

Skamania County, WA
Total: \$106.00
ADMIN
Pgs=8

2019-000966

06/11/2019 04:15 PM

Request of: WILLIAM & AMBER EMERY



Return Address: William Emery
302 Duncan Creek Road
Skamania, WA 98648

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-17-35-L1

APPLICANT: William Emery

OWNER: William and Amber Emery

FILE NO.: NSA-17-35-L1, Amendment to NSA-17-35

REFERENCE NO.: Administrative Decision for NSA-17-35, recorded in Skamania County Auditor File # 2019-000965, on 6-11-2019.

PROJECT: A new single-family dwelling, garage, shed, wire fencing, driveway, and associated utilities.

LOCATION: 302 Duncan Creek Road, Skamania, and identified as Skamania County Parcel #02-06-34-0-0-1200-00.

LEGAL: See attached page 4.

ZONING: GMA – Small Woodland (F-3)

April 10, 2019

Dear Mr. Emery,

The Community Development Department issued a final Administrative Decision on April 25, 2018, for the above referenced application, NSA-17-35. On March 26, 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, garage, shed, wire fencing, driveway, and associated utilities. Your letter amendment application requests the following minor changes to this project:

1. Reductions in the house height, footprint, and overall square footage.

The administrative decision issued for NSA-17-35 approved construction of a 4,756 square-foot single-story home with a 1,614 square-foot daylight basement. A 1,500 square foot detached garage connected to the home by an exterior breezeway and a 112 square-foot shed were also approved. The letter amendment application requests approval to construct a smaller, 3,437 square-foot single-story home with 1,100 square foot unfinished daylight basement. The proposed home's 3,437 square feet includes a 549 square-foot attached garage in lieu of the 1,500 square-foot detached garage. The letter amendment application states the smaller home would be constructed in the same location on the property with the same materials and colors approved in Administrative Decision NSA-17-35.

The elevations of the modified home design indicate the following proposed changes: reduce the overall bulk of the home; reduce the peak height of the dwelling from 27' 2½" above lowest adjacent grade to 25' 3½"; reduce/remove decorative stonework across all facades of the home except the front portico; eliminate exterior chimney off rear of home; reduce window fenestration, gabling and finish trim details across all facades of the home; construct attached garage in lieu of detached garage.

The following changes are approved: reduce the size of the home's footprint and peak height; construct attached garage in lieu of detached garage; alter the window fenestrations on all sides of the home; eliminate an exterior chimney off the north façade; reduce decorative stonework, gables, awnings, and trim details on all sides of the home. 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 and site plan enclosed and on file with the Community Development Department shall replace the ones attached to the NSA-17-35 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.

Sincerely,

Mike Beck
Planner

Attached: Legal Description
 Letter Amendment Application
 Approved Modified Elevation Drawings
 Approved Modified Site Plan
 Vicinity Map

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.

PARCEL I

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 STATE OF WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 88°31'23" WEST 1332.71 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°48'41" WEST 780.45 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE NORTH LINE OF DUNCAN CREEK ROAD; THENCE ALONG SAID NORTH LINE OF DUNCAN CREEK ROAD THE FOLLOWING COURSES AND DISTANCES:

ALONG A 357.50 FOOT RADIUS CURVE TO THE LEFT 153.85 FEET, THE LONG CHORD WHICH BEARS NORTH 79°20'40" EAST 152.67; THENCE ALONG A 376.54 FOOT RADIUS CURVE TO THE RIGHT 226.70 FEET, THE LONG CHORD WHICH BEARS NORTH 84°15'48" EAST 223.29 FEET; THENCE SOUTH 78°29'20" EAST 125.55 FEET; THENCE ALONG A 205.39 FOOT RADIUS CURVE TO THE RIGHT 114.53 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 62°30'51" EAST 113.05 FEET; THENCE SOUTH 46°32'23" EAST 126.27 FEET; THENCE SOUTH 49°52'17" EAST 31.89 FEET, 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:

