

Return Address: Michael A. Mullett  
Patricia N. March  
723 Lafayette Avenue  
Columbus, IN 47201

**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-15-23-L1**

**APPLICANT:** Michael Mullett and Patricia March

**OWNER:** Michael Mullett and Patricia March

**FILE NO.:** NSA-15-23-L1, Amendment to NSA-15-23

**REFERENCE NO.:** Administrative Decision for NSA-15-23, recorded as Skamania County Auditor's File #2016-000889, recorded on May 11, 2016.

**PROJECT:** To construct a single-family dwelling (approximately 1,984 sq. ft.), an attached garage (approx. 576 sq. ft.), a roof top mounted solar panel system, a detached accessory structure (approximately 407 sq. ft.), a new on-site septic system, driveway and associated utilities. The application also proposes to consolidate the two tax lots into one through a lot line adjustment.

**LOCATION:** 12 Gosnell Road, Underwood; Section 21 of T3N, R10E, W.M., and identified as Skamania County Tax Lots #03-10-21-3-0-0702-00 and #03-10-21-3-0-0703-00.

**LEGAL:** See page 5.

**ZONING:** General Management Area – Residential 5 (R-5) and Open Space (OS)

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September 19, 2016

Dear Mr. Mullett and Mrs. March,

The Community Development Department issued a final Administrative Decision on February 18, 2016, for the above referenced application, NSA-15-23. On September 7, 2016, we received a NSA Letter Amendment Application which proposes minor modifications to the approval.

The original decision included approval of a single-family dwelling (approximately 1,984 sq. ft.), an attached garage (approx. 576 sq. ft.), a roof top mounted solar panel system, a detached accessory structure (approximately 407 sq. ft.), a new on-site septic system, driveway, and associated utilities. The consolidation of two tax lots into one through a lot line adjustment was also approved.

You have requested approval of the following minor modifications to your existing approval:

1. The western half of the northeast wall of the main residence has been "bumped out" two feet so that the wall is now straight an irregularity in the roof over that wall section has been eliminated, thereby simplifying the design and construction of that structure;
2. The roof over the walkway from the garage to the main residence has been eliminated to reduce the bulk and improve the aesthetics of those two structures;
3. The length of the eaves on the main residence remains three feet; however, the eaves on the garage have been reduced to 2.5 feet on all four sides and the eaves on the guest quarters have been reduced to 2.5 feet on the gable ends and to 2.0 feet on the non-gable ends, thereby making the eaves proportional to the size of the respective structures on which they are constructed;
4. The kitchen and dining room have been reconfigured in the interior floor plan of the main residence, thereby eliminating the need for an interior hall and a separate window for the kitchen on the south wall.  
In lieu of the separate kitchen window, narrow "wing windows" have been added adjacent to but separated from the dining room's sliding door to improve the door's aesthetics. However, the area of the glass in the sliding door and wing windows combined has been designed and calculated to be less than 50 square feet.
5. The size of the roof over the front porch on the east wall of the main residence has been reduced and reshaped to cover only the front door to improve its aesthetics;
6. The size of the trellis over the window on the south side of the east wall of the main residence has been reduced somewhat and a proportionate trellis has been added over the window on the south wall of the guest quarters to improve aesthetics and assure appropriate shading;
7. An updated Site Plan has been provided to reflect the previously permitted removal of the slab, stem walls and septic system of the former residence and the changed contour lines resulting from implementation of the previously approved Clearing and Grading Plan (including the excavation and construction of a standalone 46- foot retaining wall along the north side of the property parallel to Cook-Underwood Road). In addition, the original Site Plan has been modified to increase slightly the size of

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the rain garden to increase its capacity to contain flows from the roof and foundation drains prior to their discharge and to reconfigure the new primary OSS system to reflect the slightly modified and previously permitted dimensions of its two pressure distribution beds (10 x 30 feet and 10 x 90 feet in lieu of 10 x 40 feet and 10 x 80 feet).

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. 8-9) 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

Attached: Letter Amendment Application  
Modified Site Plan & Elevations  
Original Site Plan & Elevations  
Vicinity Map

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

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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.

