



Return Address: Neil & Heather Hoffberger  
PO Box 326  
North Bonneville, WA 98639

## **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-22-08-L1 TO ADMINISTRATIVE DECISION NSA-22-08**

**APPLICANT:** Neil & Heather Hoffberger

**FILE NO.:** NSA-22-08-L1, Amendment to NSA-22-08

**REFERENCE NO.:** Administrative Decision for NSA-22-08, recorded in Skamania County Auditor File #2022-002057, on October 11, 2022.

**PROJECT:** Floor plan modification for a single-family residence. The revised floorplan has a smaller footprint, less square footage and a lower roofline. No changes in excavation.

**LOCATION:** 2732 Duncan Creek Road, identified as Skamania County parcel no. #02-06-28-0-0-0400-00.

**LEGAL:** See Page 4.

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

March 1, 2023

Dear Mr. & Mrs. Hoffberger,

The Community Development Department issued a final Administrative Decision on September 14, 2022, for the above referenced application, NSA-22-08. The original administrative decision approved the construction of a home, attached garage, associated site improvements on a parcel with existing accessory building, well, power and septic, consistent with the approved site plan and elevations.

On January 9th, 2023 we received a National Scenic Area Letter Amendment Application which proposes the following minor modifications to this project:

- 1) Decrease the footprint of approved single-family dwelling from 1932 sq. ft. to 1548 sq. ft. The original dimensions were 30 ft Height, 71.4 ft depth, by 81 ft width. The new dimensions are 27.2 ft height, 96 ft depth by 48 ft width.

The decrease and new configuration of the home's footprint does not change the location or the amount of excavation previously approved. There are less windows and doors with the decreased size of the home.

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-22-08. 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-22-08-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-22-08 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. All of the Conditions of Approval from NSA-22-08 shall be followed.
3. All development shall be consistent with the approved site plan NSA-22-08-L1 and approved elevations NSA-22-08-L1 on file with the Community Development Department, unless modified by conditions of approval. If modified, development shall be consistent with the conditions of approval.

Dated and signed this 1st day of March, 2023, at Stevenson, Washington.

