



Return Address: Theresa Mugerdtchian  
1345 Hedgerow Drive  
Grays Lake, IL 60030

**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-18-06-L1**

**APPLICANT:** Theresa Mugerdtchian  
**OWNER:** Mark & Theresa Mugerdtchian  
**FILE NO.:** NSA-18-06-L1, Amendment to NSA-18-06  
**REFERENCE NO.:** Administrative Decision for NSA-18-06, recorded in Skamania County Auditor File # 2019-000935, on June 10, 2019  
**PROJECT:** A new single-family dwelling and detached garage.  
**LOCATION:** 304 Duncan Creek Road, Skamania, and identified as Skamania County Parcel #02-06-34-0-0-1100-00.  
**LEGAL:** See page 4.  
**ZONING:** GMA – Small woodland (F-3)

March 26, 2019

Dear Mrs. Mugerditchian,

The Community Development Department issued a final Administrative Decision on July 12, 2018, for the above referenced application, NSA-18-06. On March 21, 2019 we received a National Scenic Area Letter Amendment Application which proposes minor modifications to this approval.

The original administrative decision approved a new single-family dwelling with detached garage. The requested amendment would permit construction of a ground-floor attached garage including window and door changes on the ground floor north side, a new style of window, and horizontal lap-felled cement siding on the new single-family residence at 304 Duncan Creek Road in Skamania.

Your letter amendment application requests the following minor changes to this project:

1. Increase ground floor excavation from 755 square feet to 901 square feet to allow for 531 square feet of finished basement and 370 square feet of attached garage.
2. Install a different make and style of windows. The new windows would have black casements with low reflective glass. Seven hopper-style or vertical-hung slider windows will be replaced with solid-panel casement windows.
3. Install horizontal lap-felled cement siding across portions of the home exterior.
4. Add 9' x 8' solid panel garage door on ground floor North elevation for attached garage access. Garage door will be finished with colors approved in NSA-18-06: Peppercorn SW 7674, Black Magic SW 6991, or Mount Etna SW 7625.
5. Gravel additional 400 square feet (approx.) of driveway for ground floor garage.
6. Remove one ground floor window on North elevation.
7. Relocate one ground floor window on North elevation.
8. Relocate door on ground floor North elevation.
9. Alternate location for septic field.

The following changes are approved: Increase excavated area from 755 square feet to 901 square feet to allow for 531 square feet of finished basement and 370 square feet of attached garage; Install 9' x 8' solid panel garage door; Gravel additional driveway area to access attached garage; Install horizontal lap-felled cement siding; Change style of windows; Adjust window and door placements on ground floor north elevation; change location of septic field. The proposed changes do not increase the net amount of glass surfaces facing key viewing areas. 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 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 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.

## 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.

Sincerely,

*Mike Beck*

Mike Beck  
Planner

Attached:      Legal Description  
                    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  
Reservation  
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

## Legal Description

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND THE STATE OF WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE  $S01^{\circ}05'10''W$  303.29' ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE  $N78^{\circ}36'59''E$  434.35' TO THE CENTERLINE OF NIELSON ROAD (FORMERLY KNOWN AS DUNCAN CREEK ROAD); THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE STATE OF WASHINGTON IN THE MATTER OF STATE ROAD NO. 8 PRINDLE TO SKAMANIA, BY DEED RECORDED NOVEMBER 13, 1925 IN DEED BOOK U AT PAGE 448, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE A DISTANCE OF 15 FEET TO THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO SKAMANIA COUNTY FOR ROAD DISTRICT NO.1, BY DEED RECORDED SEPTEMBER 17, 1923 IN DEED BOOK T AT PAGE 359, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE NORTHWESTERLY, ALONG SAID EASTERLY LINE, A DISTANCE OF 30 FEET, MORE OR LESS TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID SKAMANIA COUNTY TRACT, A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY, ALONG THE WESTERLY LINE OF SAID SKAMANIA COUNTY TRACT, A DISTANCE OF 30 FEET, MORE OR LESS TO THE NORTHERLY LINE OF THE ABOVE MENTIONED STATE OF WASHINGTON TRACT; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE  $N01^{\circ}05'10''E$  99.10' ALONG SAID WEST LINE TO THE NORTH LINE OF DUNCAN CREEK ROAD; THENCE ALONG SAID NORTH LINE OF DUNCAN CREEK ROAD THE FOLLOWING COURSES AND DISTANCES:  
 $S60^{\circ}36'33''W$  51.52'; THENCE ALONG A 295.00' RADIUS CURVE TO THE RIGHT 341.31', THE LONG CHORD WHICH BEARS  $N86^{\circ}14'46''W$  322.59'; THENCE  $N53^{\circ}06'05''W$  168.43'; THENCE  $N49^{\circ}52'17''W$  143.86' MORE OR LESS TO THE INTERSECTION OF SAID NORTH LINE OF DUNCAN CREEK ROAD AND THE CENTERLINE OF AN EXISTING DRIVEWAY; THENCE ALONG THE CENTERLINE OF SAID EXISTING DRIVEWAY THE FOLLOWING COURSES AND DISTANCES:  
 $N42^{\circ}53'42''E$  16.06'; THENCE ALONG A 32.06' RADIUS CURVE TO THE RIGHT 32.39', THE LONG CHORD WHICH BEARS  $N71^{\circ}50'43''E$  31.03'; THENCE  $S79^{\circ}12'17''E$  39.78'; THENCE ALONG A 88.44 RADIUS CURVE TO THE LEFT 251.70', THE LONG CHORD OF WHICH BEARS  $N19^{\circ}15'27''E$  174.94'; THENCE LEAVING SAID CENTERLINE,  $N26^{\circ}32'28''E$  371.99'; THENCE  $N78^{\circ}36'59''E$  329.06' TO THE TRUE POINT OF BEGINNING.