## **Legal Description**

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**All of Lot 5, and Lot 4 EXCEPT the Easterly 40 feet thereof, of GOSNELL VIEW TRACTS according to the official plat thereof on file and of record at page 129 of Book A of Plats, records of Skamania County, Washington; and**

**All that portion of the South half of the Northeast quarter of the Southwest quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, lying Southerly of said plat, and Westerly of a line extending South 10°26' West from the Southwest corner of the Easterly 40 feet of the said Lot 4, and Easterly of a line extending South 10°26' West from the Southwesterly corner of the said Lot 5.**

**ALSO Lot 6 of GOSNELL VIEW TRACTS according to the official plat thereof on file and of record at page 129 of Book A of Plats, records of Skamania County, Washington; together with that portion, if any, of vacated Cook-Underwood Road (County Road No. 3041), vacated June 25, 1973 by Resolution No. 918 of the Board of County Commissioners of Skamania County, which would attach thereto by operation of law.**

**All that portion of the South half of the Northeast quarter of the Southwest Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, lying Southerly of said plat, and Westerly of a line extending South 10°26' West from the Southwesterly corner of said Lot 5 of Gosnell View Tracts.**

**Application**

NSA-15-23-L1 (Mullett/March)

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

Applicant: Michael A. Mullett/Patricia N. March E-mail: mullettgen@aol.com; mullettmar@aol.com			
Address:	723 Lafayette Avenue	Home: (812)	372-7245
	Columbus, IN 47201	Work: (812)	376-0734
Property Owner:	Same as Applicant	E-mail:	Same as Applicant
Address:	Same as Applicant	Home: ( )	Same as Applicant
		Work: ( )	Same as Applicant
Site Address:	12 Gosnell Rd., Underwood, WA 98651		
Tax Lot/Parcel #	03102130070200		
Location of Property:	Gosnell View Tracts, Underwood Bluff, Skamania County, WA		
Minor Modification Project Description (Attach additional sheets if necessary):			
-- SEE ADDITIONAL PAGE FOR MINOR PROJECT MODIFICATIONS --			
Attached Plans (if applicable): <input checked="" type="checkbox"/> Modified Site Plan <input checked="" type="checkbox"/> Modified Elevation <input type="checkbox"/> Other			
Applicant signature(s):		Date: 9/7/16	
Owner signature(s):		Date: 9/7/16	
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	Date complete
Receipt #	File #

## Application

NSA-15-23-L1 (Mullett/March)

### **LIST OF MINOR PROJECT MODIFICATIONS** **12 Gosnell Rd., Underwood, WA 98651**

1. The western half of the northeast wall of the main residence has been "bumped out" two feet so that the wall is now straight an irregularity in the roof over that wall section has been eliminated, thereby simplifying the design and construction of that structure;
2. The roof over the walkway from the garage to the main residence has been eliminated to reduce the bulk and improve the aesthetics of those two structures;
3. The length of the eaves on the main residence remains three feet; however, the eaves on the garage have been reduced to 2.5 feet on all four sides and the eaves on the guest quarters have been reduced to 2.5 feet on the gable ends and to 2.0 feet on the non-gable ends, thereby making the eaves proportional to the size of the respective structures on which they are constructed;
4. The kitchen and dining room have been reconfigured in the interior floor plan of the main residence, thereby eliminating the need for an interior hall and a separate window for the kitchen on the south wall. In lieu of the separate kitchen window, narrow "wing windows" have been added adjacent to but separated from the dining room's sliding door to improve the door's aesthetics. However, the area of the glass in the sliding door and wing windows combined has been designed and calculated to be less than 50 square feet.
5. The size of the roof over the front porch on the east wall of the main residence has been reduced and reshaped to cover only the front door to improve its aesthetics;
6. The size of the trellis over the window on the south side of the east wall of the main residence has been reduced somewhat and a proportionate trellis has been added over the window on the south wall of the guest quarters to improve aesthetics and assure appropriate shading;
7. An updated Site Plan has been provided to reflect the previously permitted removal of the slab, stemwalls and septic system of the former residence and the changed contour lines resulting from implementation of the previously approved Clearing and Grading Plan (including the excavation and construction of a standalone 46- foot retaining wall along the north side of the property parallel to Cook-Underwood Road). In addition, the original Site Plan has been modified to increase slightly the size of the rain garden to increase its capacity to contain flows from the roof and foundation drains prior to their discharge and to reconfigure the new primary OSS system to reflect the slightly modified and previously permitted dimensions of its two pressure distribution beds (10 x 30 feet and 10 x 90 feet in lieu of 10 x 40 feet and 10 x 80 feet).

