

Return Address: Dave Sharpe
4675 174th Ct. SE
Bellevue, WA 98006

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-12-36-L2

APPLICANT: Dave Sharpe
OWNER: Dave Sharpe and Jane Gasper
FILE NO.: Amendment to NSA-12-36
REFERENCE NO.: Administrative Decision for NSA-12-36, recorded as Skamania County Auditor's File # 2013001467, recorded on the 11th day of July, 2013. Letter Amendment NSA-12-36-L1 recorded as Skamania County Auditor's File # 2015000548, recorded on the 1st day of April, 2015.

- PROJECT:**
- Consolidate parcel nos. 03-10-20-1-4-0106-00 and 03-10-1-4-0211-00 into one parcel.
 - To modify the southern 121.64 feet of the 20 foot wide existing road and utility easement on the property to a 10 foot wide utility easement only.
 - To remove the existing three-story single-family dwelling on lot #0106 and replace it with a new two-story single-family dwelling.
 - To expand the existing detached garage from a 32' x 24' footprint to a 32' x 36' 28' x 41' footprint and to alter the roofline to match the flat pitched hipped roof of the proposed new single-family dwelling.
 - To install a new drainfield, lower driveway, retaining wall.

Amendment NSA-12-36-L2 (Sharpe)
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LOCATION: 22 Windy Place, Underwood; Section 20 of T3N, R10E, W.M., and identified as Skamania County Tax Lots #03-10-20-1-4-0106-00 and 03-10-20-1-4-0211-00.

LEGAL: See attached page 4.

ZONING: General Management Area – Residential (R-5).

March 16, 2015

Dear Mr. Sharpe,

The Community Development Department issued a final Administrative Decision on June 18, 2013 for the above referenced application, and a Letter Amendment altering the approved retaining walls on October 3, 2013. A building permit (BP-13-0094) was issued and construction of the project began on July 24, 2013. On March 9, 2015 we received a National Scenic Area (NSA) Letter Amendment Application from you requesting an amendment in order to alter the footprint for the approved remodel of the existing detached garage.

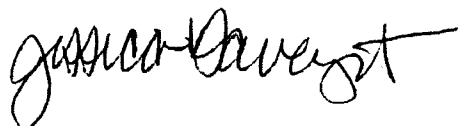
The existing detached garage is 32' x 24' (768 sq. ft.) and the Staff Report and Administrative Decision originally approved an alteration of the footprint to 32' x 36' (1,152 sq. ft.) and to alter the roofline to match the flat pitched hipped roof of the new dwelling, see findings in Section 22.14.060(D) of the Staff Report. This letter amendment request is proposing to alter the footprint of the garage to be 28' x 41' (1,148 sq. ft.), due to site limitations. The detached garage will be 18' in height. The new footprint will be slightly smaller and will remain below the maximum allowed footprint allowed under Section 22.14.060(D)(1)(h), and remain compatible with existing nearby development of a similar nature, which remains consistent with the findings and conclusions of Section 22.18.020(A)(2) in the Staff Report.

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." Staff finds that the proposed alteration to the detached garage constitutes a minor change, and the original decision shall be amended to approve this change as shown on the "Modified Site Plan – Garage Detail".

All of the original conditions in the Administrative Decision are still valid and shall be complied with. **This Letter Amendment (NSA-12-36-L2), the first Letter Amendment (NSA-12-36-L1), and the boundary line adjustment deeds shall be recorded at the County Auditor's office prior to the NSA Final Inspection for the single-family dwelling.**

Amendment NSA-12-36-L2 (Shorpe)
Page 3

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)
Washington State Department of Fish and Wildlife (sent electronically)

Attached: Legal Description
Letter Amendment Application
Modified Site Plan Approved NSA-12-36-L1
Modified Site Plan Garage Detail Approved NSA-12-36-L2
Original Garage Elevation Drawings
Modified Garage Elevation Drawings Approved NSA-12-36-L2
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.

