

Return Address: Brad Davis  
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Portland, OR 97219

Skamania County, WA **2021-001779**  
Total: \$108.50  
ADMIN 05/20/2021 01:32 PM  
Pgs=6  
Request of: BRAD DAVIS  
  
00008776202100017790060062

**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 NSA-20-07-L1 TO  
ADMINISTRATIVE DECISION NSA-20-07**

**APPLICANT:** Brad Davis

**FILE NO.:** NSA-20-07-L1, Amendment to NSA-20-07

**REFERENCE NO.:** Administrative Decision for NSA-20-07, recorded in Skamania County Auditor File  
# 2021-001778, on 5/20/2021

**PROJECT:** Construct single-family residence with built-in garage and associated site improvements. DECREASE SIZE of home. ADD staircase landing. MODIFY roofline and roofing material on covered porch. ADJUST window fenestration.

**LOCATION:** Berge Road, Home Valley and identified as Skamania County  
parcel no. #03-08-22-4-0-1803-00.

**LEGAL:** See attached page 3.

**ZONING:** GMA – Small Woodland (F-3) 20

May 17, 2021

Dear Mr. Davis,

The Community Development Department issued a final Administrative Decision on September 24, 2020, for the above referenced application, NSA-20-07. The original administrative decision approved the construction of a new single-family home with associated utilities and access improvements, consistent with the approved site plan and elevations.

On May 6, 2021 we received a National Scenic Area Letter Amendment Application which proposes the following minor modifications to this project:

- 1) Reduce the footprint of the home by 96 sq. ft.
- 2) Add a stairway landing to the west side exterior stairway.
- 3) Reduce roof pitch on west side covered porch and install weathering steel porch roof.
- 4) Add west facing dormer with 20 sq. ft. window.
- 5) Adjust the window fenestration on the north and south sides of the home with minor changes in window sizes and placements, with no noticeable increase in glass surface.

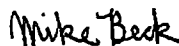
Pursuant to SCC §22.06.080(B), a change or alteration to an approved action, if determined to be minor by the Director, may be "deemed consistent with the provisions of this Title and the findings and conclusions on the original application." All of the proposed changes are associated with the previously approved single-family residence approved in Administrative Decision file no. NSA-20-07. Your request constitutes minor changes that are consistent with the findings and conclusions in your original application; therefore, the original decision shall be amended as stated above to allow construction of the proposed changes as shown on the approved NSA-20-07-L1 site plan and elevations. Conditions of approval to compel construction as shown on the approved site plan, elevations, and recording of this letter amendment are required.

The modified, approved site plan and modified, approved elevations shall replace the site plan and elevations on record with the Community Development Department. The amendment is hereby **approved**. All conditions in Administrative Decision file no. NSA-20-07 are still valid and applicable to this development, as well as all prior conditions of approval associated with other administrative decisions issued for development on this parcel, along with the additional conditions listed below. **This letter amendment and the original administrative decision shall be recorded at the County Auditor's office prior to the commencement of construction.**

**CONDITIONS OF APPROVAL:**

1. **This letter amendment shall be recorded at the County Auditor's office.**
2. **Weathering steel is approved for the covered patio roof only.**
3. **All development shall be consistent with the approved site plan NSA-20-07-L1 and approved elevations NSA 20-07-L1 on file with the Community Development Department, unless modified by conditions of approval.**

Dated and signed this 17<sup>th</sup> day of May, 2021, at Stevenson, Washington.



