

Return Address: Steven & Diane Maier
P.O. Box 174
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-11-19

APPLICANT/OWNER: Steven & Diane Maier

FILE NO.: Amendment to NSA-11-19-L1

REFERENCE NO.: Administrative Decision for NSA-11-19, recorded as Skamania County Auditor's File # 2013001112, recorded on the 23rd day of May 2013.

PROJECT: To replace the existing detached garage with a new detached garage that will be 26' x 36' x 24' (h), and to construct a new retaining wall. The existing garage has a failed foundation and is near collapse. The new garage will be in the same location as the existing garage with a larger footprint. The garage will have plumbing and a bathroom and will be hooked up to the existing Onsite Septic System.

LOCATION: 121 Scenic Heights Road, Underwood, Section 20 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-20-3-4-0700-00.

LEGAL: Lot 9 of the Scenic Heights #1 Subdivision, Book A Page 133.

ZONING: General Management Area- Residential (R-5) and Open Space (OS), the proposed development is taking place in the Residential (R-5) zone only

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June 13, 2013

Dear Mr. & Ms. Maier,

The Community Development Department issued a final Administrative Decision on April 18, 2013 for the above referenced application. On June 4, 2013 we received a National Scenic Area Letter Amendment Application from you requesting an amendment to the approval in order to modify the design of the approved detached garage, including the altering the roofline from a high pitch gable to a rounded shed design. The footprint of the modified design is 26' x 36' as was originally proposed. The staircase to reach the loft area has been relocated from the interior to the exterior of the building, and will be located on the west side of the building with a small deck (6' (w) x 16' (l)) accessing the upper level man door on the south side of the building. The staircase will be 3 ft. in width, and will be located underneath the 4 ft. overhang on the west side of the building.

The modified design of the detached garage results in a reduction in height. The original design was approved at a maximum height of 23' 6" as measured from finished grade to roof peak on the south side of the building, and 23' on the north side of the building. The modified design proposes the garage to be a maximum height of 22' as measured from finished grade to roof peak on the south side of the building, and 21' 6" as measured from finished grade to roof peak on the north side of the building. The proposed modification is consistent with the height limitations as stated in Condition of Approval number six of the Administrative Decision.

The modified design alters the configuration of windows. As modified, the windows will not exceed 50 sq. ft. of continuous unscreened glass, and remains consistent with the Staff Report findings in Section 22.18.030(K). The proposed windows on the south side of the building, facing the Columbia River, Interstate 84, Panorama Point, etc. will be screened by existing on site mature vegetation, both coniferous and deciduous trees.

The modified design of the replacement detached garage remains consistent with the Staff Report findings and conclusions in Chapter 22.18 Scenic Resource Protection, and will be visually subordinate as seen from key viewing areas. You must use the dark earth tone colors, non-reflective materials or materials with low reflectivity, and low reflective windows required by the Administrative Decision.

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.

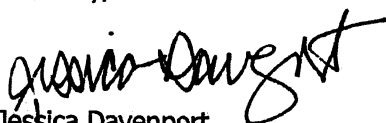
The revised site plan (see attached page 6), and elevation drawings (see attached pages 11 - 14) to this Letter Amendment shall replace the ones attached to the Administrative Decision. The amendment is hereby approved.

All of the original conditions in the Administrative Decision are still valid and shall be complied with. **This Letter Amendment shall be recorded at the County Auditor's office prior to**

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the issuance of a building permit. 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)
Washington Department of Fish and Wildlife (sent electronically)