*Mandy Hertel*

Mandy Hertel  
Planner

Attachments: Modified site plan  
Modified elevations  
Vicinity map

**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

**Parcel 02-06-28-0-0-0400-00**

**Legal Description:**

A portion of the Northwest Quarter of the Northwest Quarter of Section 28 and the Northeast Quarter of the Northeast Quarter of Section 29, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a 1 inch iron pipe with brass cap at the Northwest corner of Section 28; thence South  $00^{\circ} 17' 48''$  West, along the West line of the Northwest quarter of the Northwest Quarter of Section 28, for a distance of 298.23 feet to the Northwest corner of Parcel "2" of the "Paz Tract" as described in Book 194 of Deeds, Page 477, Skamania County Auditor's Records; thence South  $89^{\circ} 16' 11''$  East, along the South right-of-way line of the BPA right-of-way, 150.00 feet to a 5/8 inch iron rod set in a 2000 "Hagedorn Inc. Survey" and the True Point of Beginning; thence South  $34^{\circ} 02' 09''$  East, 618.21 feet to a 5/8 inch iron rod (2000 "Hagedorn, Inc. Survey") on the South line of another "Paz Tract" as described in Book 186 of Deeds, page 878; thence North  $89^{\circ} 27' 15''$  West, 648.36 feet to a 5/8 inch iron rod (2000 "Hagedorn, Inc. Survey") on the centerline of the Duncan Creek County Road at the Southwest corner of the latter "Paz tract"; thence following said centerline Northwesterly, along the arc of a 250 foot radius curve to the left, (the radial bearing of which is South  $19^{\circ} 16' 30''$  West), through a central angle of  $09^{\circ} 16' 30''$ , for an arc distance of 40.47 feet; thence North  $80^{\circ} 00' 00''$  West, 46.00 feet; thence along the arc of a 240 foot radius curve to the right, through a central angle of  $50^{\circ} 30' 00''$ , for an arc distance of 211.53 feet; thence North  $29^{\circ} 30' 00''$  West, 46.00 feet; thence along the arc of a 150 foot radius curve to the left, through a central angle of  $30^{\circ} 30' 00''$ , for an arc distance of  $79^{\circ} 85'$ ; thence North  $60^{\circ} 00' 00''$  West, 75.00 feet; thence along the arc of a 125 foot radius curve to the right, through a central angle of  $40^{\circ} 57' 16''$ , for an arc distance of 89.35 feet to the Northwest corner of the latter "Paz tract"; thence leaving said centerline, South  $87^{\circ} 35' 40''$  East, along the North line of the latter "Paz tract", 33.06 feet to the Southwest corner of Parcel 3 of the first mentioned "Paz tract" at a point on the East right-of-way line of the County Road; thence following said East right-of-way line, along the arc of a 95 foot radius curve to the right, (the radial bearing of which is North  $63^{\circ} 38' 31''$  East), through a central angle of  $16^{\circ} 21' 29''$ , for an arc distance of 27.12 feet; thence North  $10^{\circ} 00' 00''$  West, 17.00 feet; thence along the arc of a 190 foot radius curve to the right, through a central angle of  $10^{\circ} 03' 00''$ , for an arc distance of 33.33 feet to the Northwest corner of Parcel 3; thence leaving the East right-of-way line of the County Road, South  $87^{\circ} 35' 40''$  East, along the North line of Parcel 3 and its Easterly extension, 585.14 feet to a 5/8 inch iron rod, (2000 "Hagedorn, Inc. Survey") at the Northeast corner of Parcel 1 of the first mentioned "Paz tract"; thence North  $00^{\circ} 17' 48''$  West, along the East line of the Northeast Quarter of the Northeast Quarter of Section 29, for a distance of 120.99 feet to a 5/8 inch iron rod, (2000 "Hagedorn, Inc. Survey") at the Northwest corner of Parcel 2, above described; thence South  $88^{\circ} 16' 11''$  East, 150.00 feet to the True Point of Beginning.