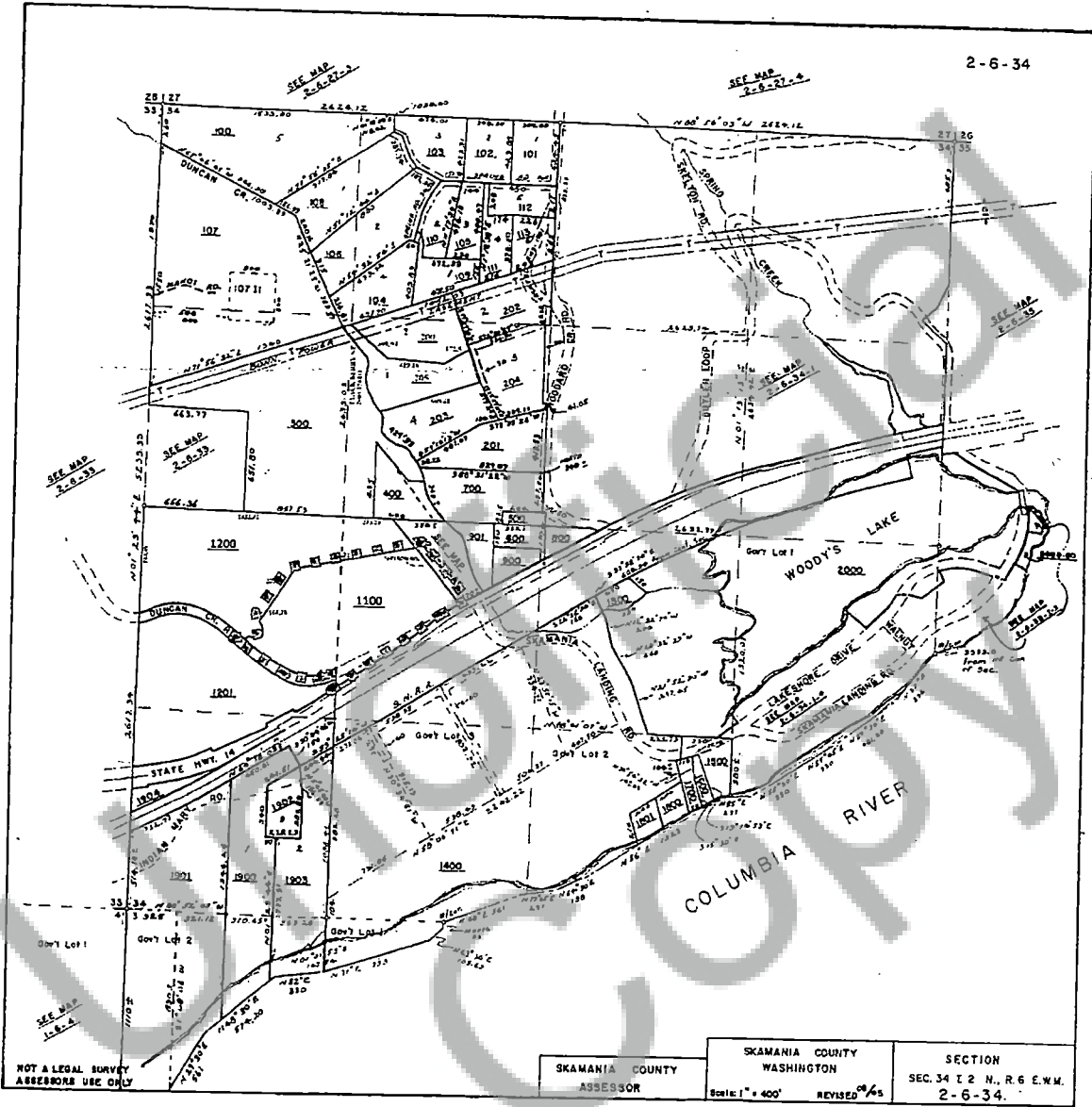
TOGETHER WITH AND SUBJECT TO:

A 60.00' EASEMENT FOR INGRESS, EGRESS AND UTILITIES LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON BEING 30.00' ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE  $S01^{\circ}05'10''W$  891.93' ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE  $N88^{\circ}54'50''W$  614.95' MORE OR LESS TO THE INTERSECTION OF THE NORTH LINE OF DUNCAN CREEK ROAD AND THE CENTERLINE OF AN EXISTING PRIVATE DRIVEWAY AND THE TRUE POINT OF BEGINNING OF THIS DESCRIBED CENTERLINE; THENCE ALONG THE CENTERLINE OF SAID EXISTING PRIVATE DRIVEWAY THE FOLLOWING COURSES AND DISTANCES:  $N42^{\circ}53'42''E$  16.06'; THENCE ALONG A 32.06' RADIUS CURVE TO THE RIGHT 32.39', THE LONG CHORD WHICH BEARS  $N71^{\circ}50'43''E$  31.03'; THENCE  $S79^{\circ}16'17''E$  39.78'; THENCE ALONG A 88.44' RADIUS CURVE TO THE LEFT 251.70', THE LONG CHORD WHICH BEARS  $N19^{\circ}15'27''E$  174.94' TO THE TERMINUS POINT OF THIS DESCRIBED CENTERLINE.

# Vicinity Map

NSA-18-06-L1 (Mugerditchian)  
304 Duncan Creek Rd, Skamania  
#02-06-34-0-0-1100-00

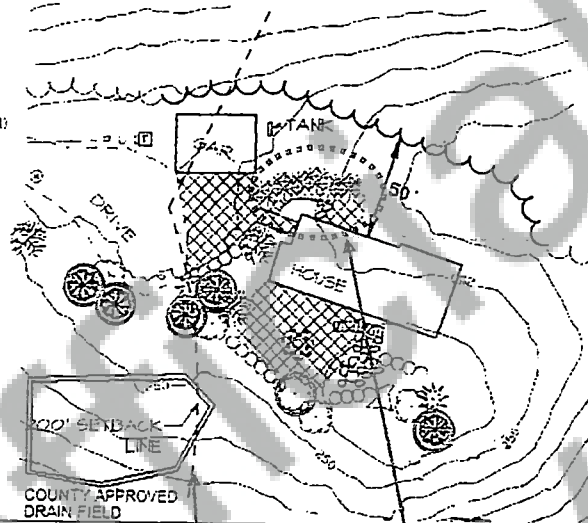


**APPROVED Modified Site Plan**  
 NSA-18-06-L1 (Mugerditchian)

- ☐ EXISTING POWER TRANSFORMER
- ⊗ EXISTING WELL
- PROPOSED CLEARED AREA
- ⊗ PROPOSED ROCKS (STABILIZING)
- ▨ PROPOSED GRAVEL SURFACE
- ~ PROPOSED TIMBERLINE
- EXISTING TIMBERLINE
- P O H — EXISTING POWER OVERHEAD
- P U S — EXISTING POWER UNDERGROUND
- ▨ PROPOSED STAIRS
- ⊗ PROPOSED HEDGE/BUSHES/FERNS
- ⊗ PROPOSED PELLET FIRE PIT
- ⊗ EXISTING EVERGREEN
- ⊗ PROPOSED TALL EVERGREEN
- ⊗ PROPOSED SMALL EVERGREEN: KEEPING SPRUCE / JUNIPER
- ⊗ PROPOSED ORNAMENTAL DECIDUOUS TREE
- ⊗ ADDITIONAL GRAVEL

OWNERS:  
 MARK S THERESA MUGERDITCHIAN  
 1345 HELLGROW DRIVE  
 GRAYSLAKE, IL 60030

PARCEL 02063400110000 SW 1/4 OF  
 SECTION 34 T2N, R6E OF W.M.  
 SKAMANIA COUNTY, WASHINGTON  
 STATUTORY WARRANTY DEED AFN  
 2017000438