Unofficial
Copy

DAVE & JANE SHARPE
UNDERWOOD WA
PROPERTY

LEGAL DESCRIPTIONS

PARCEL 1 TRP LOT # 03 10 20 1 4 0106 00

That portion of LOT 1 of BLOCK 2, UNDERWOOD CREST ADDITION, according to the official plat thereof recorded at Page 154 of Book "A" of Plate, Skamania County, Wa. Records, more particularly described as follows: Beginning at the SW corner of said Lot 1; thence N 0-10-16 E along the Westerly line of said Lot 1 189.49'; thence N 89-30 E 220.84' to a point on the Easterly line of said Lot 1; thence along the said Easterly line Southwesterly to the SE corner of said Lot 1; thence S 82-43-12 W 67.9' to the point of beginning.

PARCEL 2 TRP LOT # 03 10 20 1 4 0311 00

A tract of land in the SE 1/4, Section 20, T.3 N., R. 10 E., W.M., being described as follows: Commencing at the SW corner of Underwood Crest Addition in Skamania County, Wa.; said point being on the Northerly R/W line of County Road No. 3041; thence along said R/W line S 82-43-12 W 73.92'; thence along said R/W line on the arc of a 1030 foot radius curve left 166.08' (the chord of which bears S 73-06-03 W 165.90'); thence N 3-08-10 E 175.58'; thence East to a point on the West line Underwood Crest Plat 165.00' N 0-10-16 E of the SW corner of said Plat; thence S 0-10-16 W 165.00' to the point of beginning.

EXCEPTING THEREFROM, that portion conveyed to Thomas E. Grass, et ux. by deed recorded Dec. 14, 1977 in Book 73, Page 946, Auditor's file No. 85448, Skamania Deed Records.

RECEIVED
SKAMANIA COUNTY

OCT 16 2012

COMMUNITY DEVELOPMENT
DEPARTMENT

RECEIVED
SKAMANIA COUNTY

MAR 09 2015

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

COMMUNITY DEVELOPMENT

Applicant: DAVE SHARPE E-mail: DAVESHARPE@BORDERMOUNTSTEAM.COM
 Address: 4675 174TH CT. SE Home: ()
Bellevue, WA 98006 Cell Work: (425) 614-0784
 Property Owner: (Same) E-mail:
 Address: SAME Home: ()
 Work: (425) 614-0784
 Site Address: 22 WINAY PLACE UNDERWOOD, WA 98651
 Tax Lot/Parcel # 03 102014 021100 & 03 102014 010600
 Location of Property: UNDERWOOD, WASHINGTON

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

CHANGE OF GARAGE FOOT PRINT
ORIGINAL 1,152 sq. FT. REVISED 1,148 FT.
ORIGINAL FOOT PRINT 32'X36', REVISED 28'X41'
TRIM, ROOFING, PAINT, + LIGHTS TO MATCH EXISTING
NSA 12-36 PERMITTED ITEMS.

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

PLANS WERE DELIVERED BY BRUCE STOCKER ~ 3-3-2015
 Applicant signature(s): Date:

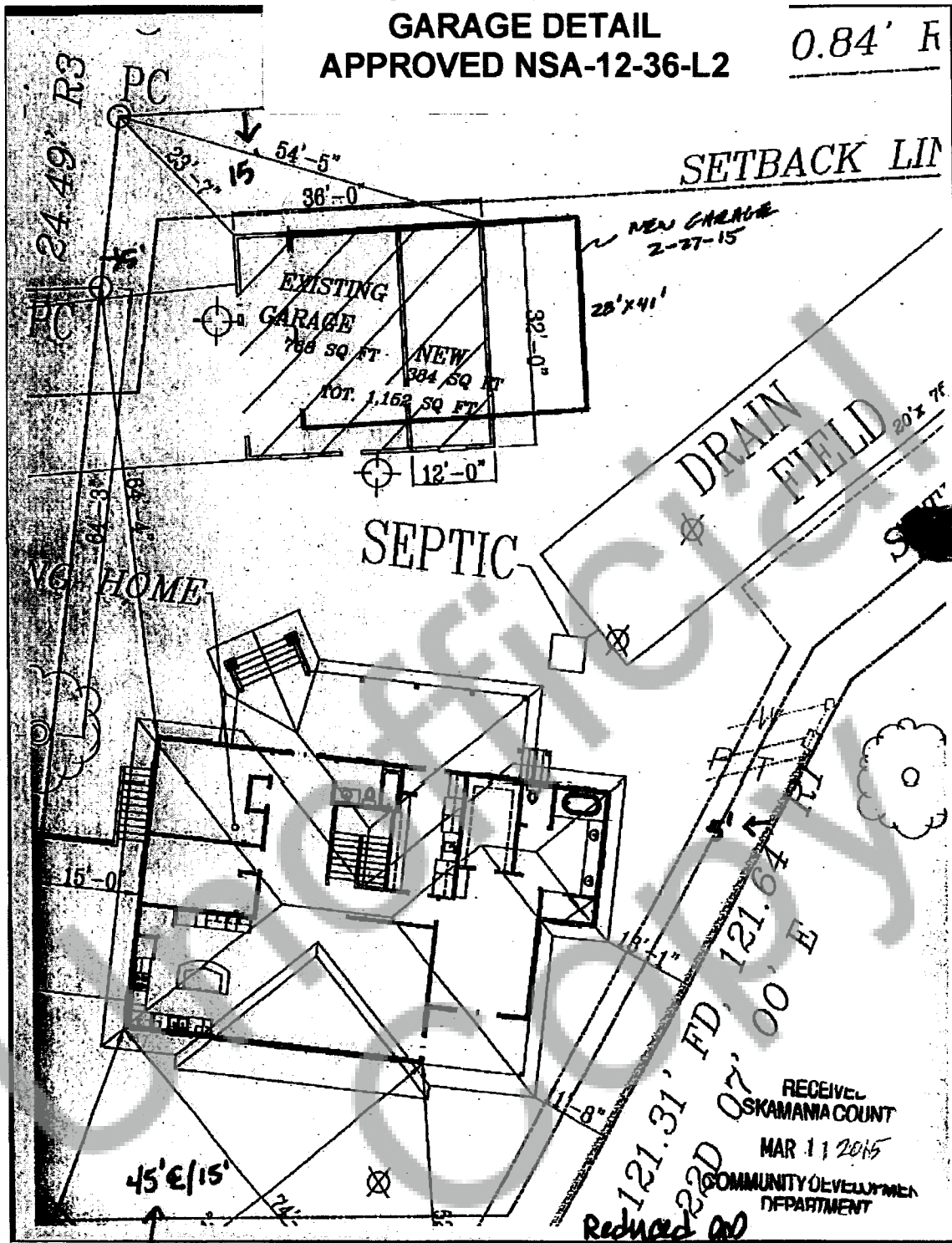
Owner signature(s): Dave Sharpe Date: 3-5-2015
Jane G. Sharpe 3-5-2015

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.