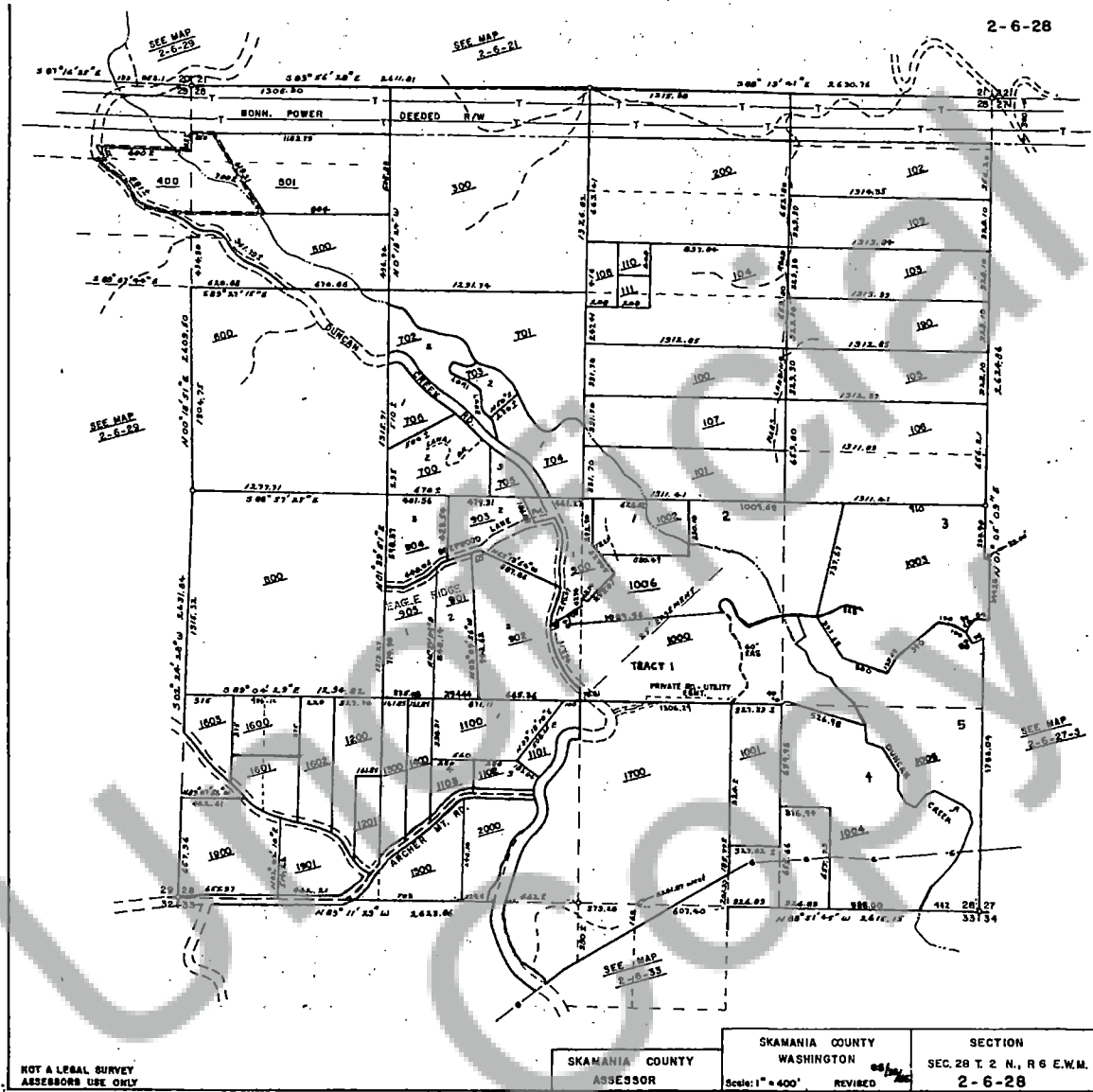
EXCEPT County Roads.

# Vicinity Map

NSA 22-08 (Hoffberger)

