

Return Address: Milan Vatovec
10 Rutgers St. #4F
New York, NY 10002

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-10-05-L2

APPLICANT: Milan Vatovec

OWNER: Milan Vatovec & Natasa Rajcic

FILE NO.: Amendment to NSA-10-05

REFERENCE NO.: Administrative Decision for NSA-10-05, recorded as Auditor's File #2010176410 on September 15, 2010 in the Skamania County Auditor's Office. Letter Amendment NSA-10-05-L1, recorded as Auditor's File #2013000463 on March 11, 2013 in the Skamania County Auditor's Office.

PROJECT: To construct a new single-family dwelling, detached garage, driveway, septic, and associated utilities.

LOCATION: Shaddox Spring Road, Underwood; Section 30 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-30-0-0-0304-00.

LEGAL: See attached page 5 - 6 .

ZONING: General Management Area – Small Woodland (F-3) and Open Space (OS).

Amendment NSA-10-05-L2 (Vatovec)
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August 6, 2013

Dear Mr. Vatovec,

The Community Development Department issued a final Administrative Decision on August 17, 2010 for the above referenced application. On August 14, 2012 our department issued a one-year extension to the approval of your Administrative decision pursuant to SCC Section 22.06.150(B). On March 6, 2013 our department approved a Letter Amendment, file no. NSA-10-05-L1, which approved a new location for the approved on-site septic drain field. On July 23, 2013 we received an application for a NSA Letter Amendment for minor modifications to the approved single-family dwelling and detached wing with basement garage, which you have stated are proposed in order to reduce the cost of the project.

The single-family dwelling, while the design remains close to the original design approved, has been altered in size resulting in a reduced square footage. The originally approved design was 2,282 sq. ft. in size. The modified design is 1,916 sq. ft. in size. The design has reduced the size of the overhangs on the south side of the dwelling from 5 feet to 4 feet, and the window placement on the south side of the dwelling has been altered and has reduced the total number of windows. The size of the proposed overhangs were not relied upon for the development to meet the visual subordination standard, staff found in the staff report that existing onsite mature vegetation will screen the development from key viewing areas.

The footprint of the detached wing, including the basement garage has been altered to 46' x 27' 2" with a footprint of 1,334 sq. ft. This basement area was originally proposed to be 37'9" x 27' not including the staircase constructed at the northwest corner of the basement with a footprint of 1,033 sq. ft. The original application did not propose to excavate the full length of the upper story of the detached wing for the basement, but the modification proposes to do so now. The height of the detached wing has not been altered. The footprint of the detached garage as modified will remain below the 1,500 sq. ft. footprint limit and the 24 foot height limit as required by Skamania County Code Section 22.14.050(E)(1)(f) and is consistent with the conditions of approval required under that section. The size of the detached wing, including both the upper story and the basement, will be a total of 2,167 sq. ft., according to the calculations provided by the architect of the project.

SCC Section 22.18.020(A)(2) requires that new development be compatible with similar development in the nearby vicinity. Staff found in the staff report that "Nearby development consists of twenty four single-family dwellings within ½ mile of the subject parcel, and twenty-one detached accessory structures. The dwellings are one and two-story with attached garages that range from 816 to 4,000 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 288 to 2,575 square feet in size. The average size of all single-family dwellings in the vicinity is 3,033 sq. ft. and the average size of all detached accessory structures is 1,384 sq. ft." The sizes of the proposed structures as modified by this letter amendment, 1,916 sq. ft. single-family dwelling, and the detached accessory structure with a total of 2,167 sq. ft. remain compatible with nearby development of

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a similar nature. The overall footprint of the development has been slightly reduced by this proposed modification.

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 - 10) 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 shall be recorded by the applicant 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: 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 Floor Plan and Elevation Drawing
Revised Floor Plan and 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.

Unofficial Copy

Exhibit 'A'
Parcel 4 Correction Description

PARCEL I

A parcel of land within a portion of Government Lots 1, 2, 3 and NE¼ NW¼ of Section 30, Township 3 North, Range 10 East, W.M., in Skamania County, Washington, and described as follows:

Beginning at a point on the West line of the NW¼ of Section 30 which lies S 02°14'08" W, 910.00 feet from the Northwest corner thereof; thence S 79°55'45" E, 907.96 feet; thence S 30°09'33" E, 365.37 feet; thence S 56°12'30" W, 28.80 feet to the Northwest corner of that tract conveyed to Skamania County P.U.D. No. 1 by that particular instrument recorded in Book 125 at Page 34 of Deeds (which is marked with an iron rod with aluminum cap stamped 1943); thence S 02°55'45" W, 150 feet to an iron rod with aluminum cap stamped 1943; thence S 87°13'13" E, 55.89 feet to a point of curve at the Northerly right of way line of S.R. 14 having a radius of 1065 feet; thence Southwesterly along the arc of said curve (being concave to the Southeast) through a central angle of 09°59'22" W for a distance of 185.68 feet (the chord of which bears S 59°41'11" W, 185.45 feet); thence S 66°11'25" E, 156.95 feet to a point in S.R. 14; thence S 40°24'47" E, 245.76 feet to the line of mean high water of the Columbia River; thence Southwesterly along said line 1688 feet to the West line of said Section 30; thence N 01°32'41" E, 373.06 feet to the Southwest corner of said NW¼; thence along the West line thereof N 02°14'08" E, 1675.07 feet to the point of beginning; EXCEPTING THEREFROM that portion lying within S.R. 14 right of way; ALSO EXCEPTING THEREFROM that portion lying within Burlington Northern right of way; SUBJECT TO a common easement created by and pursuant to Skamania County Superior Court Case No. 97-2-00127-9 in that particular instrument recorded in Book 202 at Pages 613-615; ALSO SUBJECT TO easement and conditions granted to Skamania P.U.D. No. 1 in those particular instruments recorded in Book 125 at Page 34 and in Book 208 at Pages 833-834; ALL records of Skamania County Auditor.