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

APPEALS

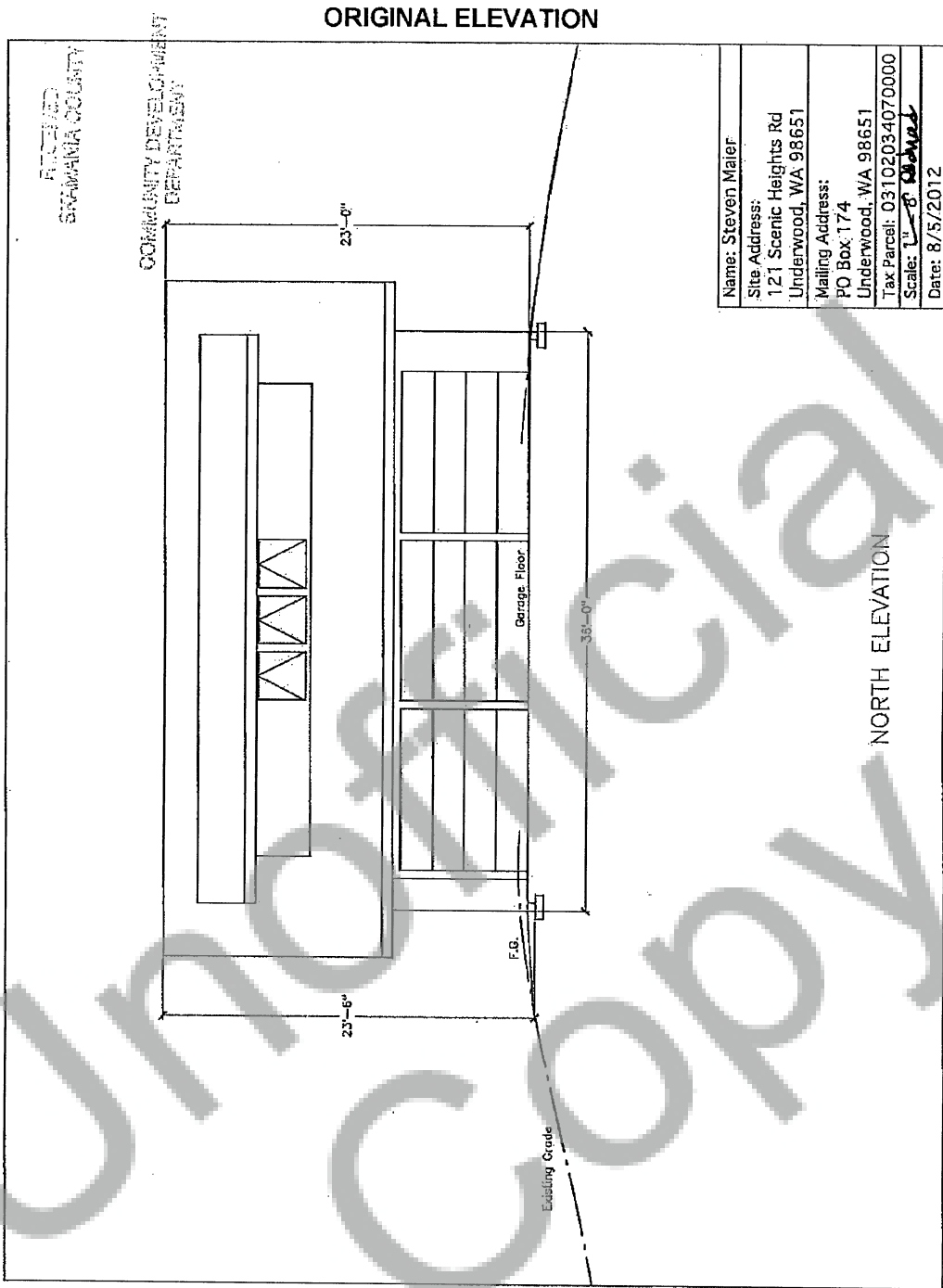
The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

