

Return Address: Jay & Helen Elder  
PO Box 140  
Washougal, WA 98671

**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-14-41-L1**

**APPLICANT:** Jay and Helen Elder

**OWNER:** John and Helen Elder

**FILE NO.:** NSA-14-41-L1, Amendment to NSA-14-41

**REFERENCE NO.:** Administrative Decision for NSA-14-41, recorded as Skamania County Auditor's File # 2016000672, recorded on 4/11/2016.

**PROJECT:** To construct a single-family dwelling with an attached garage/shop/loft to be constructed in phases with a ~~3,608~~ 3,120 sq. ft. footprint and a 780 sq. ft. interior loft, approximately 140 sq. ft. of covered patio, a 280 sq. ft. lofted barn, two 12' x 15' greenhouses, the widening of the existing driveway and associated utilities.

**LOCATION:** 62 Martin Road, Washougal; Section 6 of T1N, R5E, W.M. and is identified as Skamania County Tax Lot Number 01-05-06-4-0-0113-00.

**LEGAL:** Lot 1 of the Wolfe Short Plat.

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

Amendment NSA-14-41-L1 (Elder)  
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March 14, 2016

Dear Mr. and Mrs. Elder,

The Community Development Department issued a final Administrative Decision on September 2, 2015, for the above referenced application, NSA-14-41. On March 3, 2016, we received a NSA Letter Amendment Application which proposes minor modifications to the approval.

The original approval included a single-family dwelling with an attached garage/shop/loft with a 3,608 sq. ft. footprint and a 780 sq. ft. interior loft, approximately 140 sq. ft. of covered patio, a 280 sq. ft. lofted barn, two 12' x 15' greenhouses, and the widening of the existing driveway and associated utilities.

You modified your approved plans to reduce the footprint of the house from the approved 2,130 sq. ft. to 1,377 sq. ft. In addition, you are proposing to construct the project in phases. The 1,377 sq. ft. home will be constructed first, followed by the attached garage and workshop. The elevations of the home and attached garage and workshop have also been modified to reduce the sizes and locations of windows, the locations of exterior doors, and a change from a shed roof to a gable roof. The overall site plan has changed only to accommodate the reduction in square footage of the home.

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." Your requests constitute minor changes and are consistent with the findings and conclusions in your original application; therefore, the original decision shall be amended as stated above.

The modified site plan and elevations attached to this Letter Amendment (see pp. 6-7) 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 applicable to this development. **This letter amendment shall be recorded at the County Auditor's office prior to commencement of construction.** If you have any questions, please call me at 509-427-3900.

Sincerely,



Alan Peters  
Planner

Amendment NSA-14-41-L1 (Elder)  
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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  
Nez Perce Tribe  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners  
Friends of the Columbia Gorge  
Department of Archaeology and Historic Preservation  
Washington Department of Commerce  
Department of Fish and Wildlife

Attached: Letter Amendment Application  
Modified Site Plan & Elevations  
Original Site Plan & Elevations  
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.

**Application**

NSA-14-41-L1 (Elder)

62 Martin Rd.  
Washougal, WA 98671

**NATIONAL SCENIC AREA LETTER AMENDMENT** Permit: NSA-14-41  
(Please complete application in ink)

Applicant: Jay & Helen Elder E-mail: jayelder1@gmail.com  
Address: PO Box 140 Home: (360) 210-5821  
Washougal WA 98671 Work: (360) 989-0713 (Mobile)  
Property Owner: Jay & Helen Elder E-mail: jayelder1@gmail.com  
Address: PO Box 140 Home: (360) 210-5821  
Washougal WA 98671 Work: (360) 989-0713 (Mobile)  
Site Address: 62 Martin Road, Washougal, WA 98671  
Tax Lot/Parcel # 01-05-06-4-0-0113-00  
Location of Property: 62 Martin Road Washougal, WA 98671

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

See attached.

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SKAMANIA COUNTY

MAR 03 2016

COMMUNITY DEVELOPMENT  
DEPARTMENTAttached Plans (if applicable): ☒ Modified Site Plan ☒ Modified Elevation ☐ Other

Applicant signature(s):

Date:

Helen M. Elder

3-2-16

Owner signature(s):

Date:

Helen M. Elder

3-2-16

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 3/3/16	Date complete 3/3/16
Receipt #	File # NSA-14-41-L1

## Application

NSA-14-41-L1 (Elder)

Jay & Helen Elder

Permit: File No. NSA -14-41

March 2016

Minor Modification Project description:

The modification is for approval of the following:

1. Reduction in building footprint for house from the approved 2,130 sq. ft. to 1,377 sq. ft.
2. Change tall shed roof to a smaller profile gabled roof.
3. Reduction in size and location of windows.
4. Change in location of front and rear exterior doors.
5. Phasing plan for building of the house, workshop and barn as follows:

Phase 1: Build single family home for occupancy.