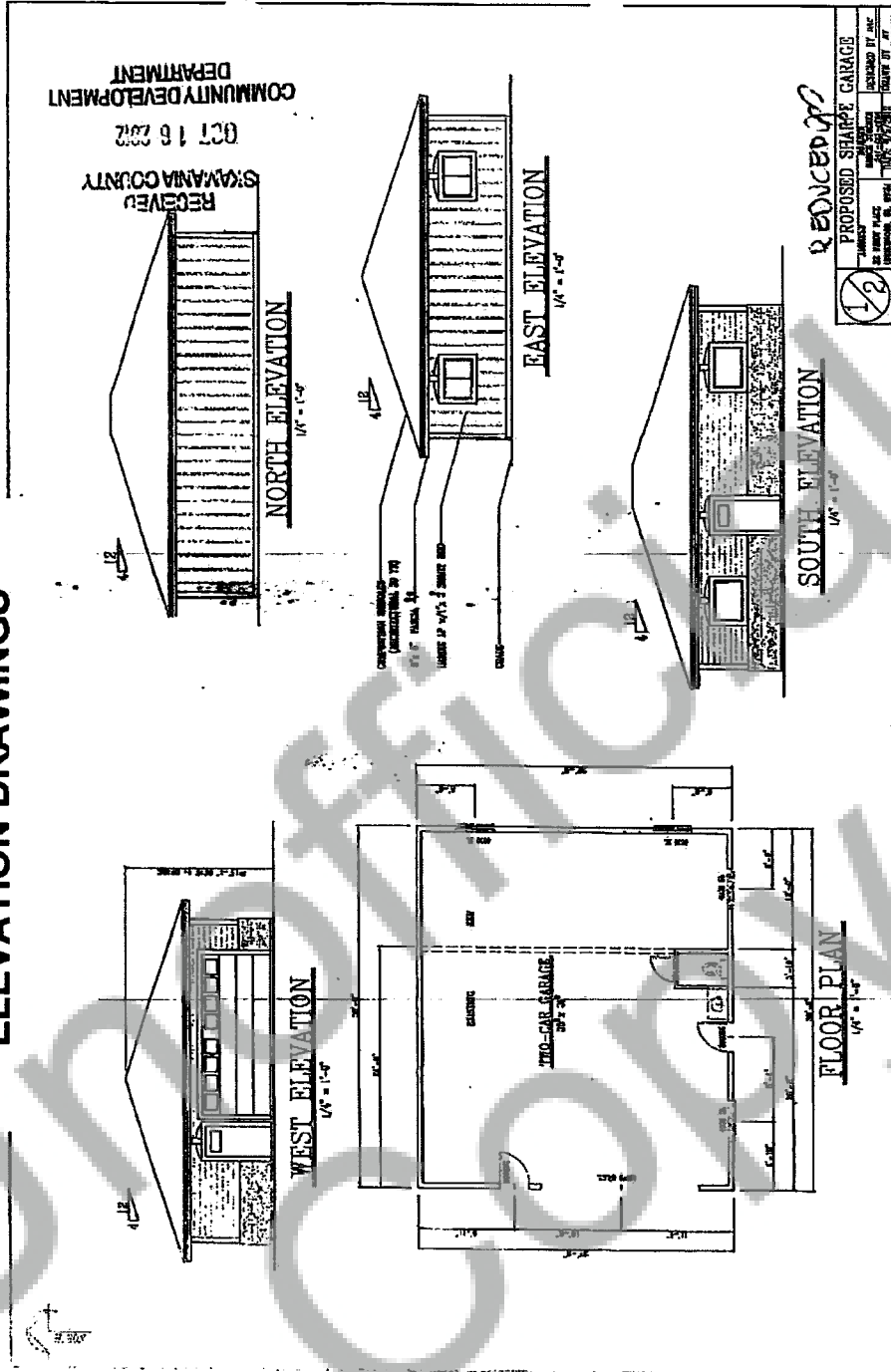
FOR DEPARTMENT USE ONLY			
Legal description attached:	Yes / No		
Date received	<u>3/11/15</u>	Date complete	<u>3/12/15</u>
Receipt #	<u>201500072</u>	File #	<u>NSA-12-36-12</u>