PARCEL II

A one-fourth interest in that portion of the NW¼ Section 30, T3N, R10E, W.M., Skamania County, Washington which lies above the ordinary high water line of the North Bank of the Columbia River, lying South of the SP&S (now BNSF) Railway Company's right of way and South of SR 14.

This document is given to correct the instrument recorded in Book 202 at Page 615 of Deeds, Skamania County Records. This description constitutes a boundary line adjustment between the adjoining property of the Grantor and Grantee herein and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be segregated and sold without first conforming to the Washington State and Skamania County Subdivision laws.

3 January 2007 (Revised)
Terry N. Trantow PLS 15673 WA

Tax Parcel 3-10-30-0-0-0304/0305

2500a.tot4.des.projects

MT # 2007166012
Page 2 of 3

Exhibit 'A'
Parcel 4 Correction Description

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3 January 2007

Terry N. Trantow PLS 15673 WA
Skamania County Assessor

Tax Parcel 3-10-30-0-0-0304

Date 4/2/07 Parcel# 518/07 6S

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Planning Department - BLA Approved By:

90 4/2/07

DC 1 2007166012
Page 3 of 3

RECEIVED
SKAMANIA COUNTY
JUL 23 2013

NATIONAL SCENIC AREA LETTER AMENDMENT
(Please complete application in ink) COMMUNITY DEVELOPMENT
DEPARTMENT

Applicant: MILAN VATOVEC E-mail: MVATOVEC@SGH.COM
Address: 10 RUTGERS ST. #4F Home: (917) 856 5774
NEW YORK NY 10002 Work: (212) 271 6929
Property Owner: SAME E-mail:
Address: SAME Home: ()
Work: ()
Site Address: 151 SHADDOX SPRINGS ROAD
Tax Lot/Parcel # 0310300030400
Location of Property: UNDERWOOD, WA

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

- PROJECT REMAINS LARGELY UNCHANGED, ONLY MINOR MODIFICATIONS MADE TO REDUCE COST OF PROJECT.
- CHANGES INCLUDE:
- REDUCED NUMBER OF WINDOWS ON SOUTH ELEVATION
 - REDUCED OVERALL FOOTPRINT OF HOUSE AND GARAGE (INCLUDING OVERHANG)
- NEW SQUARE FOOTAGE: MAIN FLOOR: 1916 SF DETACHED WING: 988 SF
GARAGE + BASEMENT: 1179 SF

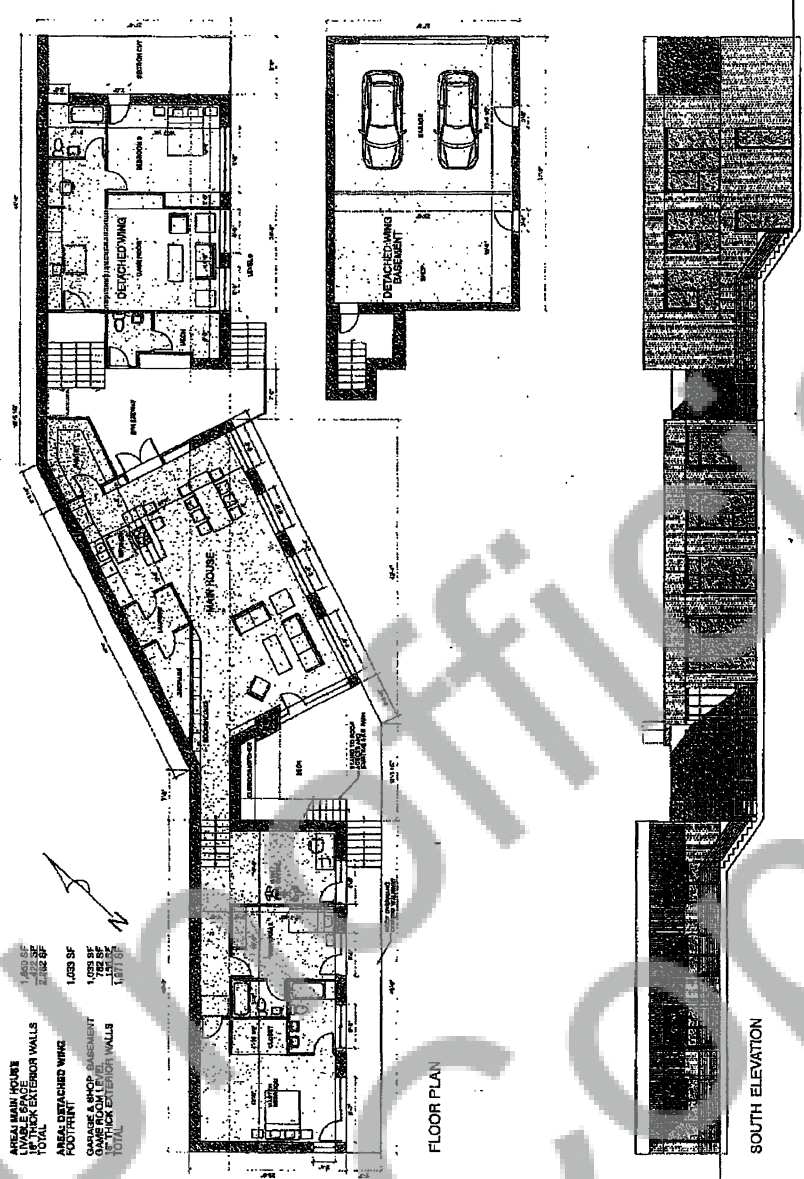
Attached Plans (if applicable): ☐ Modified Site Plan ☒ Modified Elevation ☒ Other MODIFIED HOUSE FOOTPRINT PLAN

