

Return Address: Mary and John Robinson  
15310 SE Meadow Park Drive  
Vancouver, WA 98683

**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-18-32-L1**

**APPLICANT/OWNER:** Mary and John Robinson

**FILE NO.:** NSA-18-32-L1, Amendment to NSA-18-32

**REFERENCE NO.:** Administrative Decision for NSA-18-32, recorded in Skamania County Auditor File #2019000524, on April 11, 2019.

**PROJECT:** Construct a single-family dwelling with attached garage, gravel paved driveway, and associated utilities.

**LOCATION:** 71 Ward Road, Washougal, and identified as Skamania County Parcel no. 01-05-06-4-0-0101-00.

**LEGAL:** Lot 4 of Silver Star Acres, according to the official plat thereof on file and of record at Page 153 in Book 'A' of Plats, records of Skamania County.

**ZONING:** GMA – Residential 5 (R-5)

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May 9, 2019

Dear Mr. and Mrs. Robinson,

The Community Development Department issued a final Administrative Decision on March 29, 2019, for the above referenced application, NSA-18-32. On May 6, 2019 we received a National Scenic Area Letter Amendment Application which proposes minor modifications to this approval.

The original administrative decision approved a single-family dwelling with attached garage, gravel driveway, and associated utilities. Your letter amendment application requests the following minor changes to this project:

1. Install a blacktop driveway in place of the approved gravel drive, in the same configuration.
2. Install a peaked roof on the rear covered patio in place of a flat roof.
3. Extend the front covered porch and awning toward the front of the lot an additional six feet.
4. Inset the attached garage two feet into the dwelling in conjunction with expanding the attached garage an additional 12 feet toward the front of the lot.

The peaked roof requested for the rear covered patio in this letter amendment application was previously approved in the staff report findings and administrative decision file no. NSA-18-32 and does not require approval via the letter amendment process.

The requested changes would modify the footprint and allow for a blacktop driveway for the new single-family residence at 71 Ward Road, Washougal. The proposed altered footprint of the dwelling would add an additional 326 square feet of interior or enclosed space to the approved 2,948 sq. ft. footprint approved in file no. NSA-18-32. The proposed changes would result in a total modified footprint of 3,274 sq. ft. for the single family residence including the attached garage, extended front porch and rear patio. The proposed changes would maintain the single-family dwelling's overall compatibility in size and bulk with nearby development of a similar nature, which allow for a maximum footprint of 3,332 sq. ft.

The following changes are approved:

1. Install a blacktop driveway in place of the approved gravel drive, in the same configuration.
2. Extend the front covered porch and awning toward the front of the lot an additional six feet, to cover an additional 42 sq. ft.
3. Inset the attached garage two feet into the dwelling in conjunction with expanding the attached garage an additional 12 feet toward the front of the lot, to enclose an additional 284 sq. ft. of garage space.

The following conditions of approval shall apply:

**Development shall be constructed as depicted on the modified, approved site plan and elevation drawings on file with the Community Development Department.**

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 request constitutes minor changes and is consistent with the findings and conclusions in your original application; therefore, the original decision shall be amended as stated above.

The modified elevations and site plan enclosed and on file with the Community Development Department shall replace the ones attached to the Administrative Decision. The amendment is hereby **approved**. All conditions in the Administrative Decision are still valid and applicable to this development, along with the

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additional condition listed above. **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,

*Mike Beck*

Mike Beck  
Planner

Attached: Vicinity Map  
Approved Modified Site Plan  
Approved Modified Elevation Drawings

cc:

Skamania County Building Division  
Persons within 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

