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Skamania County Community Development Department

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LETTER AMENDMENT TO ADMINISTRATIVE DECISION NSA-15-35-L1

APPLICANT/OWNER: Reuben McCrum

FILE NO.: NSA-15-35-L1, Amendment to NSA-15-35

REFERENCE NO.: Administrative Decision for NSA-15-35, recorded in Skamania County Auditor File #2016-000784, on April 27, 2016.

PROJECT: Construction of a new single-family residence (28' x 26' x 26'), two accessory buildings including a utility shed (20' x 12' x 16') and an office/studio (12' x 16' x 14') a rock wall, a driveway, and installation of a septic system and underground utilities. **Finish 1st floor two-stall attached garage space as habitable living area. Replace two overhead garage doors with two, 36 sq. ft. windows.**

LOCATION: 62 Hamilton Ave, Underwood and identified as Skamania County Parcel No. 03-10-23-2-0700-00.

LEGAL: Lots 4, 5 & 6, Block 3 of Hamilton First Addition to the Town Of Underwood, according to the plat thereof, recorded in Book "A" of plats, Page 53, records of Skamania County, Washington.

ZONING: GMA- Residential 1 (R-1)

September 24, 2019

Dear Mr. McCrum,

The Community Development Department issued a final Administrative Decision on April 27, 2016, for the above referenced application, NSA-15-35. The original administrative decision approved the construction of a new single-family residence (28' x 26' x 26'), two accessory buildings including a utility shed (20' x 12' x 16') and an office/studio (12' x 16' x 14') a rock wall, a driveway, and installation of a septic system and underground utilities.

On September 9, 2019 we received a National Scenic Area Letter Amendment Application which proposes the following additional minor modifications to this project:

- 1) Replace two overhead garage doors with two, 36 sq. ft. windows;
- 2) Finish 1st floor attached garage space as habitable living area; and
- 3) Install window approved in NSA-15-35 that was not installed.

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." The parcel is located in the Underwood Heights area that is exempt from the visual subordination provisions of Title 22. The proposed changes to the first floor attached garage do not increase the footprint, apparent bulk, or height of the dwelling, and the proposed replacement of the two garage doors with two, 36 square foot windows is consistent with the provisions of Title 22 and administrative decision NSA-15-35. Installation of the previously approved window is consistent with the original administrative decision.

Your request constitutes minor changes that are consistent with the findings and conclusions in your original application; therefore, as conditioned, the original decision shall be amended as stated above to allow construction of the proposed changes as shown on the approved NSA-15-35-L1 elevations attached to this administrative decision and on file with the community development department. Conditions of approval to compel construction as shown on the approved elevations and recording of this letter amendment is required.

The modified, approved elevations shall replace the elevations on record with the Community Development Department. The amendment is hereby **approved**. All conditions in the Administrative Decision are still valid and applicable to this development, along with the additional conditions listed below.

CONDITIONS OF APPROVAL:

1. **This letter amendment shall be recorded at the County Auditor's office.**
2. **All development shall be consistent with the approved NSA-15-35-L1 elevations on file with the community development department, unless modified by conditions of approval.**

Dated and signed this 24th day of September, 2019, at Stevenson, Washington.

Mike Beck

Mike Beck
Planner

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.

A copy of this Decision including copies of approved modified elevations was sent to the following:

Property owners within 500 feet
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs Reservation
Nez Perce Tribe
Cowlitz Tribe
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service –NSA Office
Board of County Commissioners
State of Washington Department of Commerce – Paul Johnson
Department of Fish and Wildlife

PID #03-10-23-2-2-0700-00



Approved Elevations
NSA-15-35-L1 (McCrum)

