct the foundation and addition while updating the house with a new roof. To shape below the house (terrace the back yard) to remove future fire danger and to add a 56' x 10' deck to south of the house. This Letter Amendment proposes to add approximately 245 sq. ft. to the footprint of the single-family dwelling and to modify the window size and placement from the original approval.

**LOCATION:** 11102 Cook-Underwood Road, Underwood, Section 21 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-21-3-0-0900-00.

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**LEGAL:** See attached page 5.

**ZONING:** General Management Area- Large-Scale Agriculture (Ag-1) and Open Space (OS), the proposed development is taking place in the Large-Scale Agriculture (Ag-1) zone only.

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November 5, 2012

Dear Mr. Ziegler,

The Community Development Department issued a final Modified Administrative Decision on March 29, 2011 for the above referenced application, and a Letter Amendment (NSA-10-35-L1) on September 7, 2011. On October 18, 2012 we received an application for a NSA Letter Amendment proposing to add approximately 245 sq. ft. to the footprint of the single-family dwelling (adding 6' 10.5" to the length of the house), and to modify the window size and placement from the original approval in NSA-10-35.

The existing single-family dwelling has a 1512 sq. ft. footprint, and you have now requested to add 6' 10.5" to the length of the dwelling, which will add approximately 245 sq. ft. to the footprint increasing the square footage of the dwelling by 490 sq. ft. due to the footprint increase for both stories of the house. The resulting square footage for the single-family dwelling will total 3,514 sq. ft. which includes the proposed additional footprint. Skamania County Code Title 22 Section 22.18.020(A)(2) requires that "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." Within ¼ mile of the subject property there are 49 existing single-family dwellings, which have an average size of 2,858 sq. ft. with the largest being 5,058 sq. ft. in size. The existing dwelling with the proposed increase in size (total of 3,514 sq. ft.) is within this size range and will remain compatible with the existing nearby development of a similar nature. It is consistent with Section 22.18.020(A)(2).

Additionally, you have proposed to modify the window configuration of the remodeled dwelling. The remodel of the house was approved in the original Administrative Decision to alter the roofline. As approved in the Administrative Decision the roofline will be altered to a shed type roof with a large overhang over the deck and south facing side of the house. The building plans you submitted show that the roof overhang extends approximately 12 feet beyond the south facing windows. As the original Staff Report found in Section 22.18.030(K) these deep structural eaves will create shading over the windows, and the decking will provide the same type of shading for the first floor windows. The planting of three screening trees has been required as condition of approval number seven in the Administrative Decision, and condition of approval number thirteen requires that the windows for the structure be either grey or bronze over low E glass with less than 11% exterior visible light reflectivity rating. The applicant must submit the window specifications sheets showing that this condition of approval has been met prior to the issuance of the building permit. These conditions along with the design elements of the deep structural eaves will ensure that this project meets the requirements of Section 22.18.030(K).

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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 site plan (see attached page 8) and elevation drawings (see attached pages 11 - 12) 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 Modified Administrative Decision and Letter Amendment NSA-10-35-L1 are still valid and shall be complied with. As a reminder, **this Letter Amendment must 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.

Sincerely,



Jessica Davenport  
Planning Manager  
Planning Division

cc: Andy Von Flotow  
Skamania County Building Division  
Adjacent 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 and Revised Site Plan  
Original and Revised Elevation Drawing  
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 1009, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$2,450.00 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.

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Copy

**EXHIBIT A**

All that portion in the North half of the Southwest quarter of the Southwest quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington, lying Southerly of the County Road known as Underwood-Willard highway.

Skamania County, Washington  
Date 9-8-10 Page 3-10-21-3-900

1. Any unpaid assessments or charges, and liability for further assessments or charges by the Town of Underwood.
2. EASEMENT and the terms and conditions thereof:  
Purpose: Utilities  
Area Affected: Said Premises  
Recorded: July 8, 1912  
Auditors File No: Book N, page 635

Unofficial Copy

RECEIVED  
SKAMANIA COUNTY

**NATIONAL SCENIC AREA LETTER AMENDMENT**  
(Please complete application in ink)

Applicant: Nathan Ziegler E-mail: \_\_\_\_\_ COMMUNITY DEVELOPMENT  
Address: 31 Memory Lane Home: ( ) DEPARTMENT  
Underwood WA Work: (509) 806-0153  
Property Owner: Andy Von Flotow E-mail: Andy@hoodtech.com  
Address: 11102 Cook/Underwood Home: ( )  
Work: ( )  
Site Address: 11102 Cook/Underwood  
Tax Lot/Parcel # \_\_\_\_\_  
Location of Property: Approx MP 11 Cook/Underwood Rd.

Minor Modification Project Description (Attach additional sheets if necessary): Add 6'10.5"  
To length of house. Deck to remain as approved.  
Adding approx. 245 sq ft more from original  
approval. Modify window size and placement from  
original.

