

Return Address: Kurt and Ann Nordquist
802 Skamania Landing Road
Stevenson, WA 98648

Skamania County, WA
Total: \$106.50
ADMIN
Pgs=4

2020-002888

10/20/2020 03:11 PM

Request of: KURT AND ANN NORDQUIST



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 19-12-L1 TO ADMINISTRATIVE DECISION NSA-19-12

APPLICANT/OWNER: Kurt and Ann Nordquist

FILE NO.: NSA-19-12-L1, Amendment to NSA-19-12

REFERENCE NO.: Administrative Decision for NSA-17-40, recorded in Skamania County Auditor File #2020-000284, on February 4, 2020.

PROJECT: Remove existing garage and replace with two-story garage addition. Scope of work includes removal of an accessory building, minor grading, septic, and landscape improvements. **Add one 16 sq. ft. window on east side of addition, reduce window sizes on east, south, and north sides of addition, reduce size of south-facing double-swung entry doors, and add two, 8 sq. ft. skylights on north facing roof.**

LOCATION: 802 Skamania Landing Road, Stevenson and identified as Skamania County Parcel No. 02-06-35-2-3-0200-00

LEGAL: Lots 2 and 2, Block 1, Woodard Marina estates, according to the recorded plat thereof, recorded in Book "A" of Plats, Page 115, in the County of Skamania, Washington, EXCEPT that portion conveyed to John A. Backstrand *et ux* by Instrument recorded September 7, 1965 in Book 152, Page 282. TOGETHER with Shorelands of the Second Class as conveyed by the State of Washington and fronting and abutting lots 2 and 3.

ZONING: GMA- Residential 1 (R-1)

October 20, 2020

Dear Mr. and Mrs. Nordquist,

The Community Development Department issued a final Administrative Decision on November 20, 2019, for the above referenced application, NSA-19-12. The original administrative decision approved the removal of the residential garage and replacing it with a two-story garage addition, removal of an accessory building, along with associated site, septic and landscaping improvements.

On October 15, 2020 we received a National Scenic Area Letter Amendment Application which proposes the following additional minor modifications to this project:

- 1) Add one 16 sq. ft. window on east side of addition;
- 2) Reduce window sizes on three sides of the addition;
- 3) Reduce size of south-facing ground floor double-swung entry doors on addition;
- 4) Install two, 8 sq. ft. skylights on the north facing roof of addition.

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 adding a 4 ft. by 4 ft. window on the east side of the addition, installing two, 2 ft. by 4 ft. skylights on the north facing roof of the addition, reducing the sizes of windows on three sides of the garage addition and reducing the size of the south-facing ground floor double swung entry doors from 64 sq. ft. to 42 sq. ft. The proposed changes do not increase the footprint, apparent bulk, or height of the home addition.

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-19-12-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-19-12-L1 elevations on file with the community development department, unless modified by conditions of approval.**

Dated and signed this 20th day of October, 2020, 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

Approved Modified Elevations
NSA 19-12-L1 (Nordquist)

