

Return Address: Milan Vatovec
135 Division St. #4D
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-L3

APPLICANT: Milan Vatovec

OWNER: Milan Vatovec & Natasa Rajicic

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. Letter Amendment NSA-10-05-L3, recorded as Auditor's File #2013001905 on August 27, 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).

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June 9, 2014

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 August 6, 2013 our department approved Letter Amendment file no. NSA-10-05-L2 for minor modifications to the approved single-family dwelling and detached wing with basement garage, which reduced the size of the dwelling and overhangs, and altered the size of the detached garage wing. The Planning Division signed off on the building permit on August 27, 2013 and the building permit for the project was issued on September 17, 2013 by the Building Division. Planning Staff conducted and approved the NSA siting/excavation inspection on March 12, 2014.

On May 27, 2014 our department received a NSA Letter Amendment application which has proposed some additional modifications to the project in order to reduce the cost of the project. The proposed changes include the following:

- Elimination of the second floor over the shop/garaged detached wing, reducing the height by 6' 3".
- Shorten the garage/shop detached wing by approximately 17'.
- Reduce the amount of windows.
- Relocate one door, and modify the patio overhang.

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, reduced height of the garage/shop wing, and reduced square footage of windows on the south side of the dwelling.

Your project narrative indicated that the overhangs have been altered under this proposal, in that that shape of the overhang above the open patio has been modified and is slightly larger than previously approved. The net difference is less than 100 sq. ft. as calculated by the architect.

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, now without an upper story, will be approximately 912 sq. ft. in size, as submitted by the architect of the project, and the height will be approximately 14' as measured from the top of slab on grade to roof peak.

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 1/2 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

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Page 3

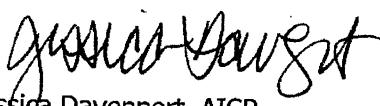
include all interior living space, including daylight basements, above-ground or finished basements, and attached garages. The detached accessory structures include detached garages, shops, pole barns, tool sheds, and range from 288 to 2,575 square feet in size. The average size of all single-family dwellings in the vicinity is 3,033 sq. ft. and the average size of all detached accessory structures is 1,384 sq. ft." The size of the detached accessory structure with a total of 912 sq. ft., as proposed under the NSA Letter Amendment, will remain compatible with nearby development of a similar nature. The overall footprint of the development has been 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 10-11) 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 NSA Final Inspection.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,


Jessica Davenport, AICP
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)
VJ Jovanovic, Root Design Build

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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 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.

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, 365.87 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, 373.08 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 lot 4 des. projects

MT 1 2007166012
Page 2 of 3

Exhibit 'A'
Parcel 4 Correction Description

A parcel of land within a portion of Government Lots 1, 2, 3 and NE $\frac{1}{4}$ NW $\frac{1}{4}$ 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 NW $\frac{1}{4}$ of Section 30 which lies S 02°14'08" W, 910.00 feet from the Northwest corner thereof; thence S 78°55'45" E, 907.98 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 67°13'13" E, 55.89 feet to a point of curve at the Northern 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 69°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, 245.78 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, 373.08 feet to the Southwest corner of said NW $\frac{1}{4}$; thence along the West line thereof N 02°14'08" E, 1875.07 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.

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3 January 2007

Terry N. Trantow PLS 15873 WA

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

Skamania County Assessor

Date 4/2/07 Parcel# 519/07 03

2500164.dea.projects

Planning Department - CIA Approved By: 4/2/07

DC # R007166012
Page 3 of 3

RECEIVED
SKAMANIA COUNTY

MAY 27 2014

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

COMMUNITY DEVELOPMENT
DEPARTMENT

Applicant: MILAN VATOVEC E-mail: MVATOVEC@SCH.COM
Address: 135 DIVISION ST. #4D Home: (917) 856 5774
NEW YORK, NY 10002 Work: (212) 271 6929
Property Owner: SAME E-mail:
Address: 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 GARAGE PORTION TO REDUCE COST OF PROJECT.
• CHANGES INCLUDE:
- ELIMINATION OF SECOND FLOOR OVER SHOP / GARAGE DETACHED WING.
- SHORTENING OF GARAGE / SHOP DETACHED WING.
- REDUCED NUMBER OF WINDOWS.
- RELOCATION OF ONE DOOR, MODIFIED PATIO OVERHANG.