NORTH 42°53'42" EAST 16.06 FEET; THENCE ALONG A 32.06 FOOT RADIUS CURVE TO THE RIGHT 32.39 FEET, THE LONG CHORD WHICH BEAR NORTH 71°50'43" EAST 31.03 FEET; THENCE SOUTH 79°12'17" EAST 39.78 FEET; THENCE ALONG A 88.44 FOOT RADIUS CURVE TO THE LEFT 251.70 FEET, THE LONG CHORD WHICH BEARS NORTH 19°15'27" EAST 174.94 FEET; THENCE LEAVING SAID CENTERLINE NORTH 26°32'28" EAST 371.99 FEET; THENCE NORTH 78°36'59" EAST 763.41 FEET TO THE CENTERLINE OF NIELSON ROAD (FORMERLY KNOWN AS DUNCAN CREEK ROAD); THENCE NORTHWESTERLY, ALONG SAID CENTERLINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 88°31'23" WEST 289.98 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

PARCEL II

TOGETHER WITH:

A 60.00 FOOT 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 FEET 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 SOUTH 01°05'10" WEST 891.93 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°54'50" WEST 614.95 FEET 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:

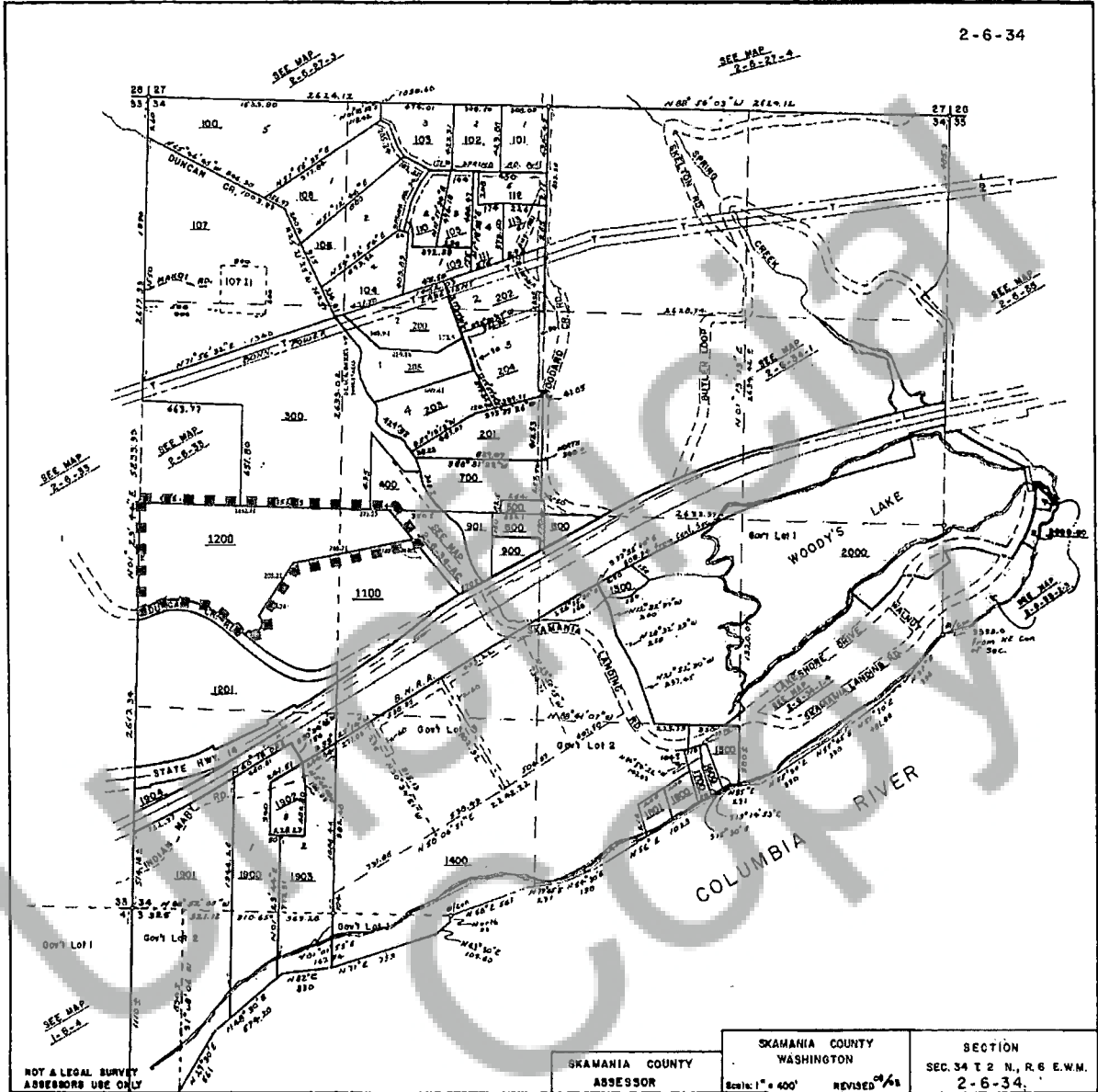
NORTH 42°53'42" EAST 16.06 FEET; THENCE ALONG A 32.06 FOOT RADIUS CURVE TO THE RIGHT 32.39 FEET, THE LONG CHORD OF WHICH BEARS NORTH 71°50'43" EAST 31.03 FEET; THENCE SOUTH 79°12'17" EAST 39.78 FEET; THENCE ALONG A 88.44 FOOT RADIUS CURVE TO THE LEFT 251.70 FEET, THE LONG CHORD WHICH BEARS NORTH 19°15'27" EAST 174.94 FEET TO THE TERMINUS POINT OF THIS DESCRIBED CENTERLINE.

