

Skamania County, WA
Total: \$109.50
ADMIN
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Request of: KYLE AND JEFF VANDER BORGHT



Return Address: Kyle and Jeff Vander Borght
332 S. Parish Place
Burbank, CA 91506

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-17-40-L1

APPLICANT/OWNER: Kyle Vander Borght

FILE NO.: NSA-17-40-L1, Amendment to NSA-17-40

REFERENCE NO.: Administrative Decision for NSA-17-40, recorded in Skamania County Auditor File #2019-001444, on August 13, 2019.

PROJECT: A new single-family dwelling, storage shed, agricultural building, fenced livestock pasture, livestock pond, and associated utilities. **Reorient and relocate home on lot, construct on stepped foundation, relocate main entryway to north side of home, add 36 sq. ft. addition with entryway, reduce covered balconies by 36 sq. ft. No net increase in size of residence.**

LOCATION: 112 Kelly Henke Road, Home Valley, Underwood and identified as Skamania County Parcel No. 03-08-27-0-0-0202-00.

LEGAL: See attached page 4.

ZONING: GMA- Residential 1 (R-1)

December 17, 2019

Dear Mr. Vander Borcht,

The Community Development Department issued a final Administrative Decision on June 14, 2018, for the above referenced application, NSA-17-40. The original administrative decision approved the construction of a new single-family dwelling, storage shed, agricultural building, fenced livestock pasture, livestock pond, and associated utilities.

On October 30, 2019 we received a National Scenic Area Letter Amendment Application which proposes the following additional minor modifications to this project:

- 1) Reorient home 180 degrees on lot;
- 2) Relocate home 40 feet north, maintaining 100-foot north property line setback;
- 3) Construct 36 square foot addition;
- 4) Construct on a stepped foundation versus slab.
- 5) Reduce covered balconies by 36 sq. ft. to retain approved 1,876 sq. ft. footprint; and
- 6) Substitute Pabco brand of composite shingle in "driftwood" color (appears dark brown) for approved dark brown Landmark ProArchitect "driftwood" color shingles.

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."

You propose flipping the orientation of the home 180 degrees and a relocation of the home 40 feet north. The home would remain at least 100 feet from the north property line. A 100-foot north property line setback is a binding condition of approval included in Administrative Decision NSA-17-40 and the proposed relocation remains compliant with the required 100-foot property line setback.

You propose the addition of a 36 square foot utility room with entryway on the west side of the home and reducing the covered patio areas by 36 square feet that would allow the home to remain consistent with the 1,876 sq. ft. size approved in the administrative decision. The utility room would be finished with the same exterior colors and materials as the home. The proposed addition in conjunction with the reduction to the covered balconies do not increase the footprint, apparent bulk, or height of the dwelling.

You provided supplemental information on November 26, 2019 that indicated the relocation of the home required a change in foundation construction from slab-on-grade to stepped due to the grading, terrain, and slope. The provided elevations indicate the height of the residence would increase from 17' to 21'3" above lowest finished grade. The proposed change in the home's height and foundation would remain compatible with nearby single-family residences and consistent with the original administrative decision. Substitute composite shingles in the same approved color are 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-17-40-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 site plan and elevations shall replace the site plan and 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-17-40-L1 site plan on file with the community development department, unless modified by conditions of approval.**
- 3. All development shall be consistent with the approved NSA-17-40-L1 elevations on file with the community development department, unless modified by conditions of approval.**

Dated and signed this 17th day of December, 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

Legal Description

NSA-17-40-L1 (Vander Borcht)

112 Kelly Henke Road # 03-08-27-0-0-0202-00

Legal Description:

Beginning at the Northwest corner of the Robbins D.L.C. aforesaid; thence East 20 chains; thence South 20 chains; thence West 20 chains; thence North 20 chains to the point of beginning.

EXCEPT that portion thereof lying Southerly of County Road No. 3036 designated as the Berge Road;

Except the following described tract:

Beginning at the Northwest corner of the Robbins D.L.C. aforesaid; thence East 607.8 feet; thence South $1^{\circ} 51'$ West 763.5 feet to the centerline of the County Road known and designated as the Berge Road; thence along the centerline of said road $64^{\circ} 36'$ West 552.8 feet; thence Westerly along the centerline of said road on a 30° curve to the right 90 feet to the West line of the Robbins D.L.C.; thence North along said West line 1021.4 feet to the point of beginning.