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

Applicant signature(s): [Signature] Date: 10-18-12

Owner signature(s): Andy von Flotow Date: 18 October 2012

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>10/18/12</u>	Date complete	<u>10/18/12</u>
Receipt #	<u>201266525</u>	File #	<u>NSA-10-15-12</u>





# Revised site plan

NSA-10-35-L2

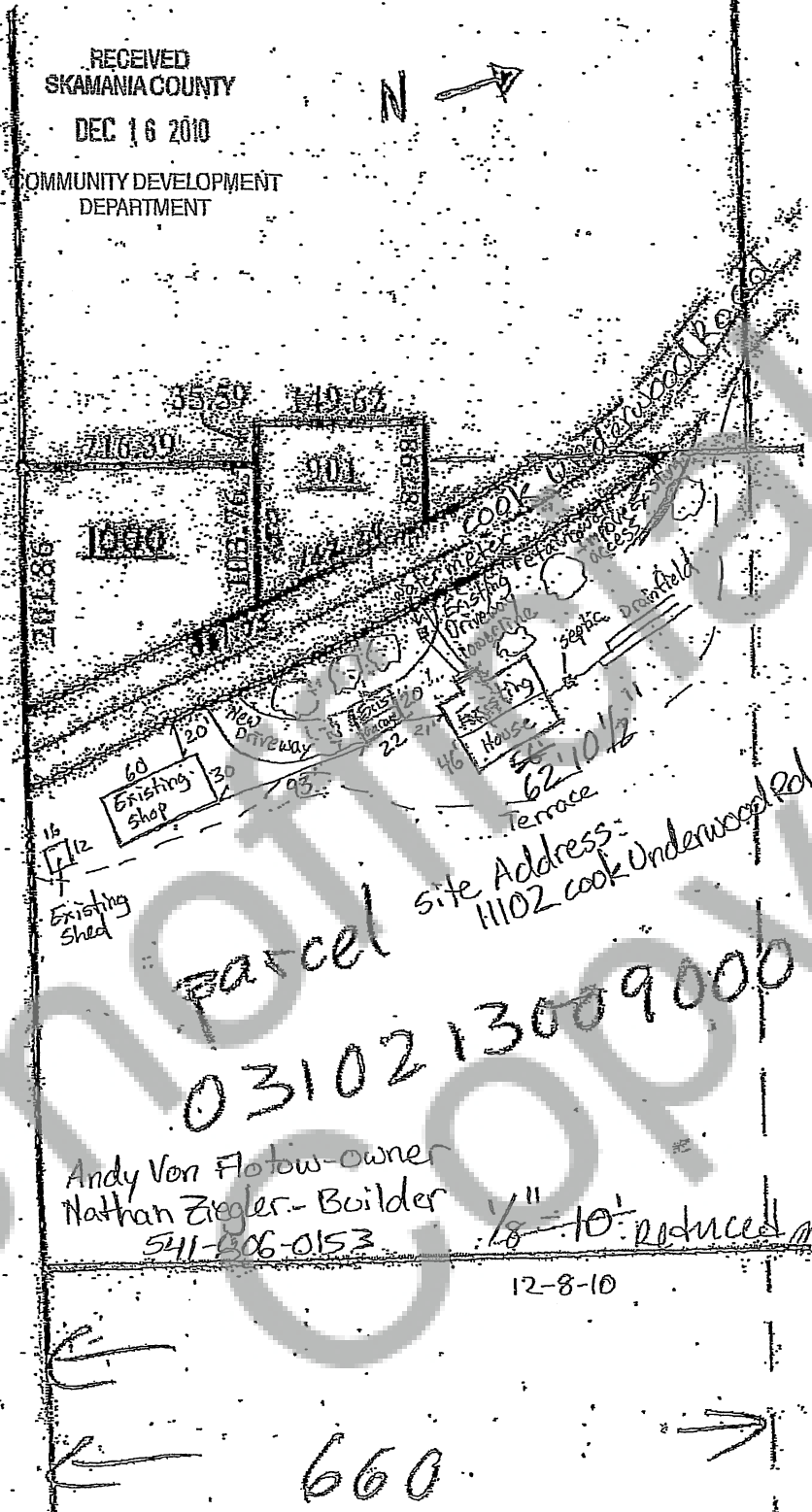
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SKAMANIA COUNTY