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

Applicant signature(s): [Signature] Date: 4/30/14
Owner signature(s): [Signature] Date: 4/30/14

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	Date complete
		5-27-14	5/27/14 pm
Receipt #	201400132	File #	NSA-10-B5-L3



JASON D GNICH ARCHITECT
10000 15th Avenue SW
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Burien, WA 98148
P: 206.835.8079
F: 206.835.8079
jason@jdgarchitect.com

07.12.13

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jason@jdgarchitect.com

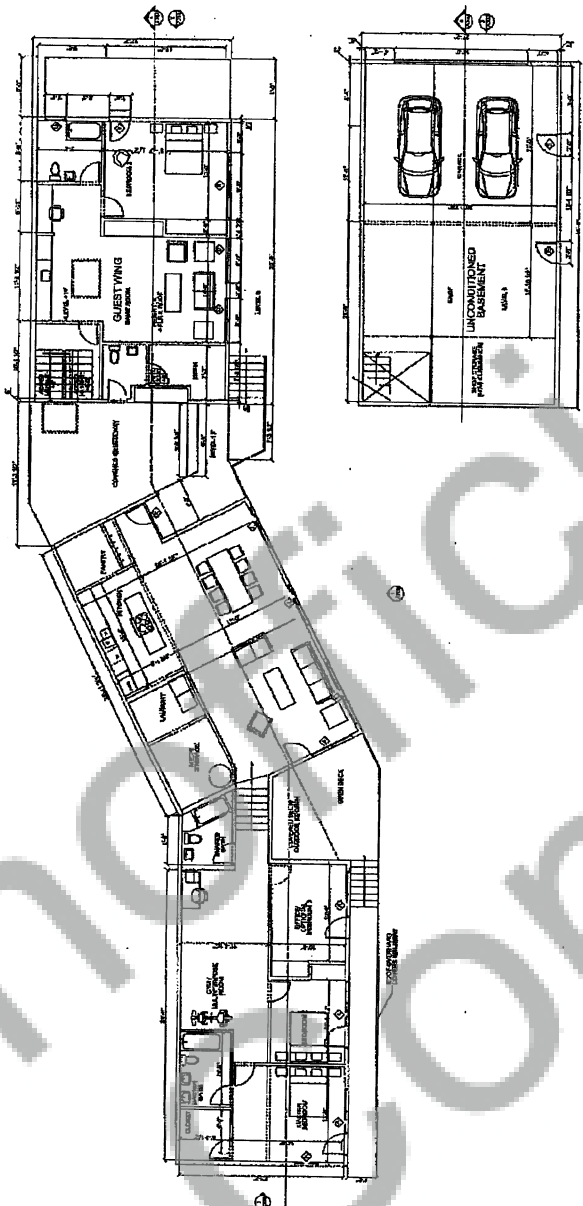
Project No: 201303

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07.12.13

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NSA-10-05-L2 Approved Floor Plan