AND EXCEPT the following described tract:

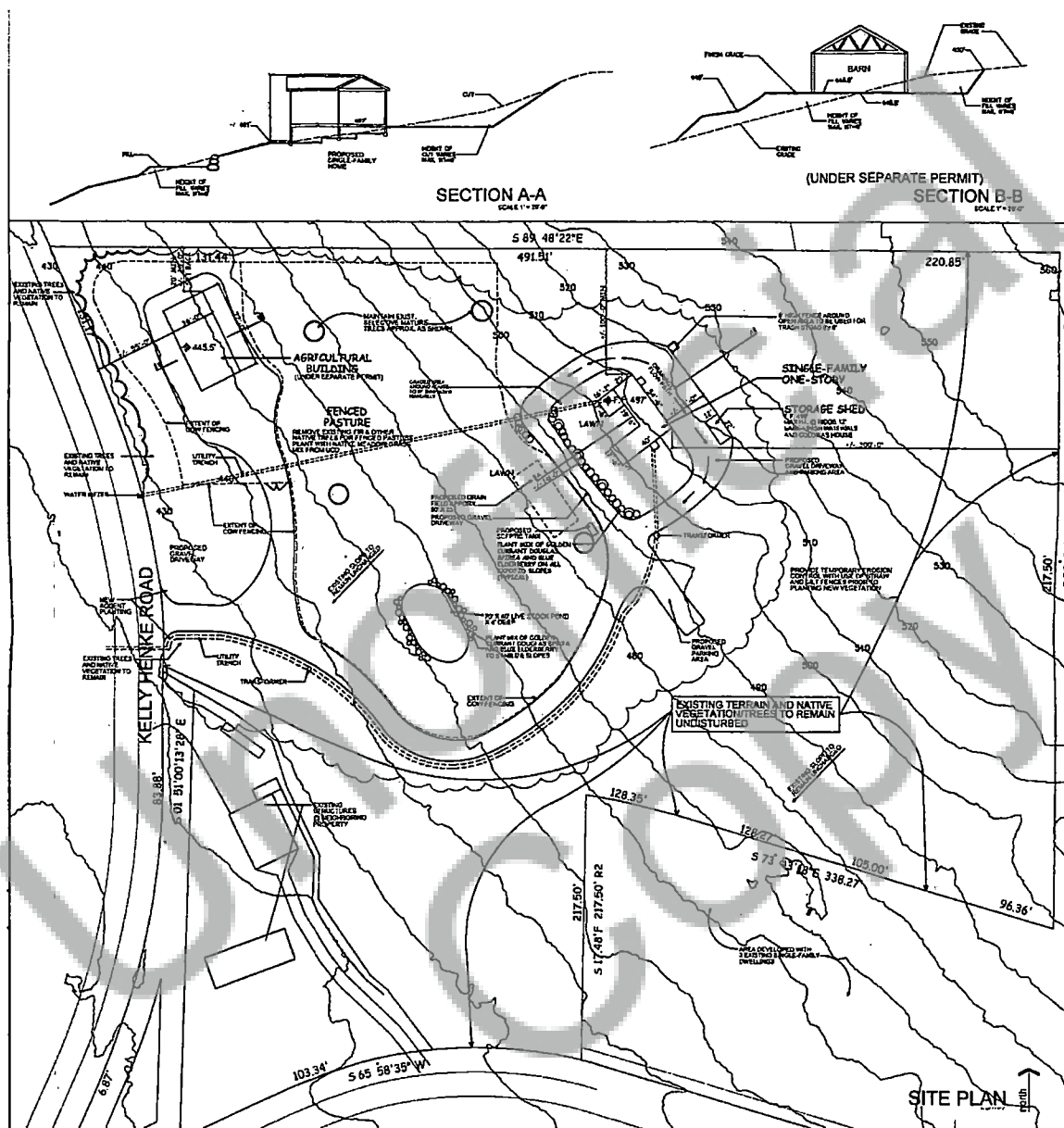
Beginning at the Northwest corner of the Robbins D.L.C. aforesaid; thence East 20 chains; thence South to intersection with the centerline of the County Road known as Berge Road, said point being the initial point of the tract hereby excepted; thence Westerly following the centerline of said road 416 feet; thence North 238 feet; thence Easterly parallel to the centerline of said road to a point North of the initial point; thence south 238 feet, more or less, to the initial point.

#03-08-27-0-0-0202-00



Approved Site Plan

NSA-17-40-L1 (Vander Borgh)



Elevations



EAST ELEVATION

NORTH ELEVATION