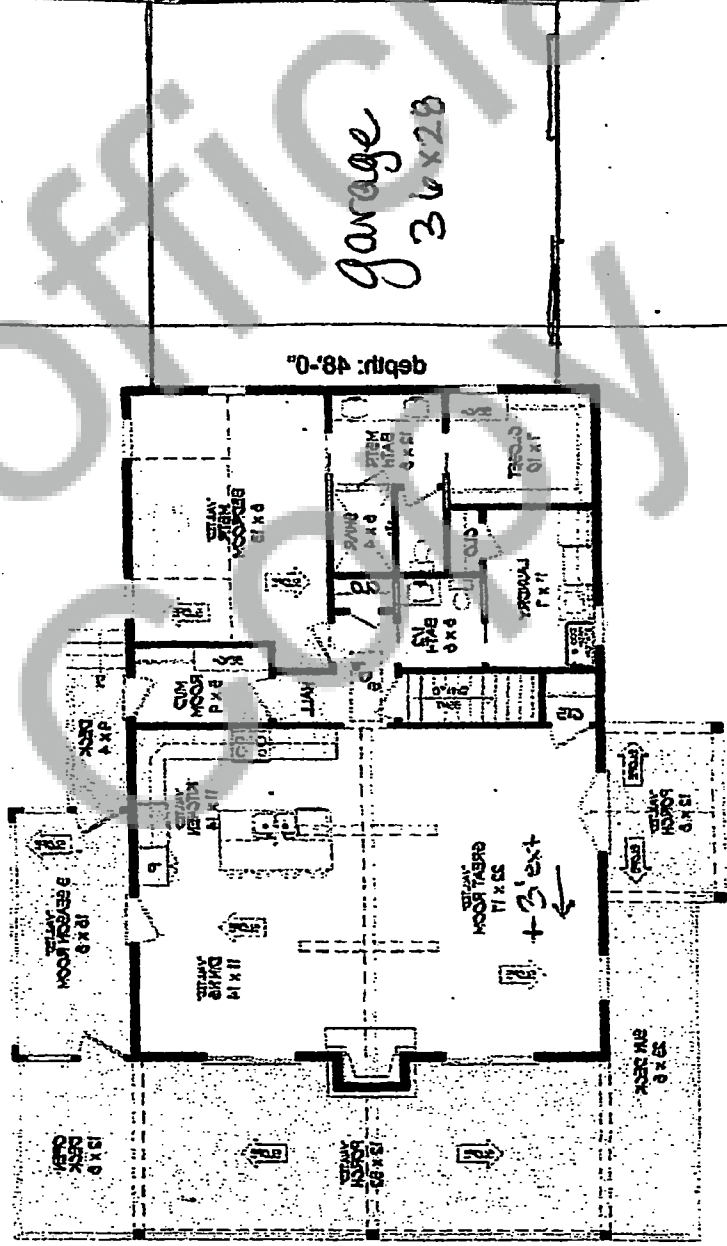
2732 Duncan Creek Road

PID #02-06-28-0-0-0400-00





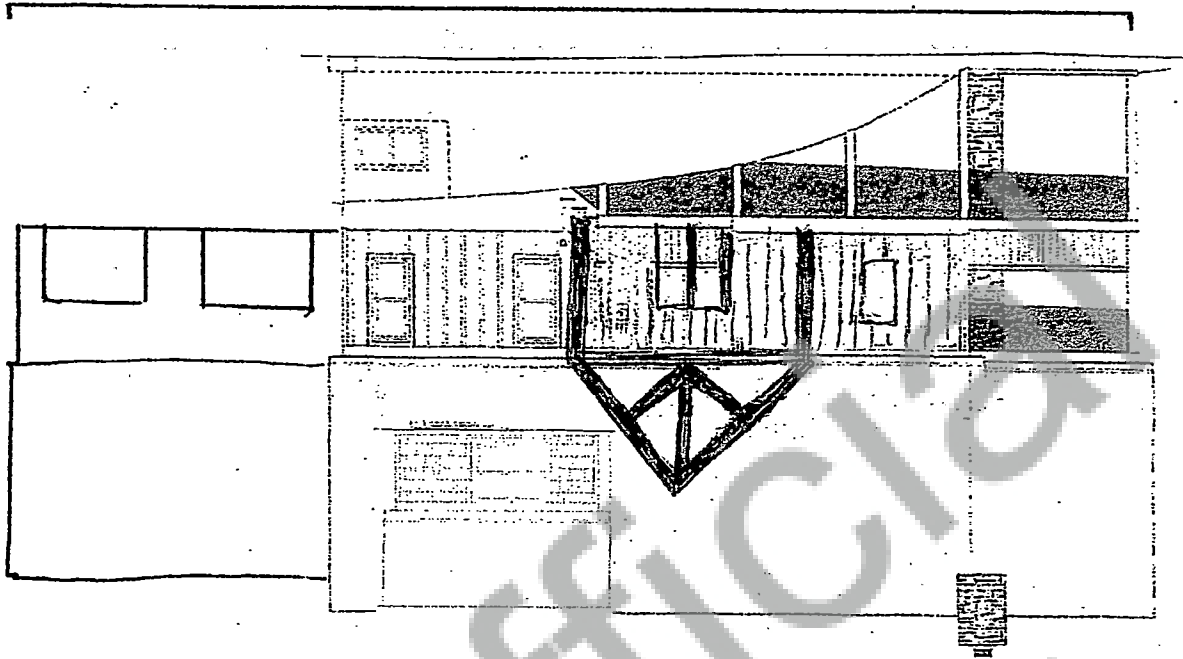
Square Footage: 1548  
Basement: 774  
Garage: 1008  
Porches: 842



