


Return Address: Steve Patzer
532 Skamania Landing Road
Skamania, WA 98648

Skamania County, WA
Total: \$209.50
ADMIN
Pgs=7
2021-003302
09/30/2021 01:40 PM
Request of: STEVE PATZER

00010640202100033020070078

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-13-14-L1

APPLICANT: Steve Patzer

FILE NO.: NSA-13-14-L1, Amendment to NSA-13-14

REFERENCE NO.: Administrative Decision for NSA-13-14, recorded in Skamania County Auditor File # 2021-003301, on 9/30/2021.

PROJECT: Proposed addition and remodel of an existing single-family dwelling. The addition includes new living space on the east and south elevations of the dwelling and covered porches south of the dwelling which shade the proposed windows.

LOCATION: 532 Skamania Landing Road, Skamania and identified as Skamania County Parcel #02-06-34-1-4-4700-00

LEGAL: Lot 25 & W 46'8 Lot 24 Blk 1 Woodard Marina Estates Bk A/Pg 114-115 W/Shorelands

ZONING: General Management Area – Residential (R-1)

April 22, 2021

Steve Patzer
532 Skamania Landing Road
Skamania, WA 98648

Dear Mr. Patzer,

The Community Development Department issued a final Administrative Decision on June 18, 2018, for the above referenced application, NSA-13-14. Pursuant to SCC 22.06.150(B)(1), you requested a one-year extension to this Administrative Decision. Our February 25, 2020, our Department granted this request and extended your approval to June 18, 2021. On April 1, 2021, we received a National Scenic Area Letter Amendment Application which proposes minor modifications to this approval.

The original administrative decision approved the proposed addition and remodel of an existing single-family dwelling at 532 Skamania Landing Road, Skamania, WA. The approved addition included new living space on the east and south elevations of the dwelling and covered porches south of the dwelling. An expansion of an existing deck was also proposed.

You have requested a minor amendment to this approval in order to reduce the overall size of the proposed additions to the home and implement design changes. The following changes are proposed:

- Reduction in new living/garage space additions from 1,771 sq. ft. to 1,079 sq. ft.
- Reduction in overall house width from 90 ft. to 78 ft.
- Reduction in covered patio areas from 1070 sq. ft. to 480 sq. ft.
- Increase in outdoor patio area from 2,040 sq. ft. to 2,115 sq. ft.
- Removal of proposed large retaining wall south of patio.
- Increase in approved building height from 22 ft. to 24.5 ft.
- Relocation of three required screening trees from the west side of the property to the east side of the property to better screen the new addition.
- Other minor related design changes

These changes will result in an overall reduction of the square footage and bulk of the proposal as seen from key viewing areas. While the overall building height will increase by 2.5 ft, this change is limited to the proposed addition which has been decreased in size from the original approval. The existing dwelling will be largely unchanged. As a result, the dwelling will include less glazing than originally proposed and be setback further from the Columbia River. The proposed patio/deck will be increased in size as a result as it will occupy areas previously contemplated for bumpout additions on the dwelling's south elevation. The patio/deck's proposed 100 ft. setback from the Columbia River will remain unchanged. The overall visual impacts of the project will be reduced, therefore the proposal will maintain its visual subordination.

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 to the approved project and is consistent with the findings and conclusions in your original application; therefore, the original decision shall be amended as stated above.

The modified site plan and elevation drawings attached to this Letter Amendment shall replace those attached to the Administrative Decision. The amendment is hereby **approved**. All conditions in the Administrative Decision are still valid and applicable to this development. **This letter amendment and the original administrative decision shall be recorded at the County Auditor's office prior to**

commencement of construction. Please note that both the original approval and this amendment will expire if construction is not commenced by June 18, 2021. If you have any questions, please call me at 509-427-3900.

Sincerely,



Alan Peters, AICP
Assistant Planning Director

Attached: Modified Site Plan and Elevation Drawings
 Vicinity Map

cc: Skamania County Building Division
Persons w/in 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.