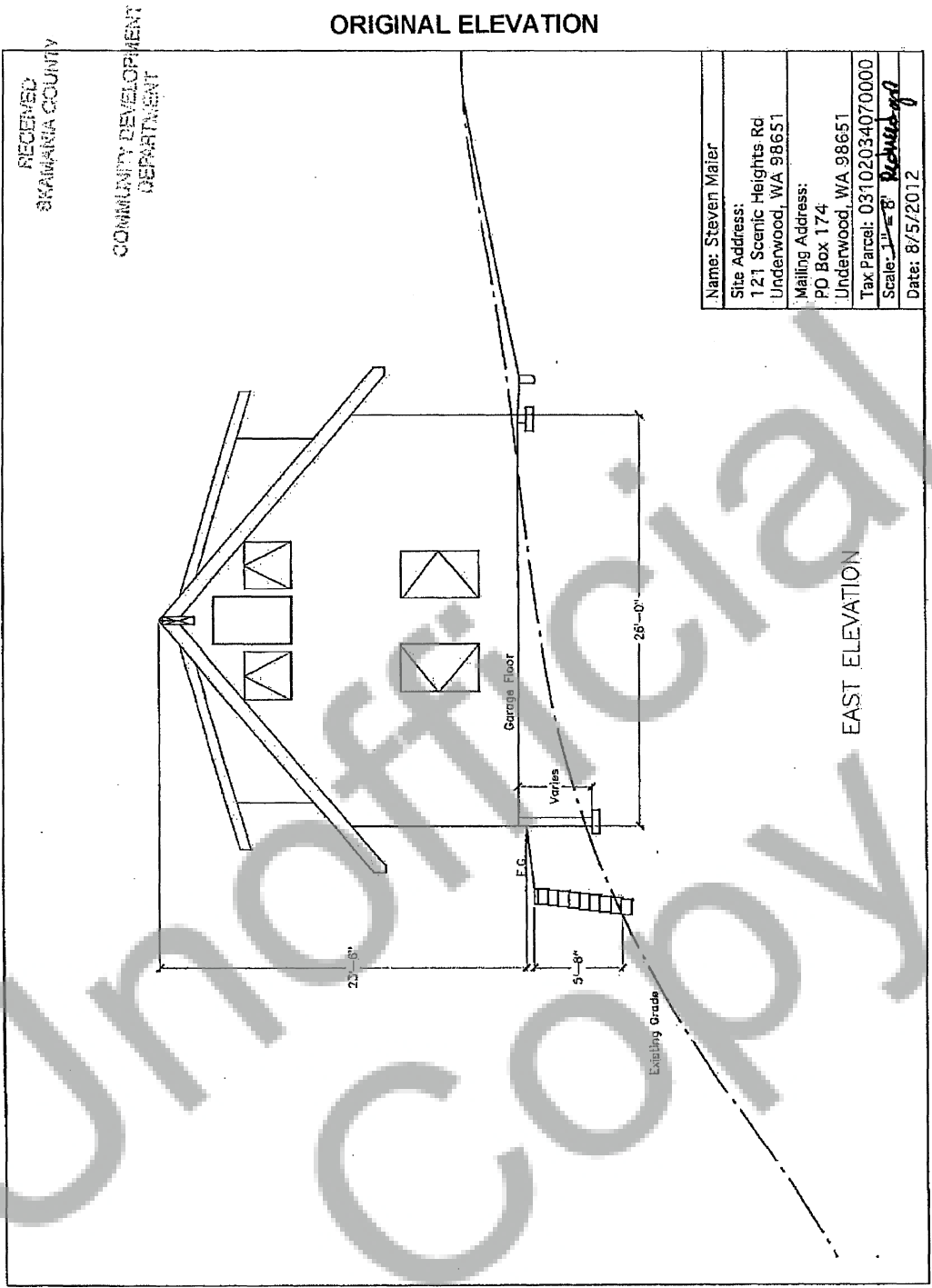
This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Hearing Examiner, P.O. Box 1009, Stevenson, WA 98648. Notice of Appeal 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.