Vicinity Map

NSA-17-35-L1 (Emery)

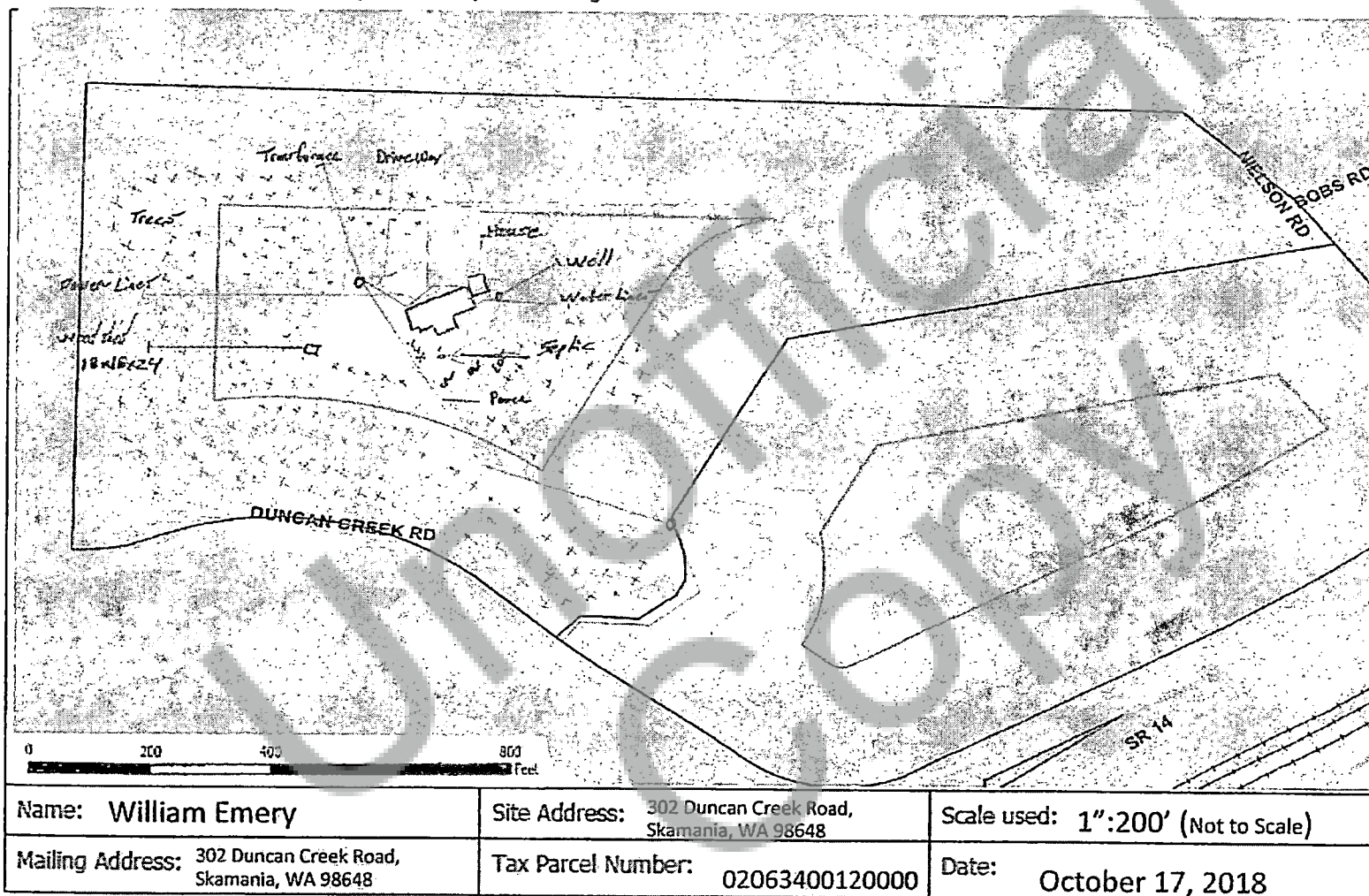
302 Duncan Creek Rd, Skamania

#02-06-34-0-0-1200-00