PATZER HOUSE PATIO / DECK REMODEL
532 SKAMANIA LANDING RD
STEVENSON, WA 98643

DATE	SCALE
JOB NO.	SEE PLAN
5720	DRAWN BY
	RGH
REVISIONS	
1	
2	
3	
4	
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6	
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8	
9	

A1.1

SITE PLAN AND PROPERTY INFORMATION



4	POINT OR NUMBER	EXISTG	EXISTING	P.C.C.	PRE-CAST CONCRETE
5	AND	EXPAN	EXPANSION JOINT	P.L.	PLATE LAMINATED
6	ACT	EXT	EXTENSION	PL	PLUMBING
7	ALUMINUM FINISH TILE	F	FLOOR	PLT	PLYWOOD
8	ATF	F.F.	FIRE FIGHTER CINET	PT	POSSIBLY TREATED
9	ALUMINUM	FFL	FLOOR ABOVE LINE	PAINT	PAINTED
10	ANODE	FH	FLOOR	PVC	POLYVINYL CHLORIDE
11	ASBEST	FL	FLOOR	PL	PLASTER
12	BYND	RF	RACE	PC	PERFORATED
13	REYOND	RF	RACE	PC	PERFORATED
14	REYOND	RF	RACE	PC	PERFORATED
15	REYOND	RF	RACE	PC	PERFORATED
16	REYOND	RF	RACE	PC	PERFORATED
17	REYOND	RF	RACE	PC	PERFORATED
18	REYOND	RF	RACE	PC	PERFORATED
19	REYOND	RF	RACE	PC	PERFORATED
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86	REYOND	RF	RACE	PC	PERFORATED
87	REYOND	RF	RACE	PC	PERFORATED
88	REYOND	RF	RACE	PC	PERFORATED
89	REYOND	RF	RACE	PC	PERFORATED
90	REYOND	RF			

ARCHITECTURAL

- A1.1 - SHEET INDEX, SITE PLAN, VICINITY MAP**
- A2.1 - FLOOR PLANS**
- A2.2 - BUILDING ELEVATION**
- A2.3 - BUILDING ELEVATION**
- A2.4 - CANOPY/KITCHEN PLAN AND ELEVATIONS**
- A3.1 - PATIO/DECK FLOOR PLAN AND DETAILS**

Figure 1: Symbols and Abbreviations

Symbol	Meaning
House icon	NORTH ARROW
Circle with 'X' and 'A/E'	DETAIL NUMBER DETAIL TAG
Circle with 'X' and 'S'	SHEET NUMBER
Circle with 'X' and 'S'	DETAIL NUMBER SECTION/ELEVATION TAG
Circle with 'X' and 'S'	SHEET NUMBER
Cloud with triangle	INDICATE REVISON AREA REVISION REVISION NUMBER
Circle with 'R'	ROOM NUMBER
Circle with 'F'	FLOOR FINISH
Circle with 'C'	CEILING HEIGHT
Diamond with 'W'	WALL TYPE TAG
Circle with 'K'	KEY NOTE TAG
Circle with 'D'	DOOR SCHEDULE KEY
Circle with 'W'	WINDOW SCHEDULE KEY
Circle with 'G'	GRID DESIGNATION

- 1 NEW METAL CANOPY WITH TRANSLUCENT ROOF
- 2 NEW OUTDOOR KITCHEN
- 3 NEW GAS FIREPLACE
- 4 NEW HOT TUB
- 5 NEW STAIR
- 6 100 FOOT WATER LINE

PARCEL: 02063414470000
OWNER: PATZER, SUZANNE M TRUSTEE &
SITUS: 532 SKAMANIA LANDING RD

ADDRESS
532 SKAMANIA LANDING RD

02063414470000
PATZER, SUZANNE M TRUSTEE &
532 SKAMANIA LANDING RD
PARCEL: 02063414470000
OCR CODE: 11-RESIDENTIAL - SINGLE FAMILY
SITUS: 532 SKAMANIA LANDING RD
MAP NUMBER: G-R-1-P
DESCRIPTION: LOT 25 & W4088 LOT 24 BLK 1 WOODARD MARINA ESTATES BK APP 114-115 WISHORELANDS