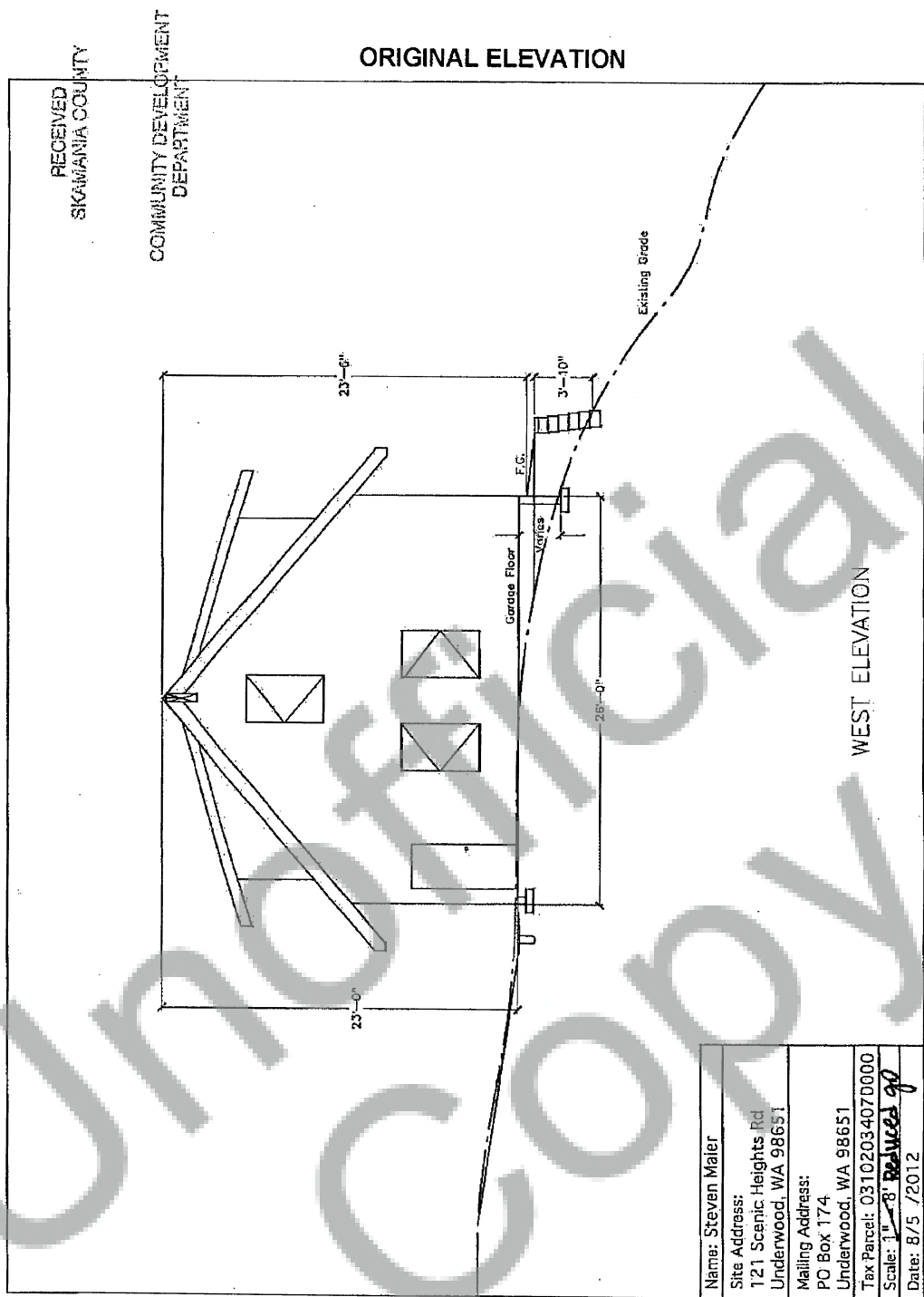
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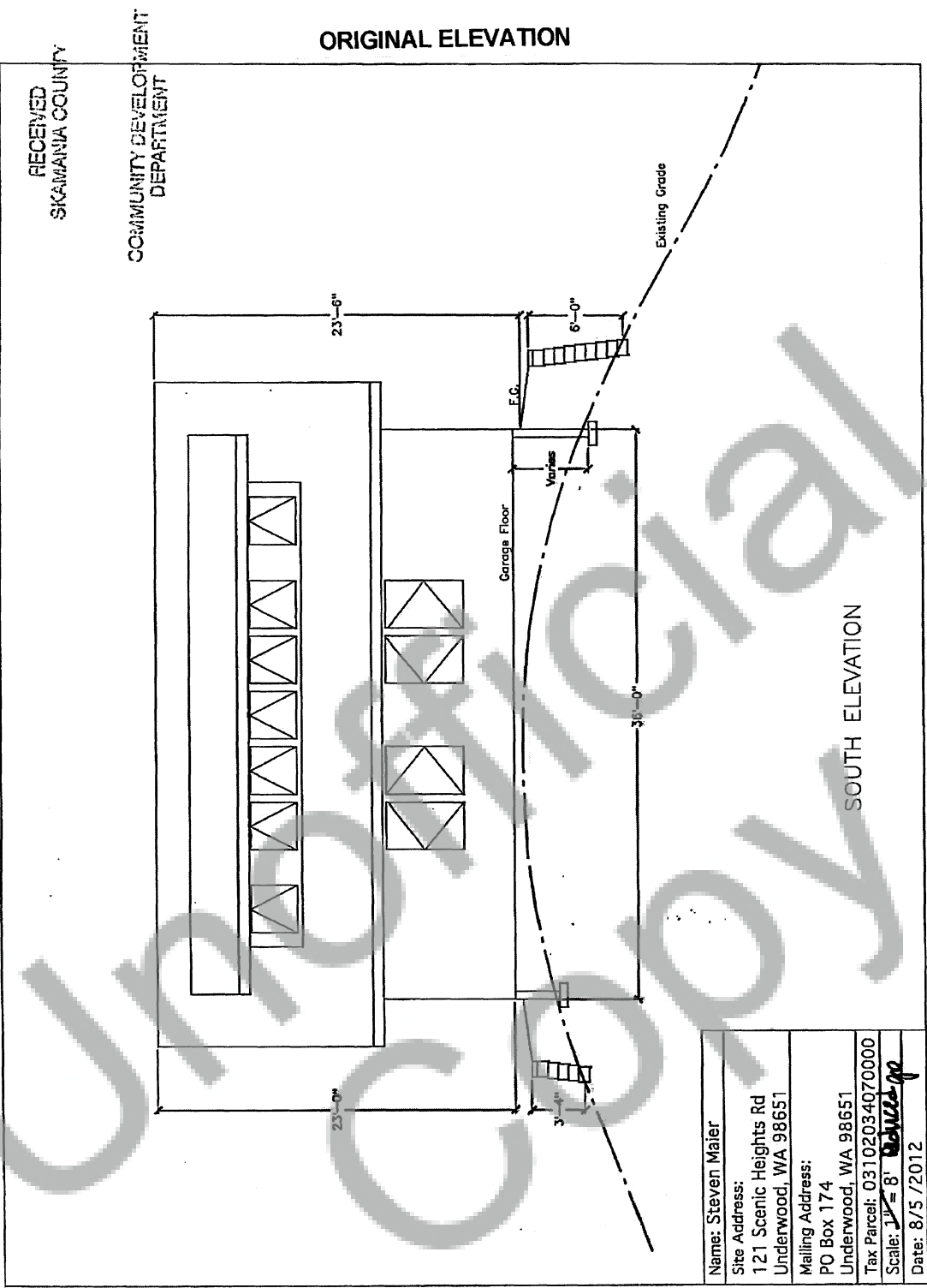
The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying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