**APPEALS**

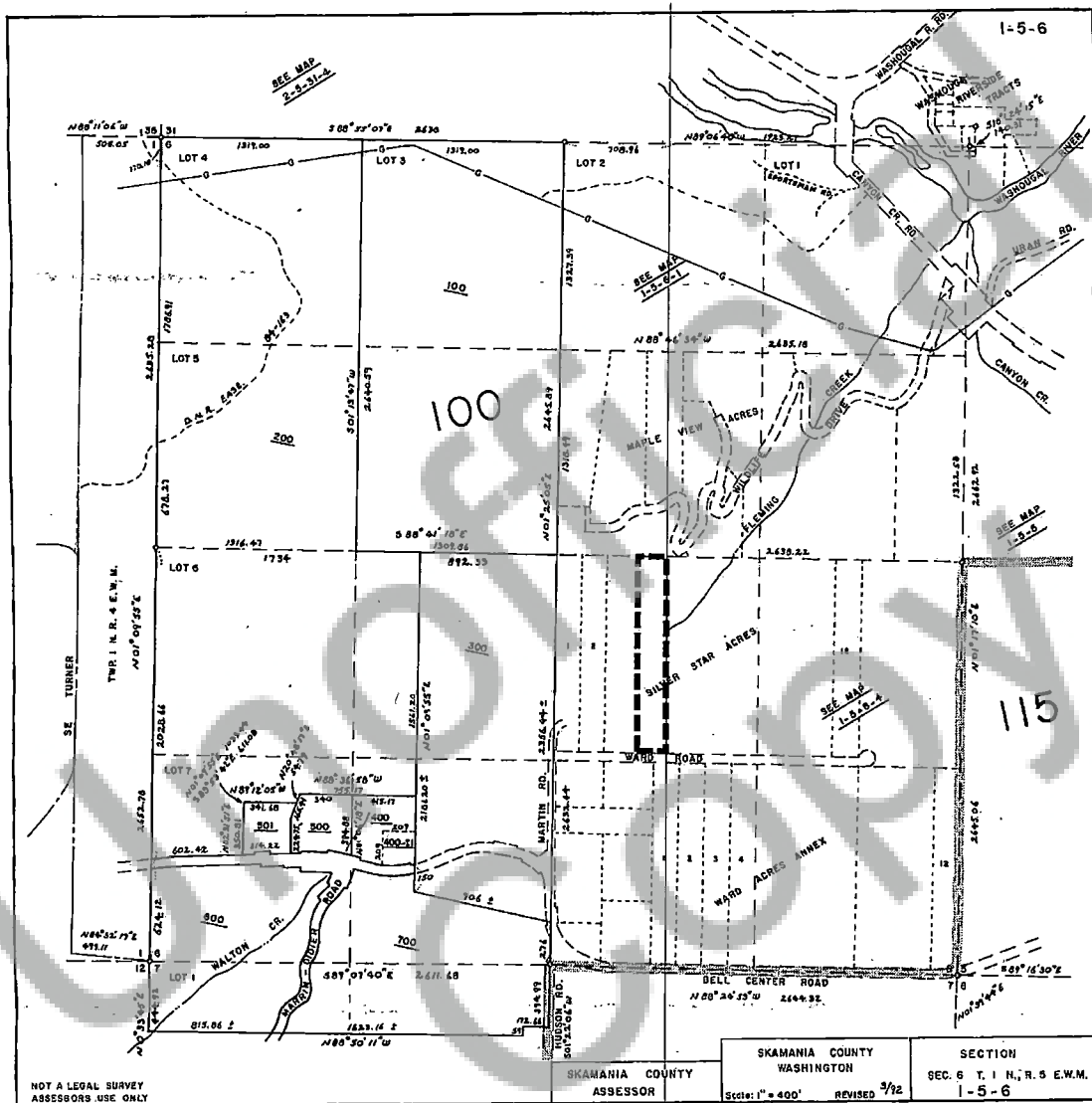
**The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.**

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.

**Vicinity Map**

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71 Ward Road, Washougal  
#01-05-06-4-0-0101-00

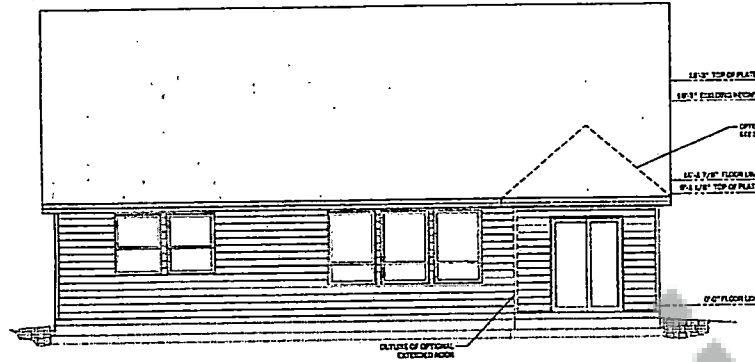




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# **APPROVED Elevations**

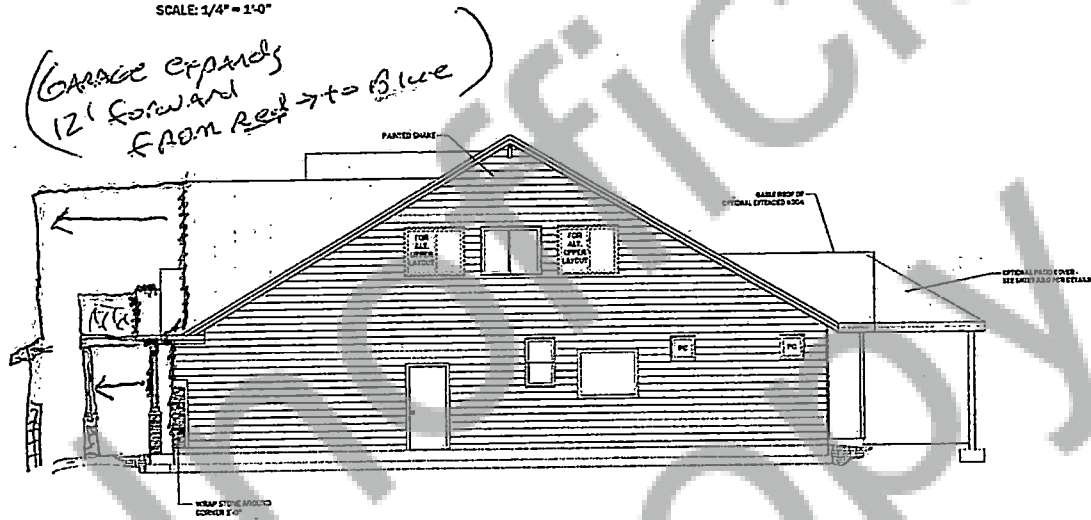
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*(No change from Rear)*

**REAR ELEVATION "B"**

SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION "B"**

SCALE: 1/4" = 1'-0"