COMMUNITY DEVELOPMENT  
DEPARTMENT

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SKAMANIA COUNTY

DEC 16 2010

COMMUNITY DEVELOPMENT  
DEPARTMENT



Parcel

site Address:  
1102 Cook Underwood Rd

0310213009000

Andy Von Flotow - owner  
Nathan Ziegler - Builder  
541-806-0153

1/8" = 10' reduced m

12-8-10

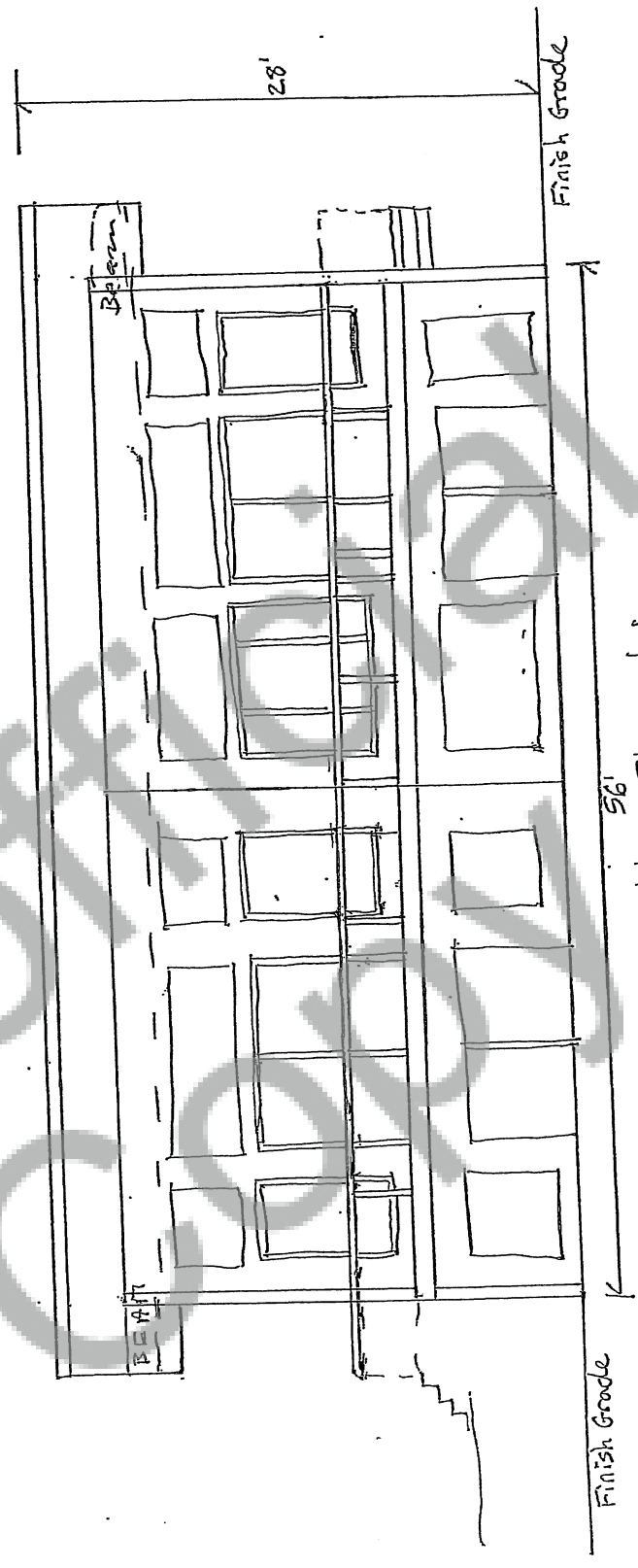
660



Andy Von H-10 Row Owner  
Nathan Ziegler Builder  
541-806-0153

original elevation

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DEPARTMENT

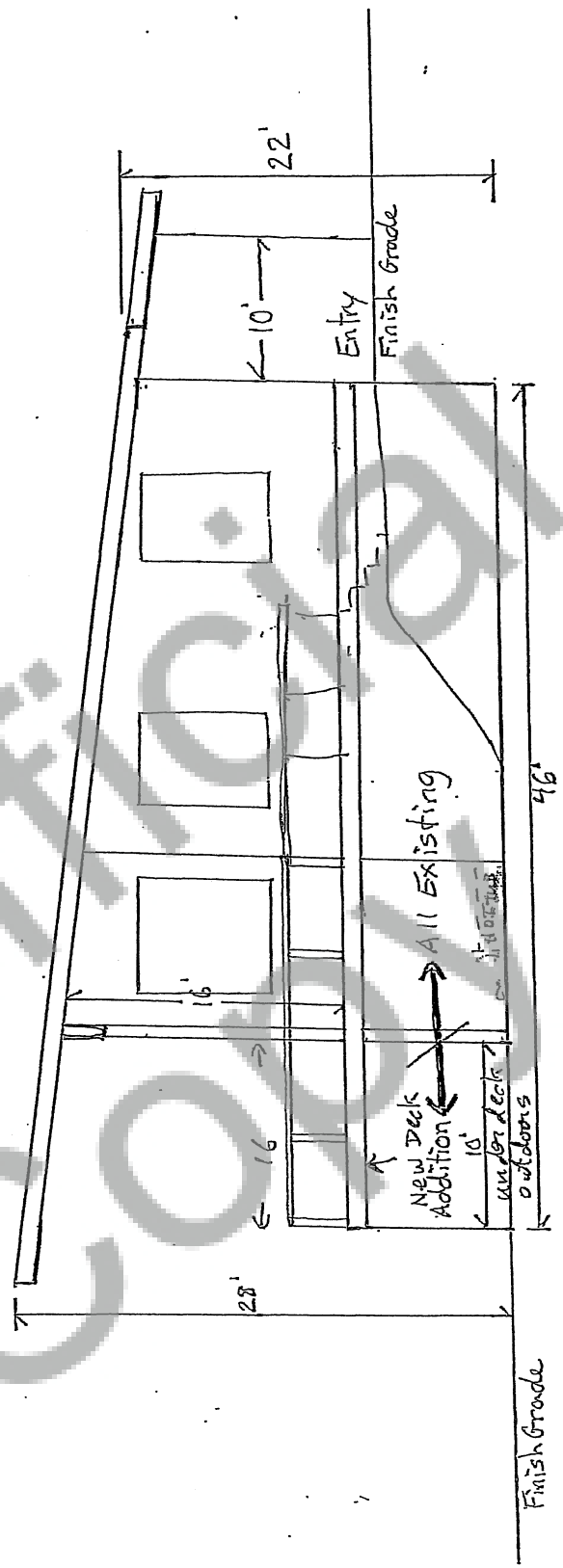