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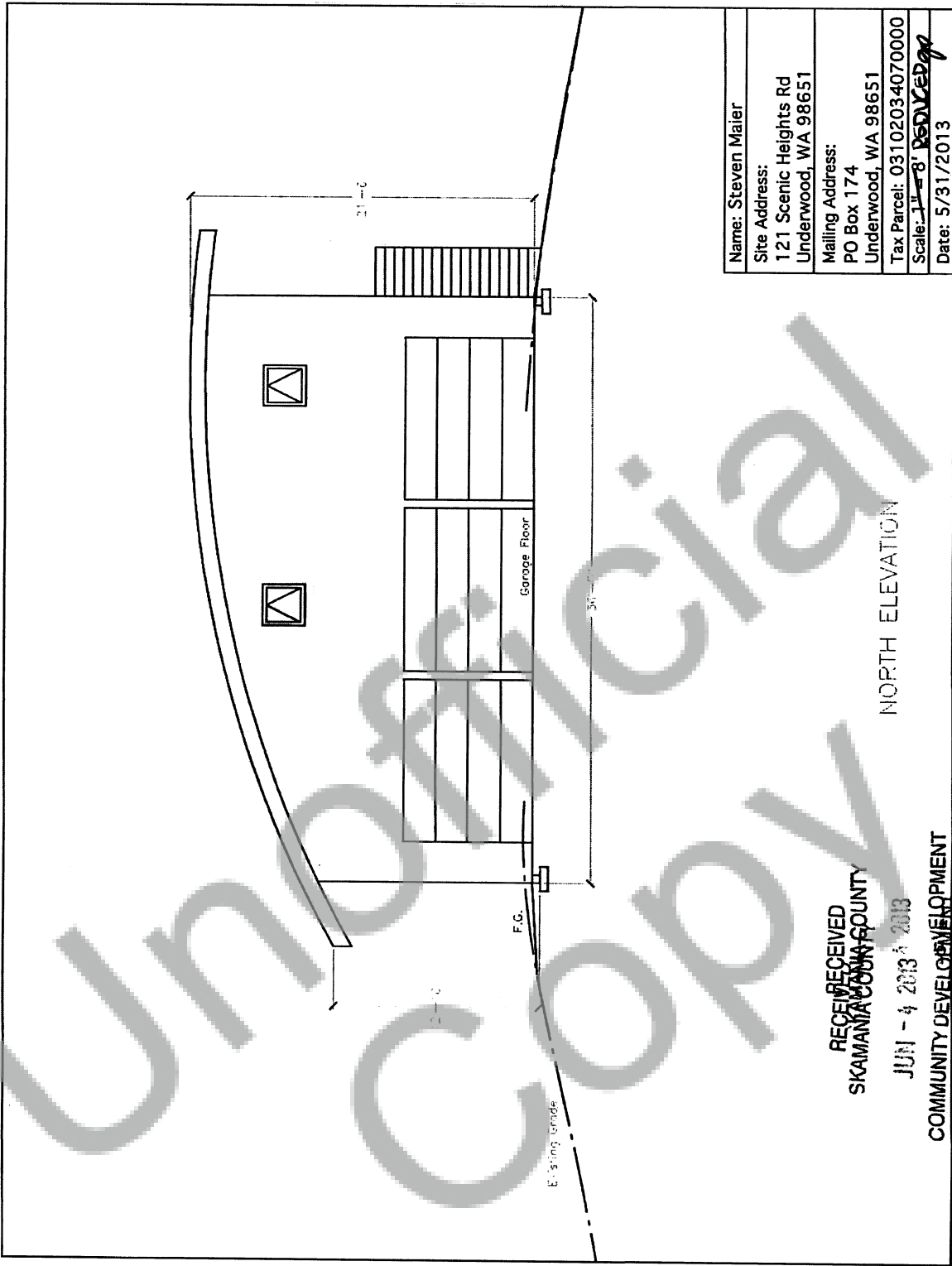