Mike Beck  
Planner

Attachments: Vicinity Map  
Modified site plan  
Modified elevations

**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 application materials 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:**

A tract of land located in the eastern half of the southeast quarter of Section 22 Township 3 North Range 1 East of the Willamette meridian, Skamania County, Washington state, defined with a beginning point which is the southeast corner of said section 22;

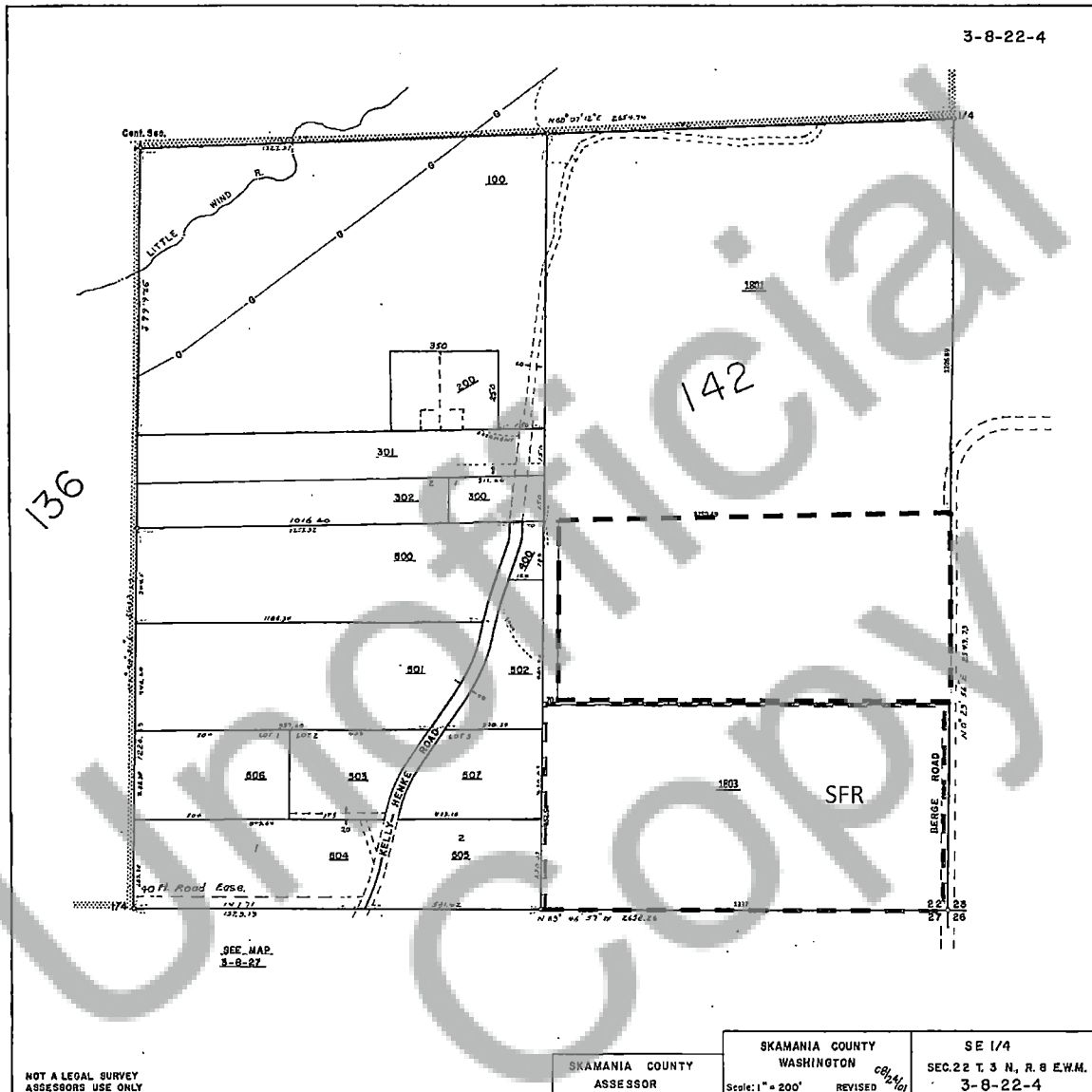
Thence northward 653 feet along the centerline of Berge road, thence westward 1333.35 feet to a point which is 652.98 feet to the north of the southern boundary of said section 22 and which is upon the line that is the western boundary of the eastern half of the southeast quarter of section 22; and thence southward along a line that is the western boundary of the eastern half of the southeast quarter of said section 22; thence eastward 1337 feet to the point that is the beginning of this tract.