<p><b>BELL DESIGN COMPANY</b></p>	DATE: _____	<p><b>LANDSCAPE PLAN</b>          FOR NSA APPLICATION          SKAMANIA, WASHINGTON</p>	SHEET: 2 OF 2
	DRAWN BY: _____		PROJECT: 176325
	CHECKED BY: _____		DATE: Jan 2019
	SCALE: _____		

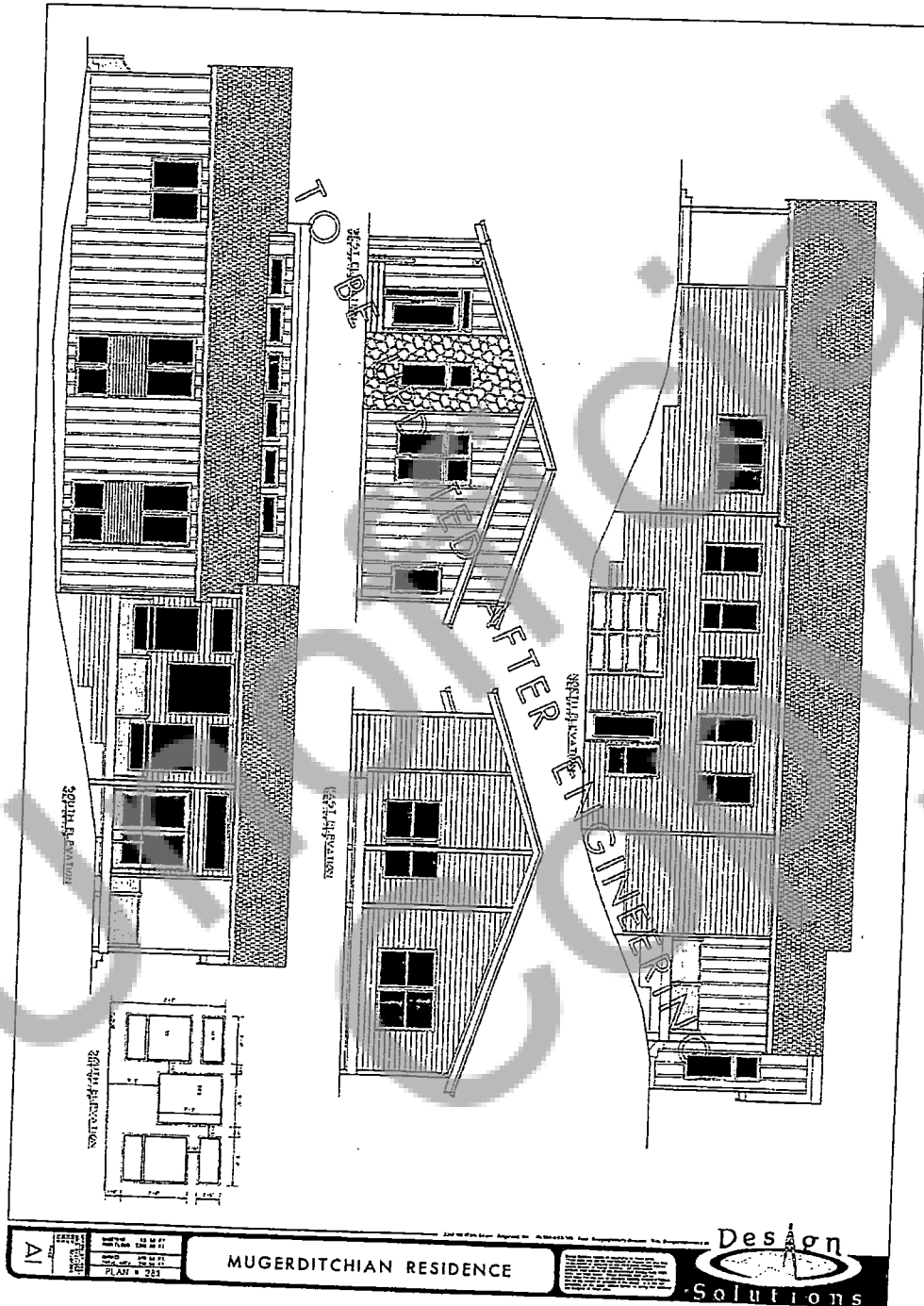
Required coniferous screening trees



New drainfield location

Additional gravel driveway  
 Approximately 400 sq. ft.

**APPROVED Modified Elevations**  
 NSA-18-06-L1 (Mugerditchian)



IV  
 PROJECT: MUGERDITCHIAN RESIDENCE  
 SHEET: 201 OF 21  
 PLAN # 223

MUGERDITCHIAN RESIDENCE