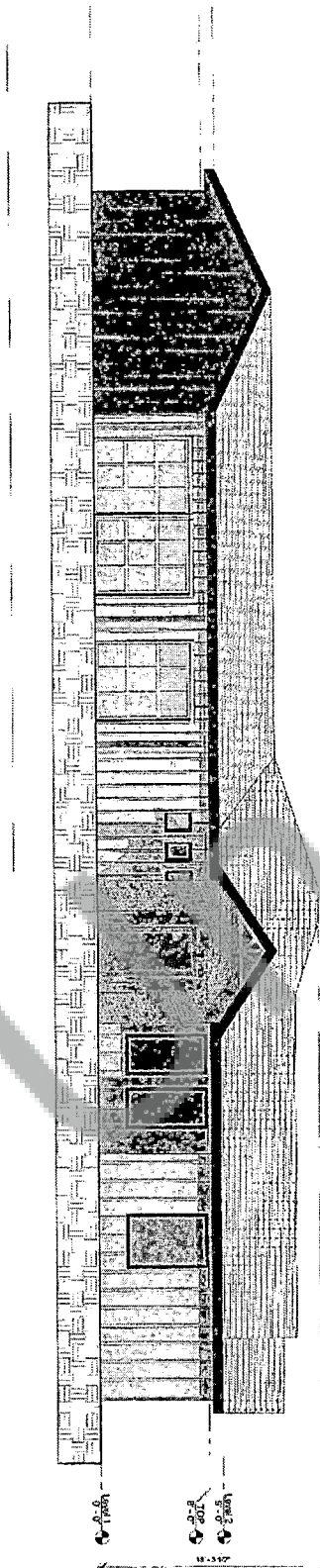
APPROVED Site Plan
NSA-17-35-L1 (Emery)

*Use this template or attach a separate site plan drawing.