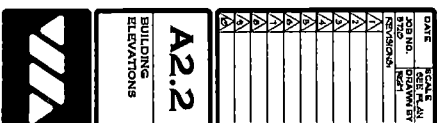
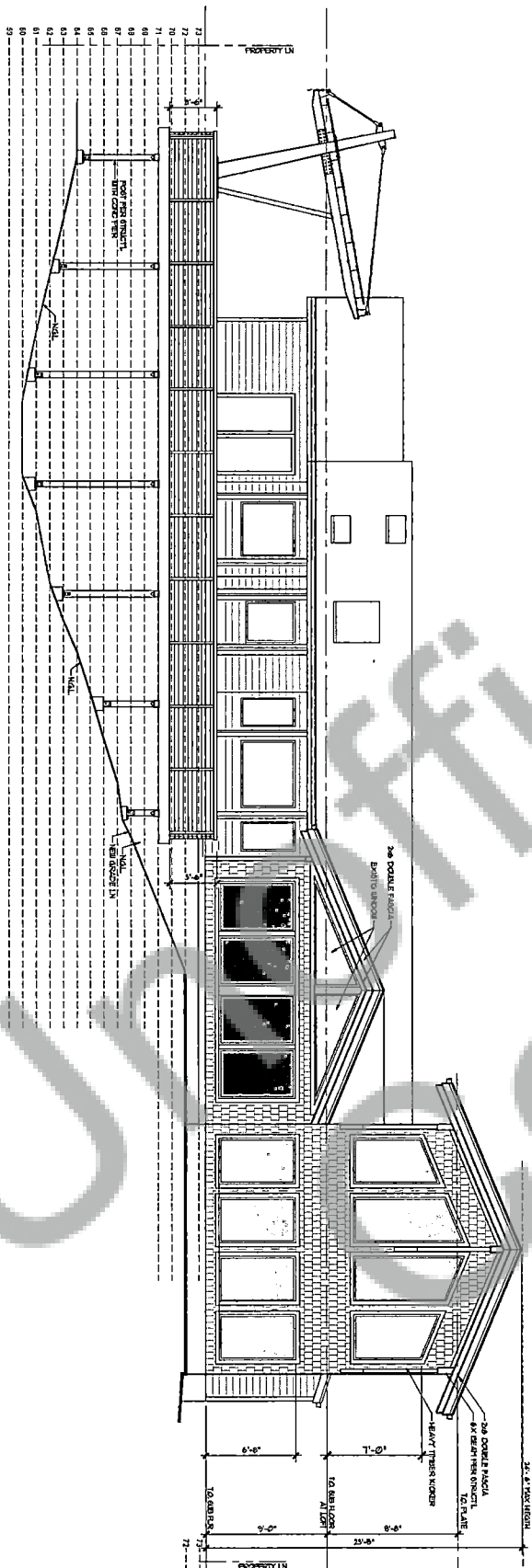
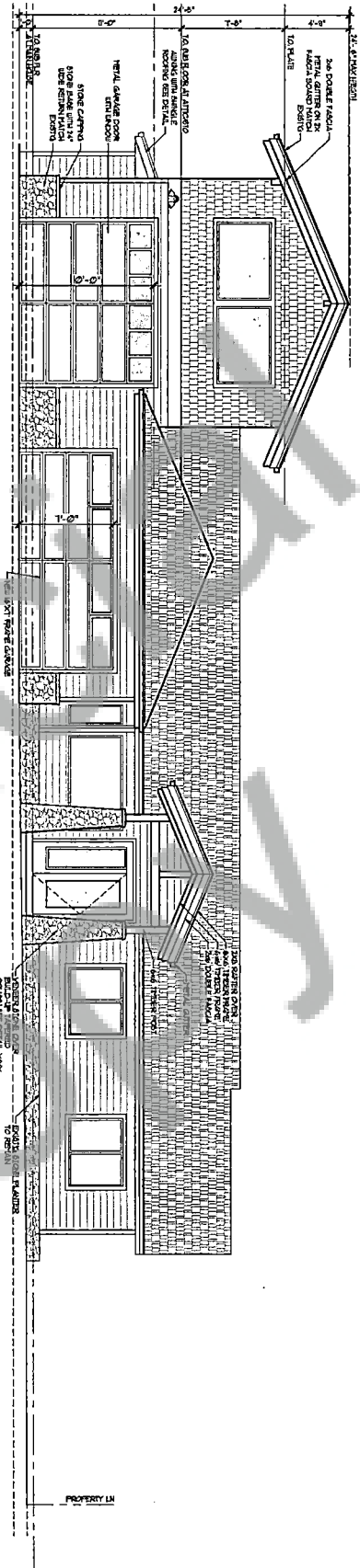
OWNER NAME:
PATZER, SUZANNE M TRUSTEE &