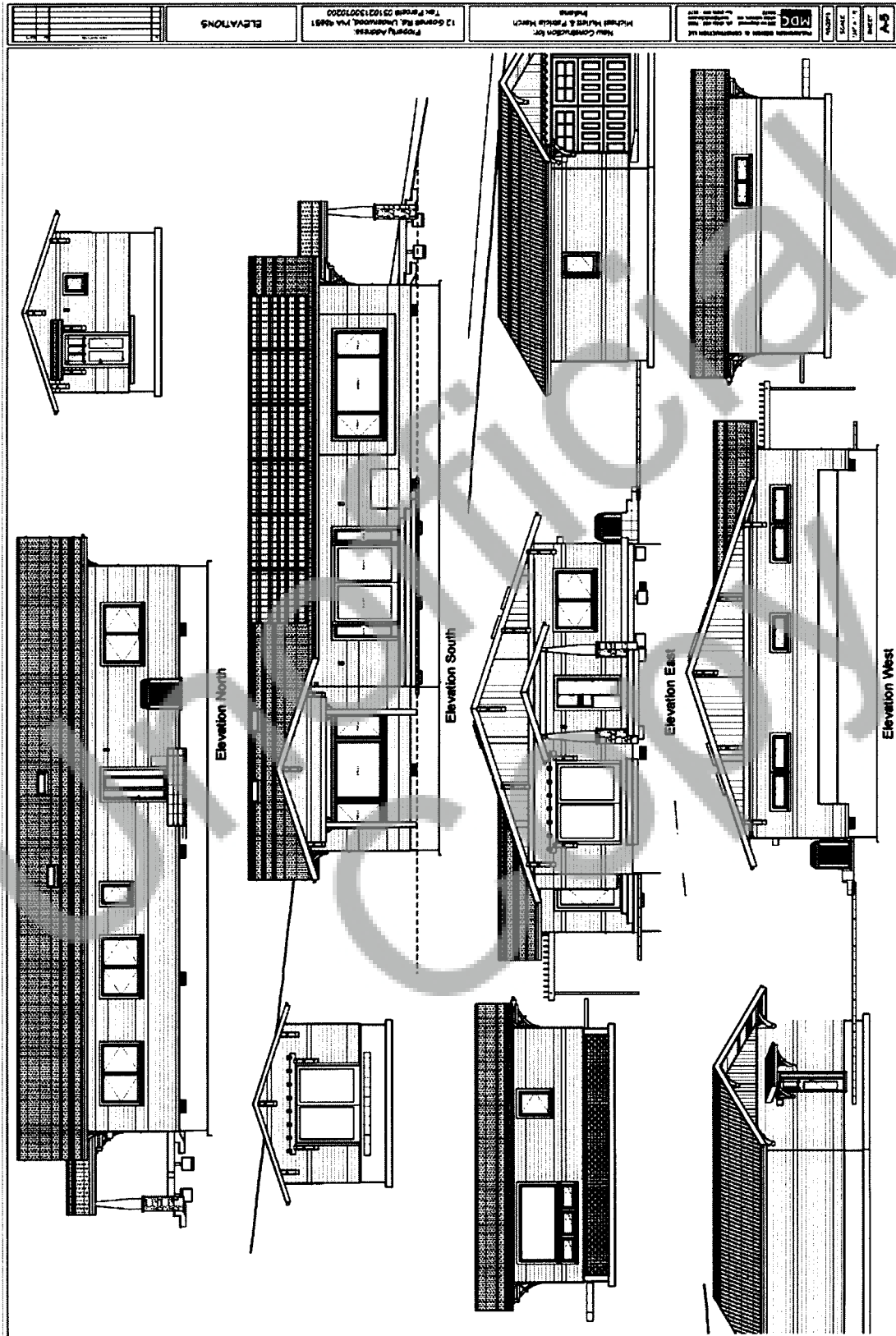






# Modified Elevations

APPROVED WITH NSA-15-23-L1 (Mullett/March)





## Original Elevations

APPROVED WITH NSA-15-23 (Mullett/March)