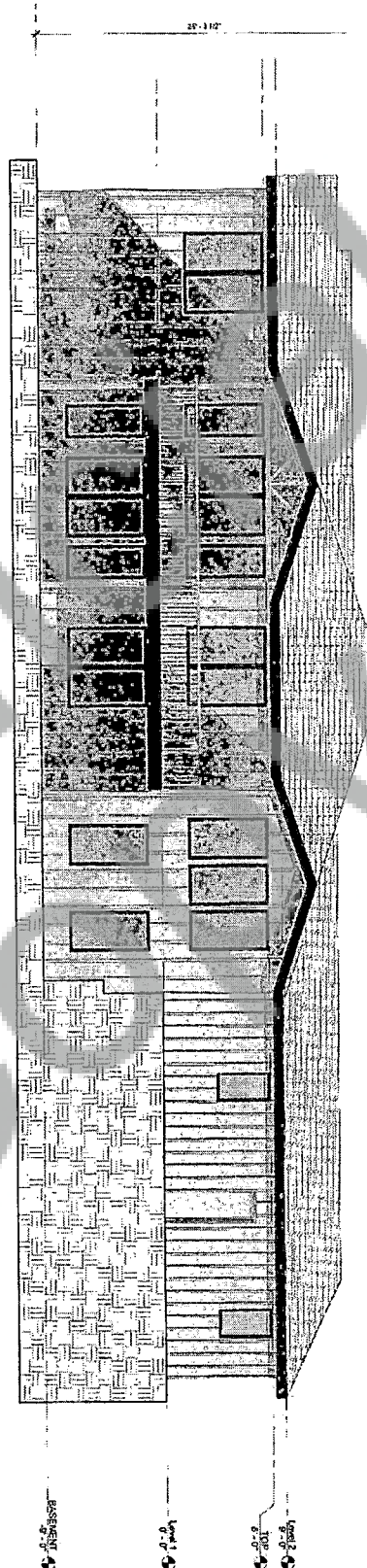


Elevations

NSA-17-35-L1 (Emery)



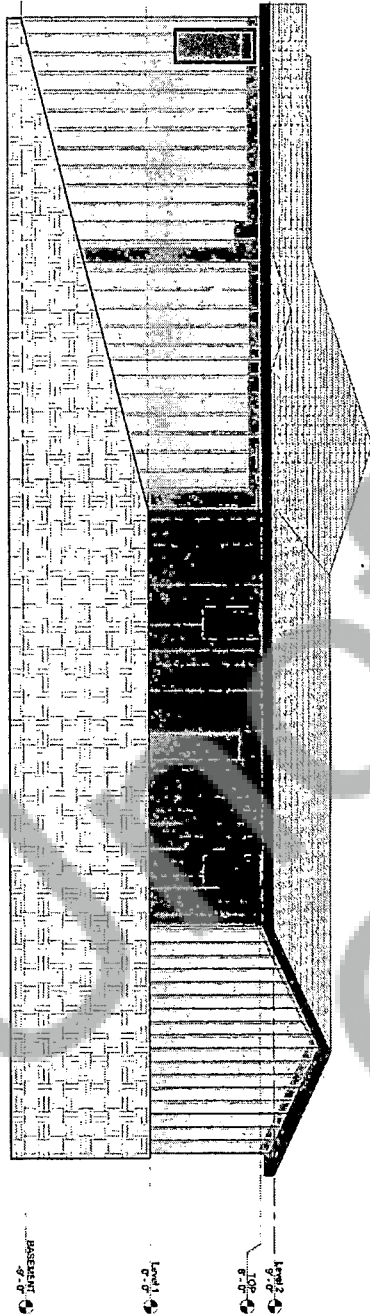
① North
1/4" = 1'-0"



Elevations

NSA-17-35-L1 (Emery)

2. West
1/4" = 1'-0"



1. East
1/4" = 1'-0"