ADDRESS:
532 SKAMANIA LANDING RD STEVIRSON WA 98948

ARCHITECT:
WILSON ASSOCIATES PLLC
ATTN: RYAN WILSON
404 E 15th ST. #1
VANCOUVER, WA 98663
PHONE: (360) 696-4722
FAX: (360) 696-0392
EMAIL: rlarue@wilsonarchitects.us

VICINITY MAP



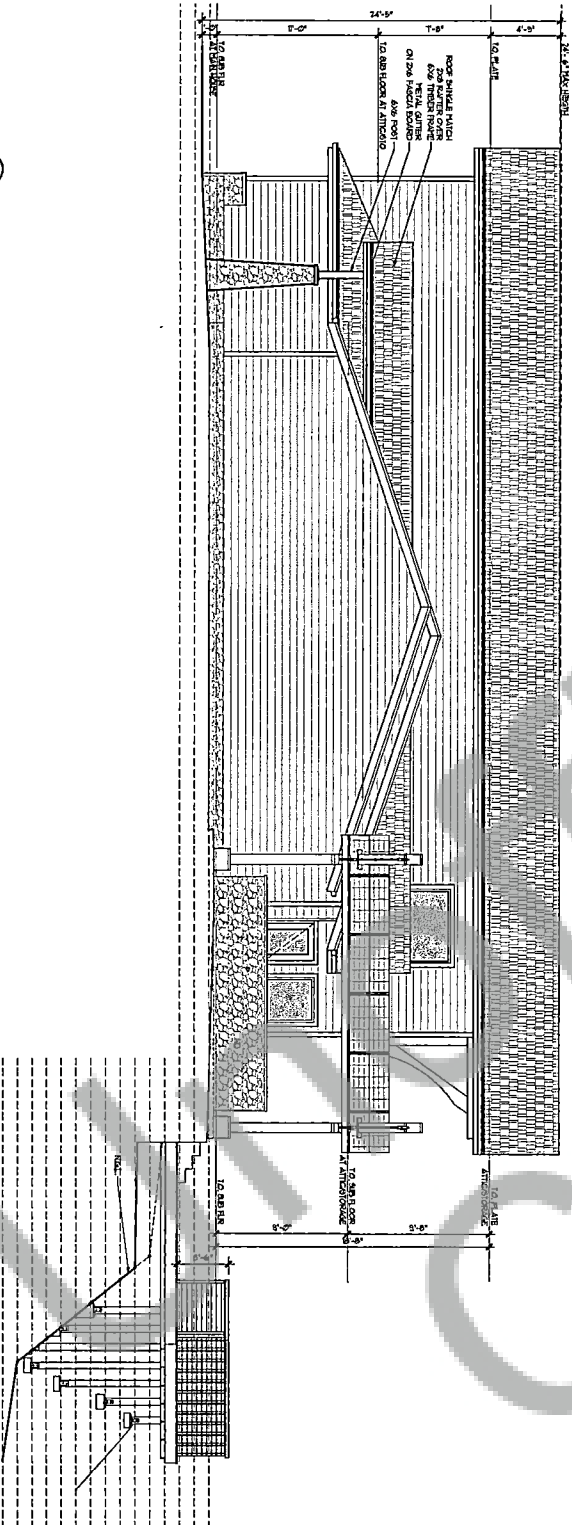
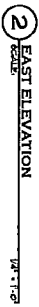




DATE	SCALE
JOB NO.	SEE PLAN
DRAWN BY	
5710	PCW

7	6	5	4	3	2	1	0

A2.3



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

#02-06-34-1-4-4700-00