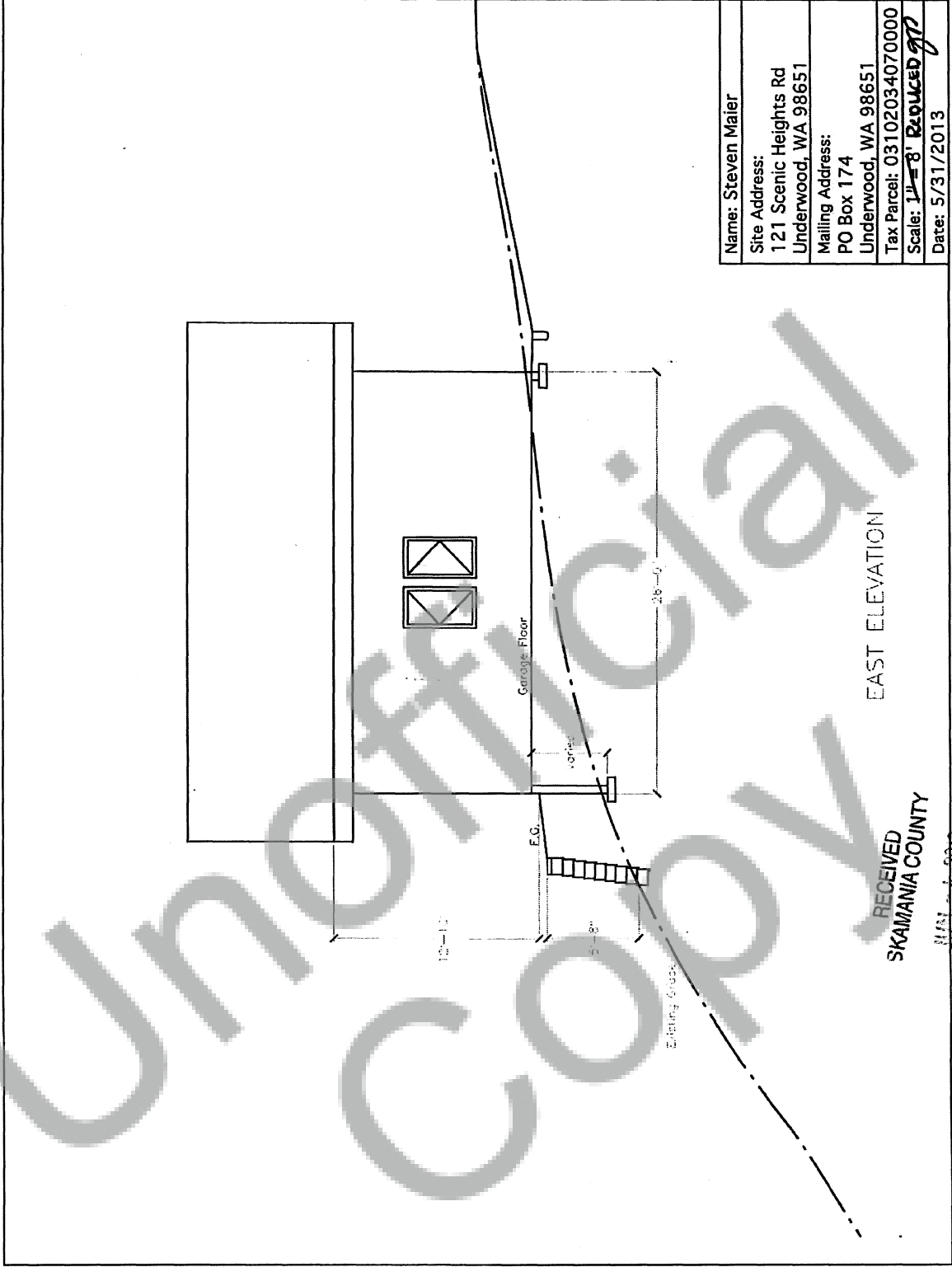




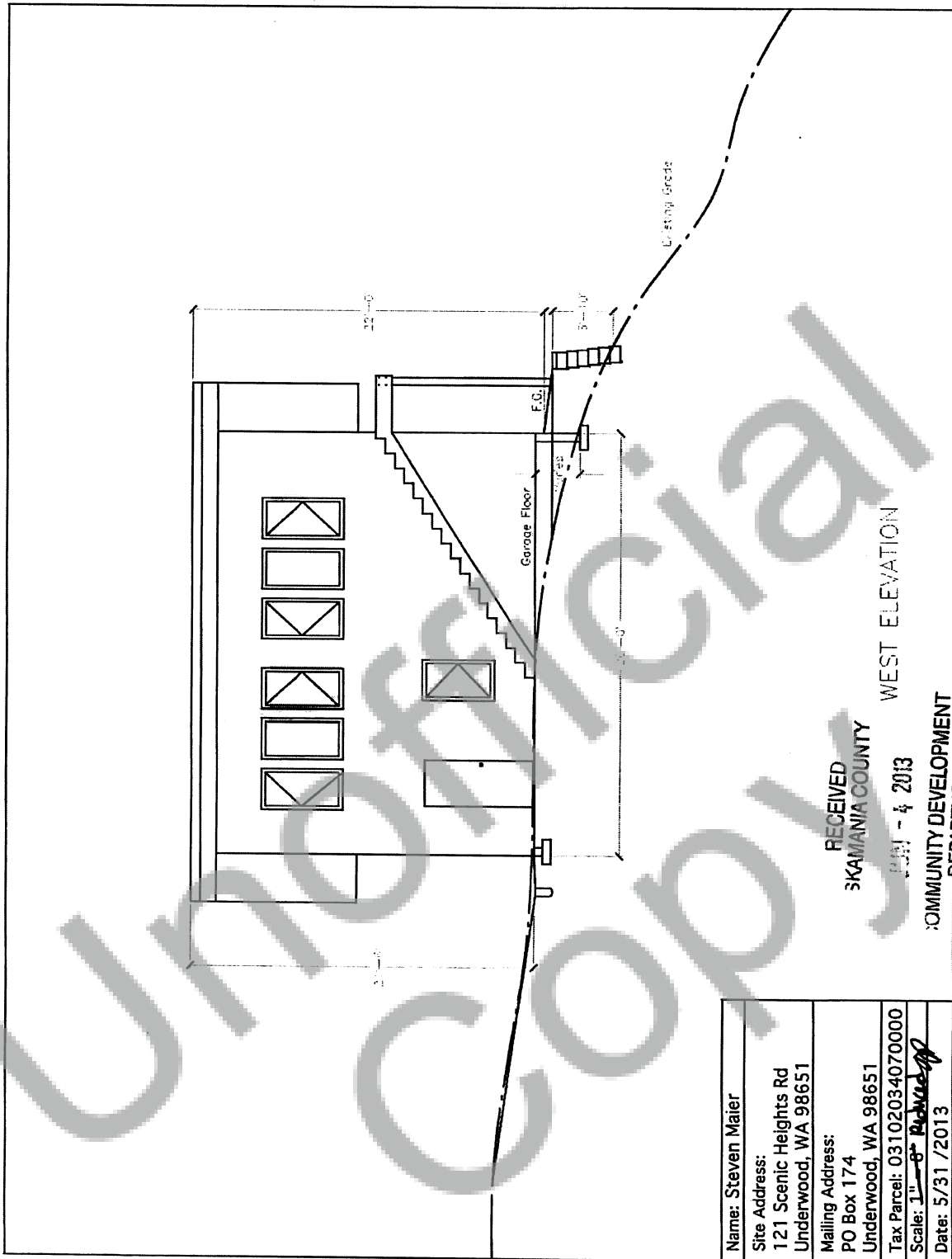
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