# Vicinity Map

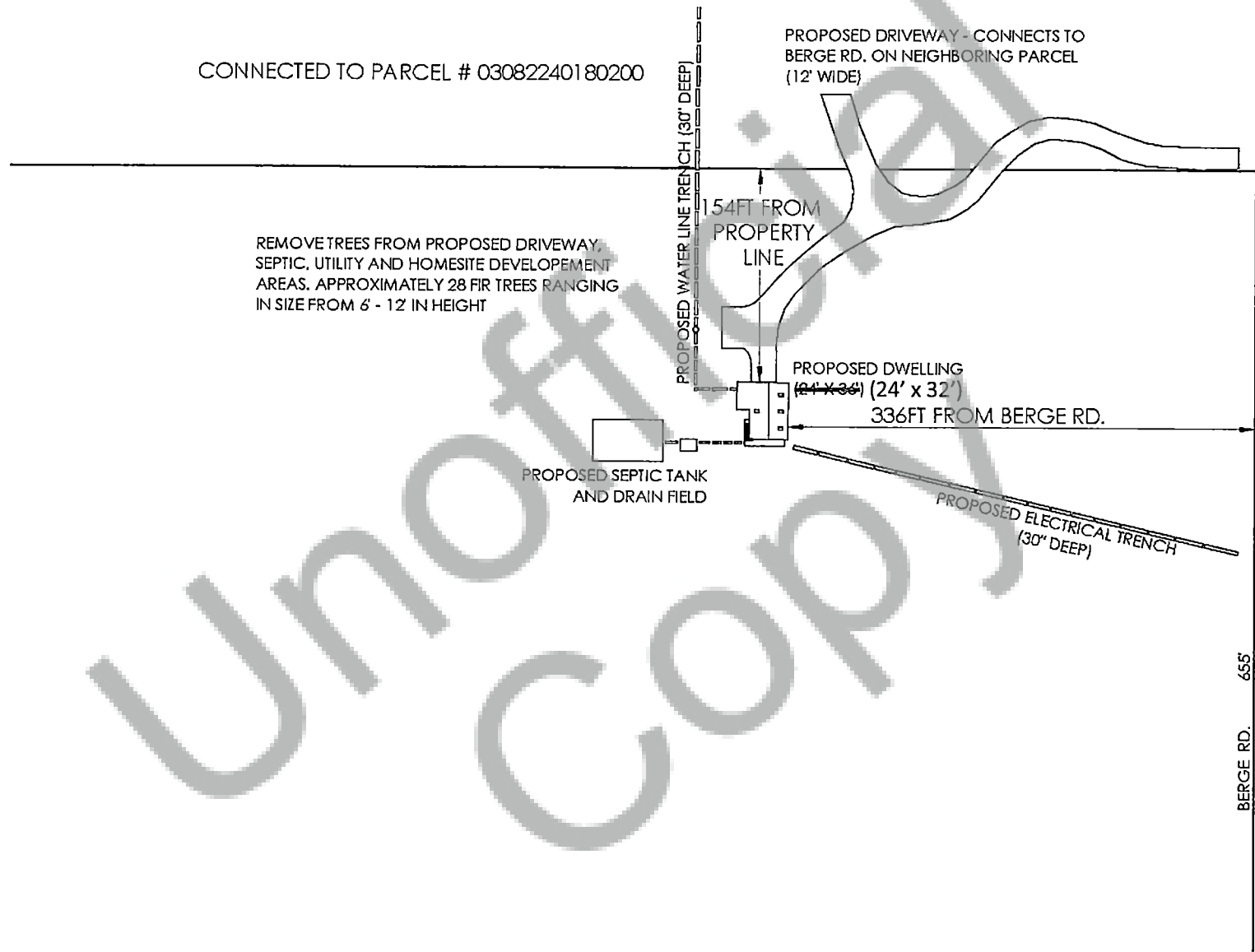
NSA-20-07 (Davis)

Berge Road, Home Valley

PID # 03-08-22-4-0-1803-00



**Approved Site Plan**  
NSA-20-07-L1 (Davis)



## Elevations

NSA-20-07-L1 (Davis)