South Elevation  
 $\frac{1}{8}'' = 1'-0''$  reduced on

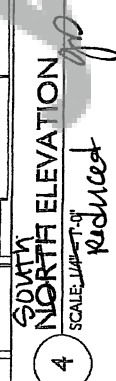
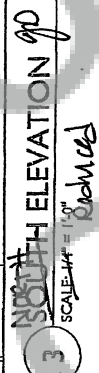
Andy Vor, Flow Owner  
Nathan Ziegler Builder  
541-806-0153

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DEPARTMENT

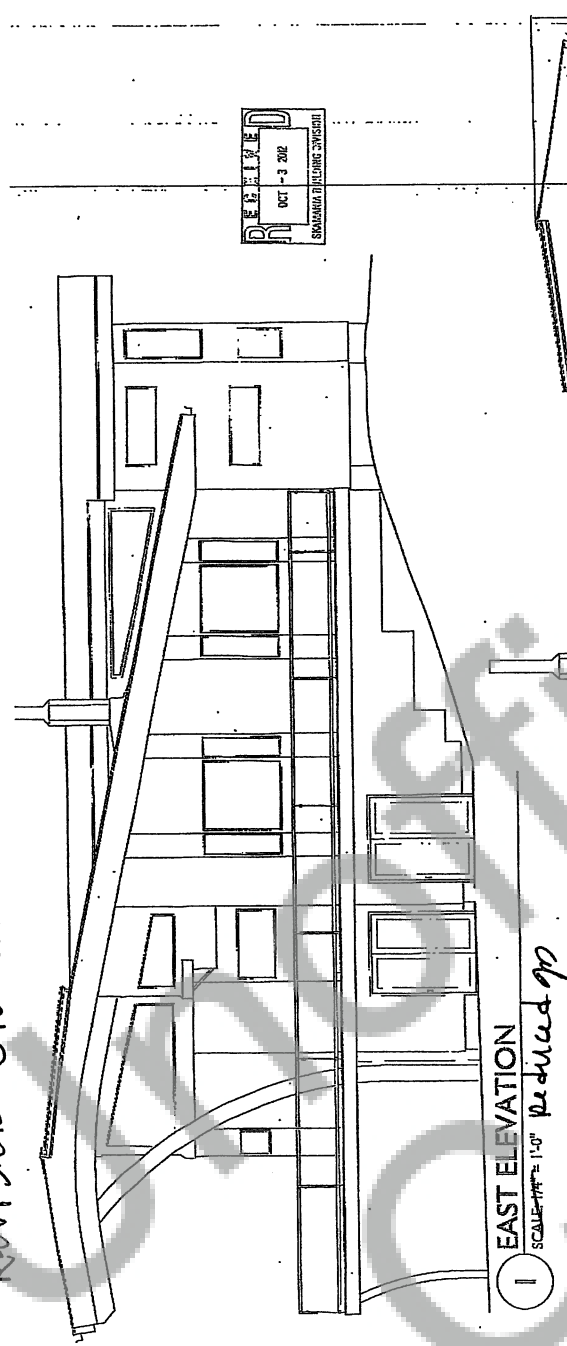
original elevation



East Elevation  
1/8" = 1'-0" Pediment



Revised Elevation



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OCT -3 2012  
SPRINGFIELD DIVISION

2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"  
Reduced 90