Applicant signature(s): [Signature] Date: 7/22/13
Owner signature(s): [Signature] Date: 7/22/13

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 7/22/13	Date complete 8/6/13 gpb
Receipt # 201300229	File # NSA-10-05-L2

ORIGINAL FLOOR PLAN & ELEVATION DRAWING



REDUCED 70

PROJECT NO: 201303

ISSUED FOR PERMIT: 07.12.13

151 Shodor Springs Road
Lindwood, Kentucky 40341
G.C. VI Construction
902 Oak Street
Wood River, Oregon 97031
503.744.0779

DATE: 07.12.13

PROJECT: 07.12.13

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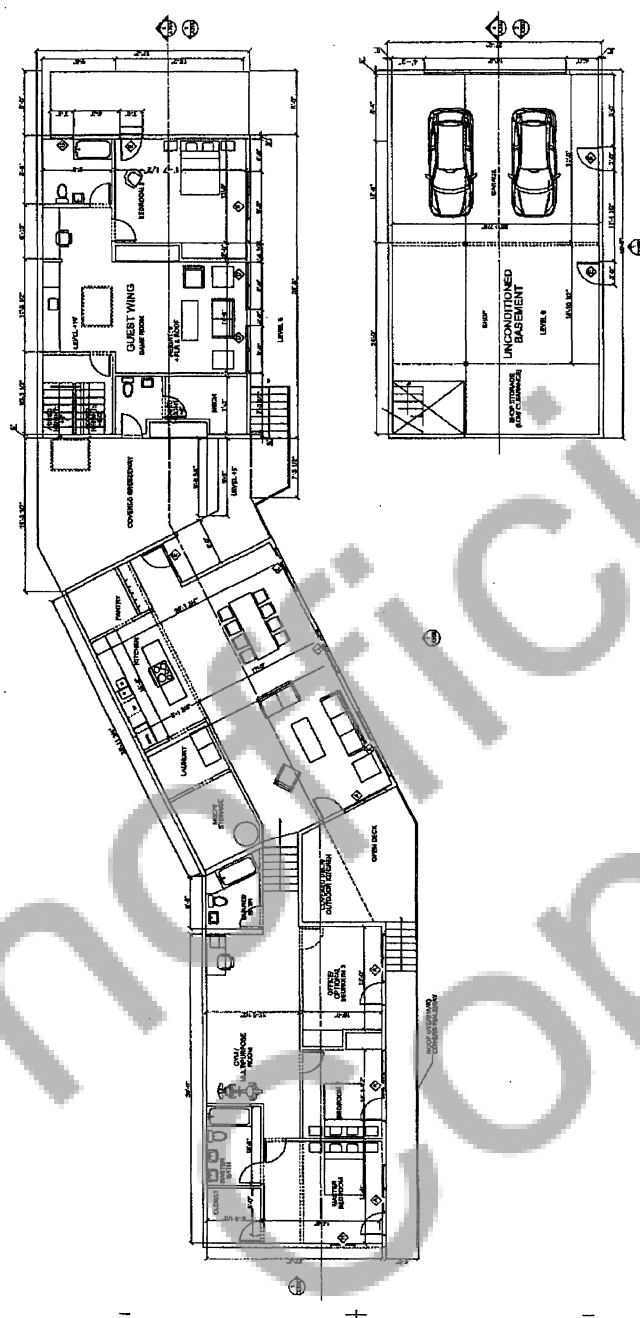
DATE: 07.12.13

PROJECT: 07.12.13

PROJECT: 07.12.13

PROJECT: 07.12.13

REVISED FLOOR PLAN



LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