MAIN LEVEL FLOOR PLAN  
width: 48'-0"

Front elevation

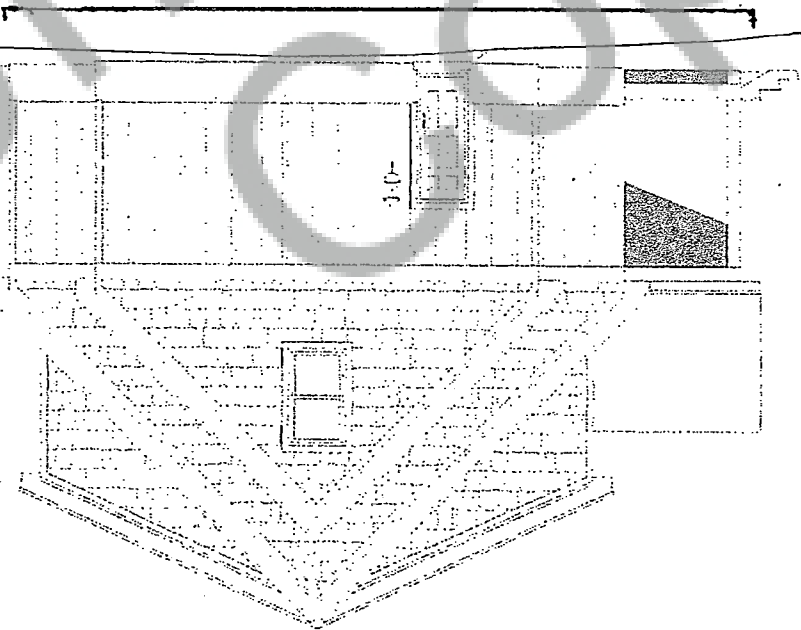
96'



27'2"

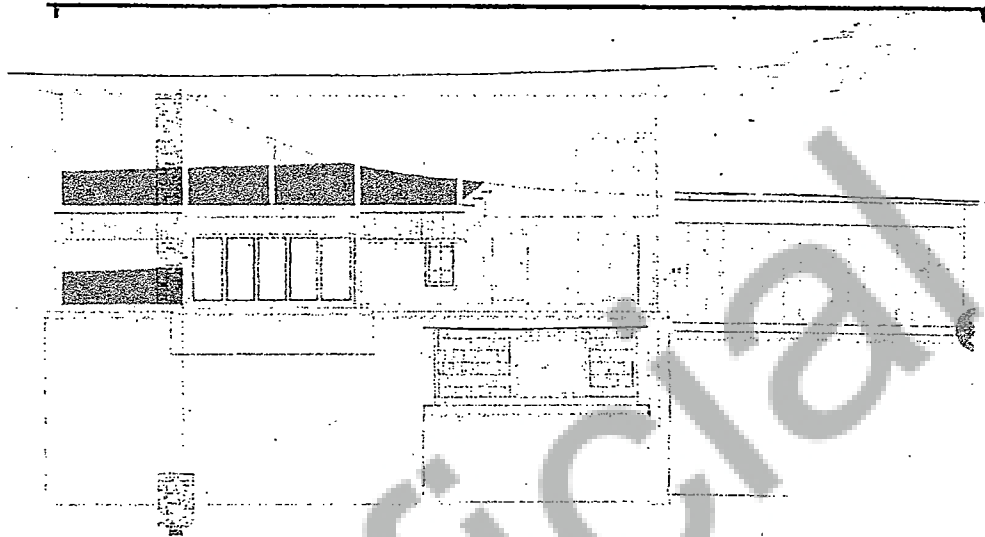
Right elevation

48'