**MODIFIED SITE PLAN
GARAGE DETAIL
APPROVED NSA-12-36-L2**

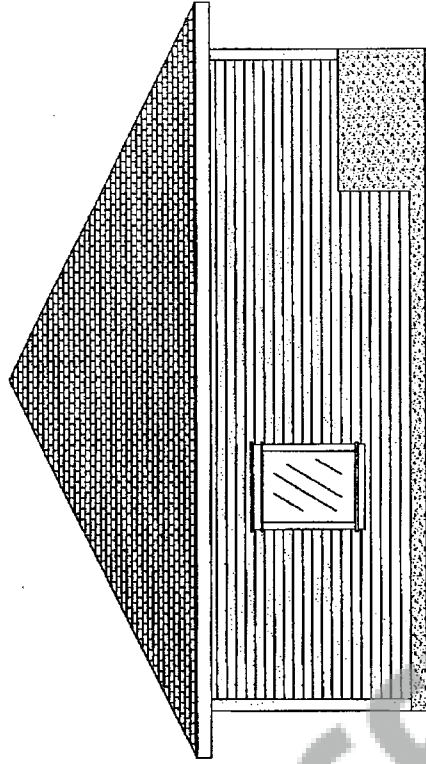
0.84' R



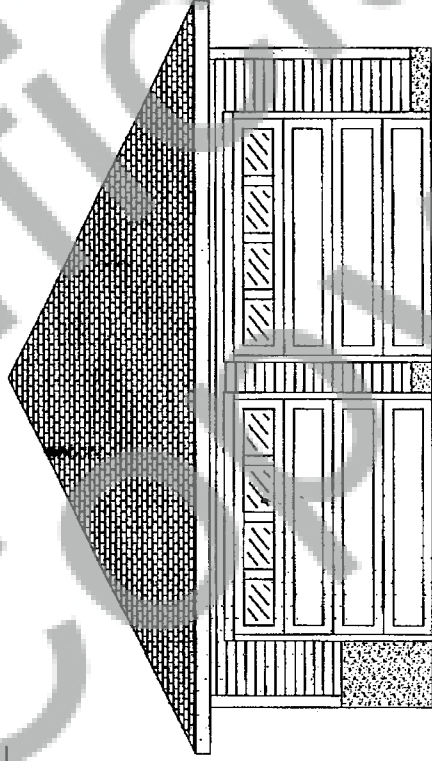
ORIGINAL GARAGE
ELEVATION DRAWINGS



**MODIFIED GARAGE
ELEVATION DRAWINGS
APPROVED NSA-12-36-L2**



East Elevation
Scale 1/4" = 1'



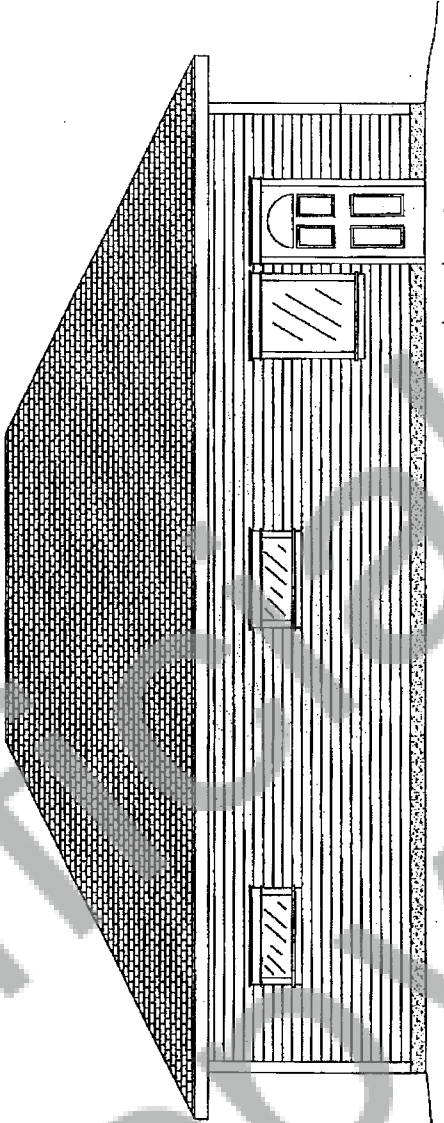
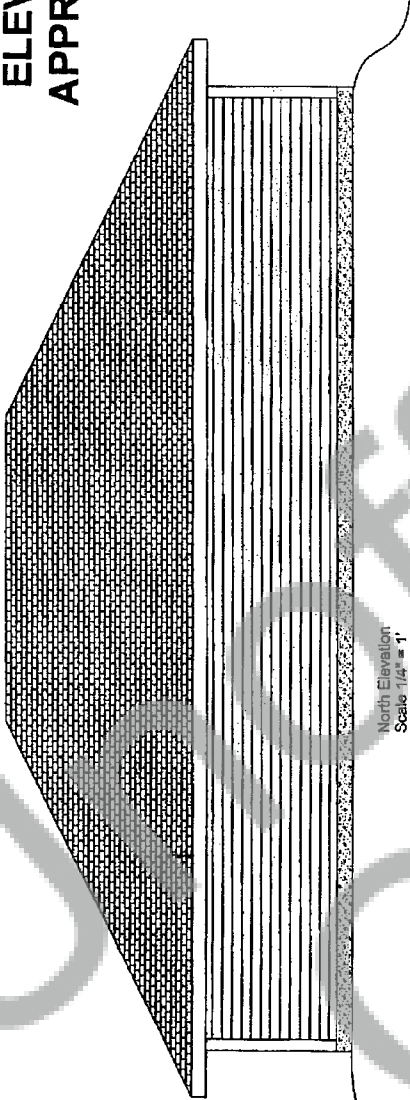
West Elevation
Scale 1/4" = 1'