Phase 2: Build garage

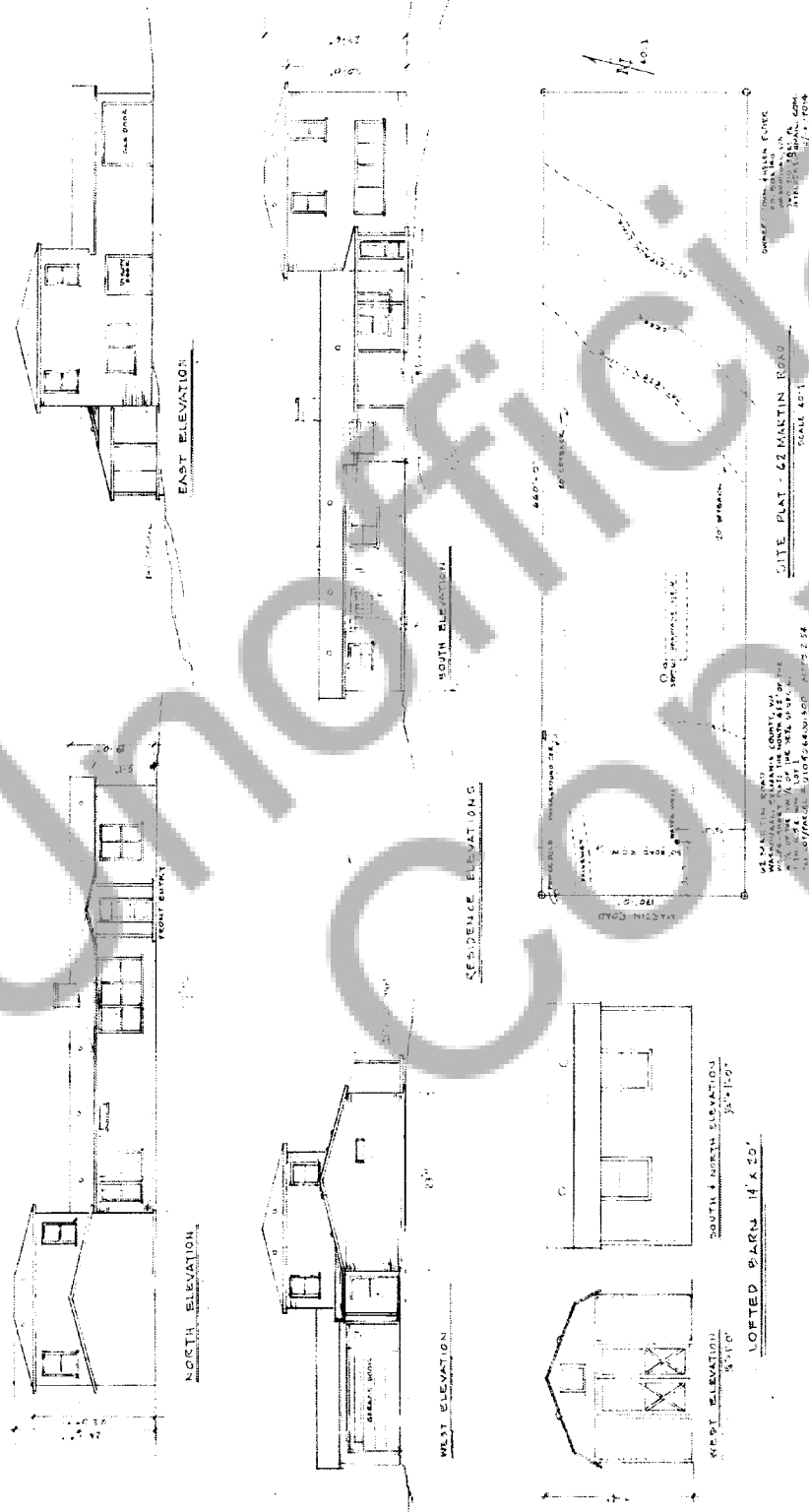
Phase 3: Build work shop.

Phases 2 & 3 may occur simultaneously.



# Modified Elevations

APPROVED WITH NSA-14-41-L1 (Elder)



Sheet 2 of 2