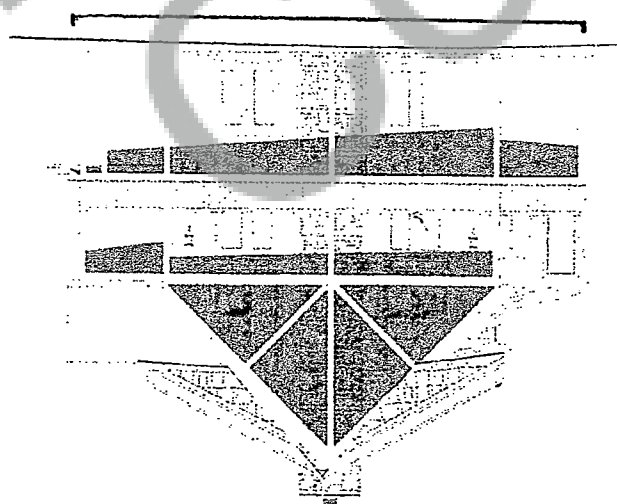
Right Elevation

96



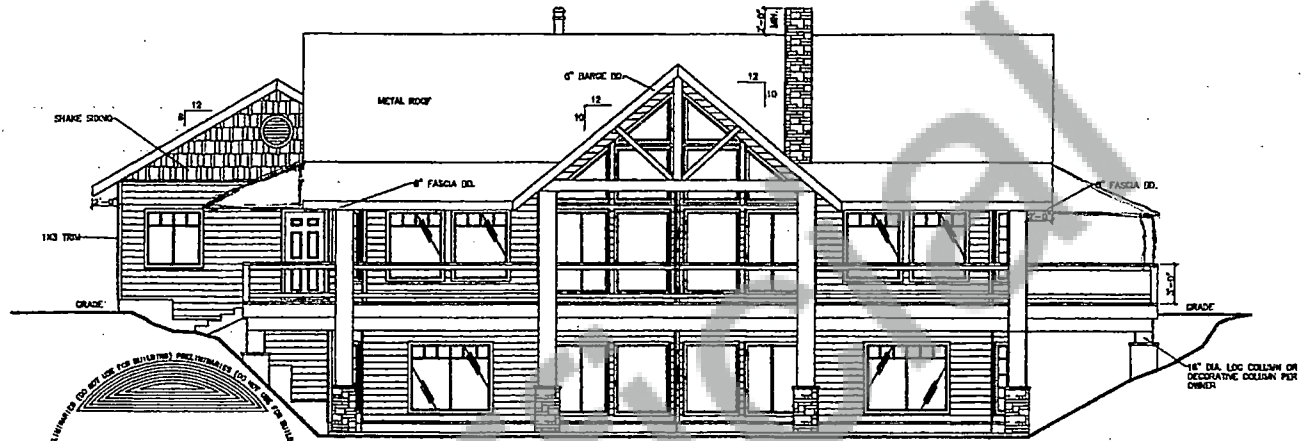
Left Elevation

48



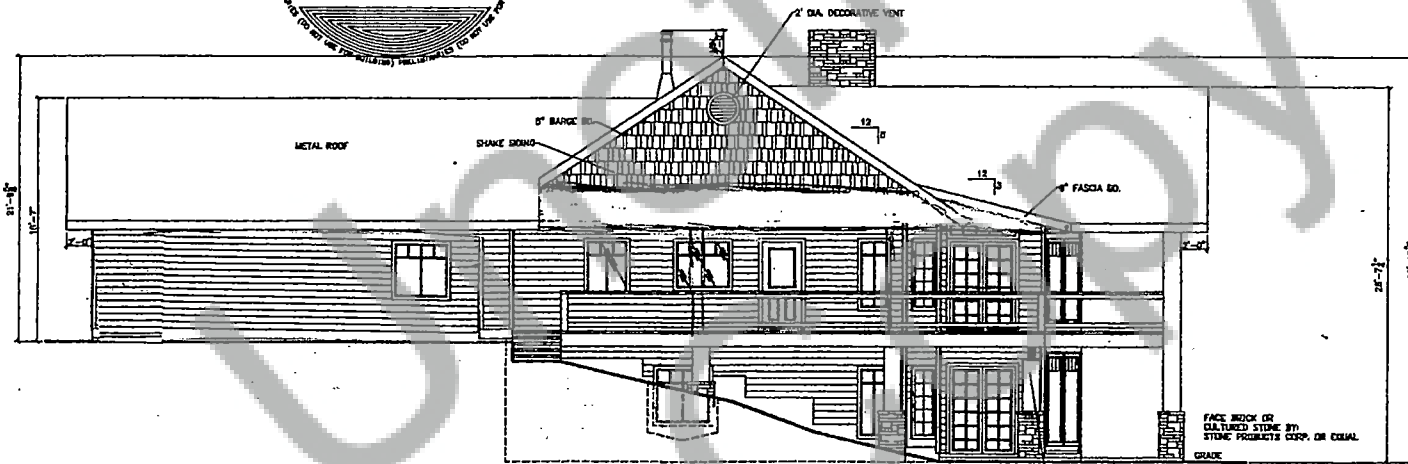
272"