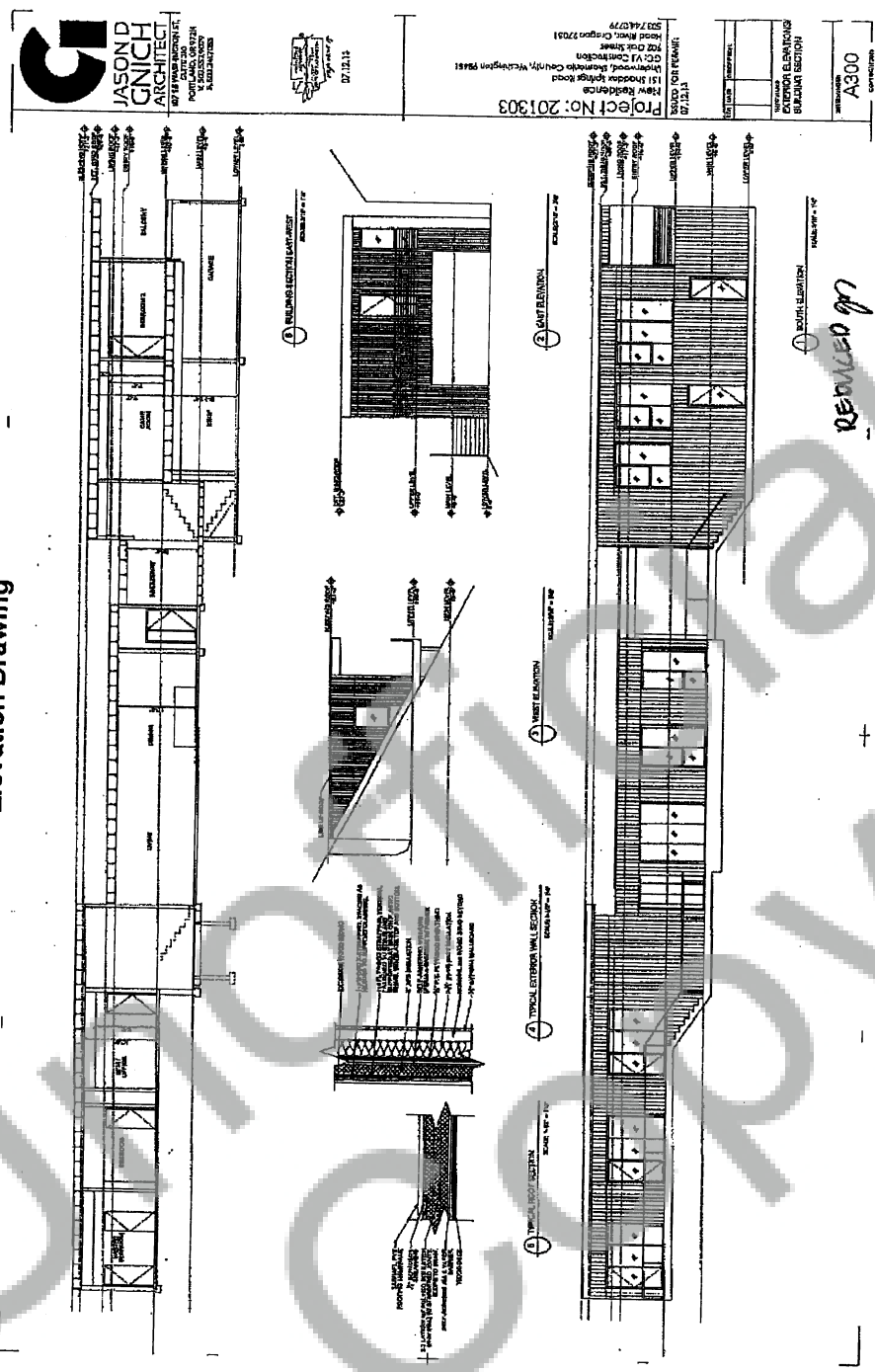


REVISIONS

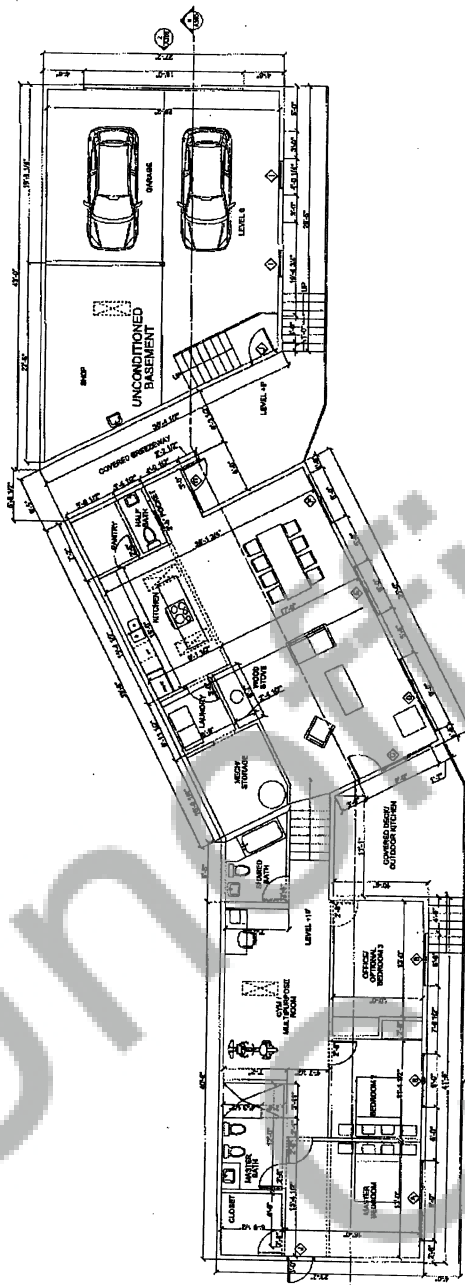
NO.	DESCRIPTION	DATE
1	REVISION	07.12.13

MANUFACTURED PLAN

NSA-10-05-L2 Approved
Elevation Drawing



NSA-10-05-L3 Proposed Floor Plan



JASON D JASON D
GNICH ARCHITECT
107 SE WASHINGTON ST.
PORTLAND, OR 97204
503.255.2000
503.255.2000

07.12.13

Project No: 201303
New Residence
15 Shadock Springs Road
Underwood, Washington County, Washington 98651
C.C. VJ Construction
503.744.0779
Hood River, Oregon 97031

ISSUED FOR PERMIT
07.12.13
FLOOR PLANS
A200
COPY 1000 013

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

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