Reduced g/p

Sharpe residence
22 Windy place
Underwood, WA

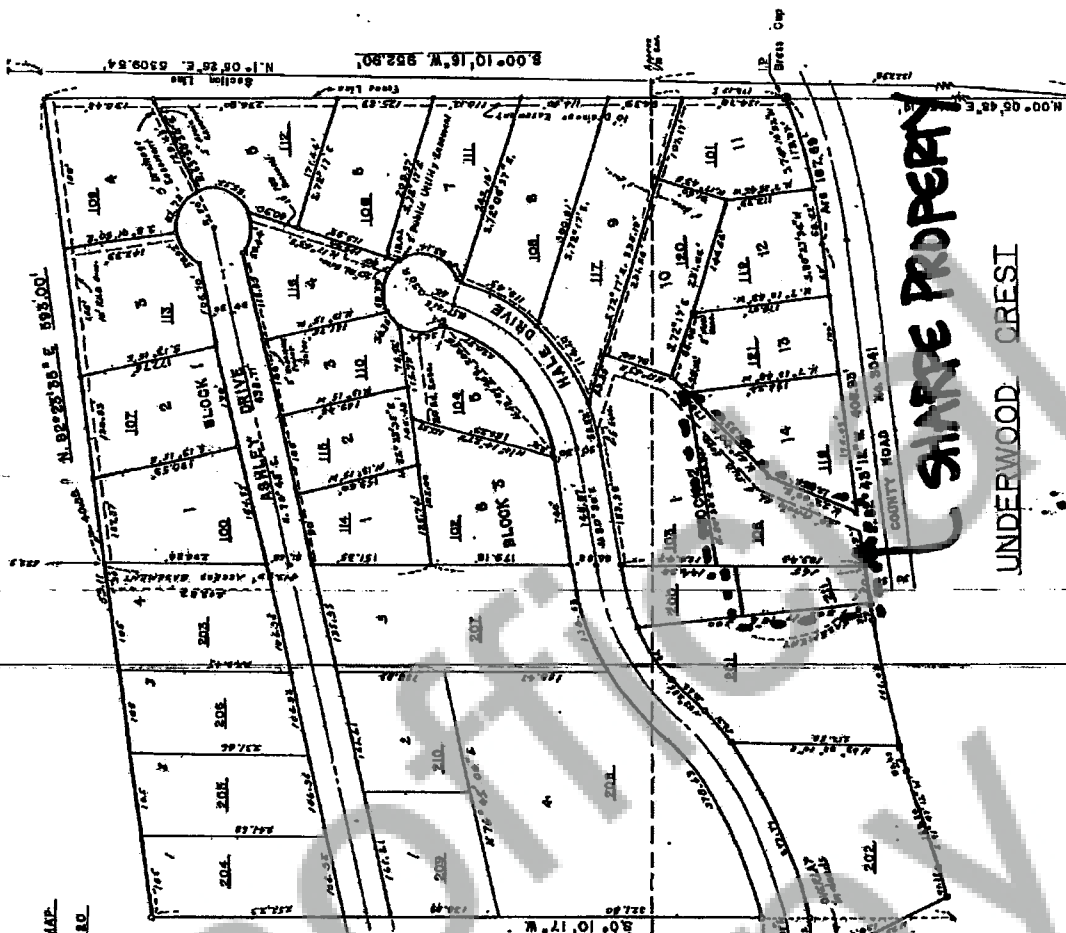
18'0"

**MODIFIED GARAGE
ELEVATION DRAWINGS
APPROVED NSA-12-36-L2**



Sharpe residence
22 Windy place
Underwood, WA

Reduced gable



SEE MAP
2-16-80

VICINITY
MAP