**Elevations**  
NSA 22-08 (Hoffberger)



PRELIMINARIES

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

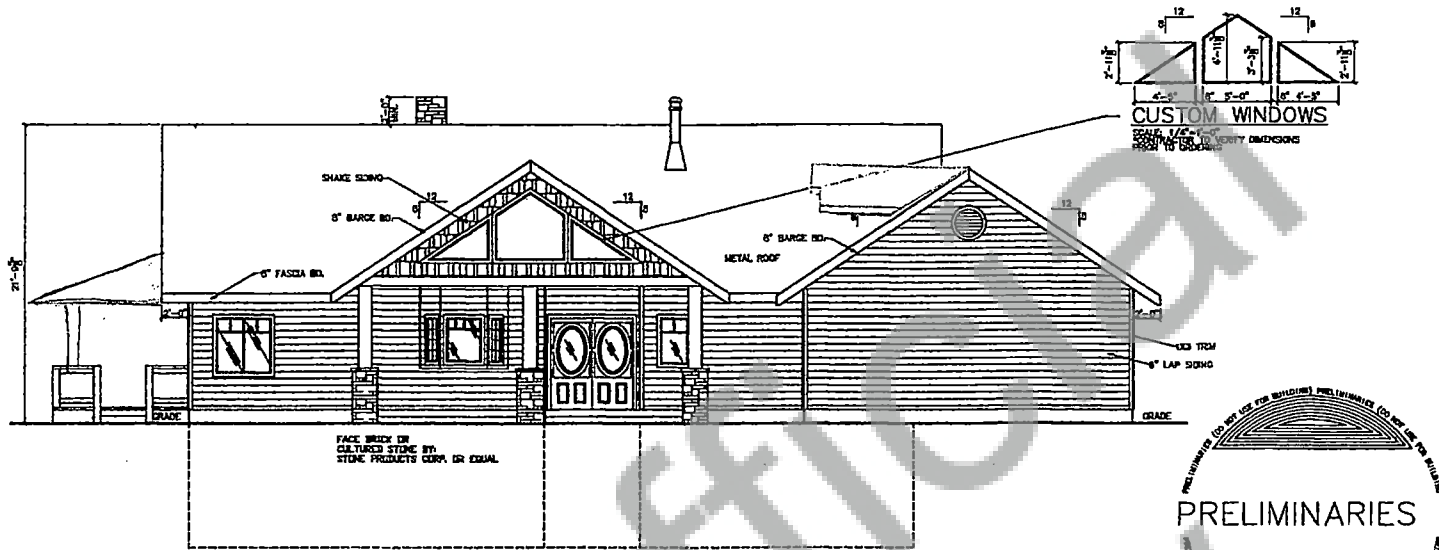


RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

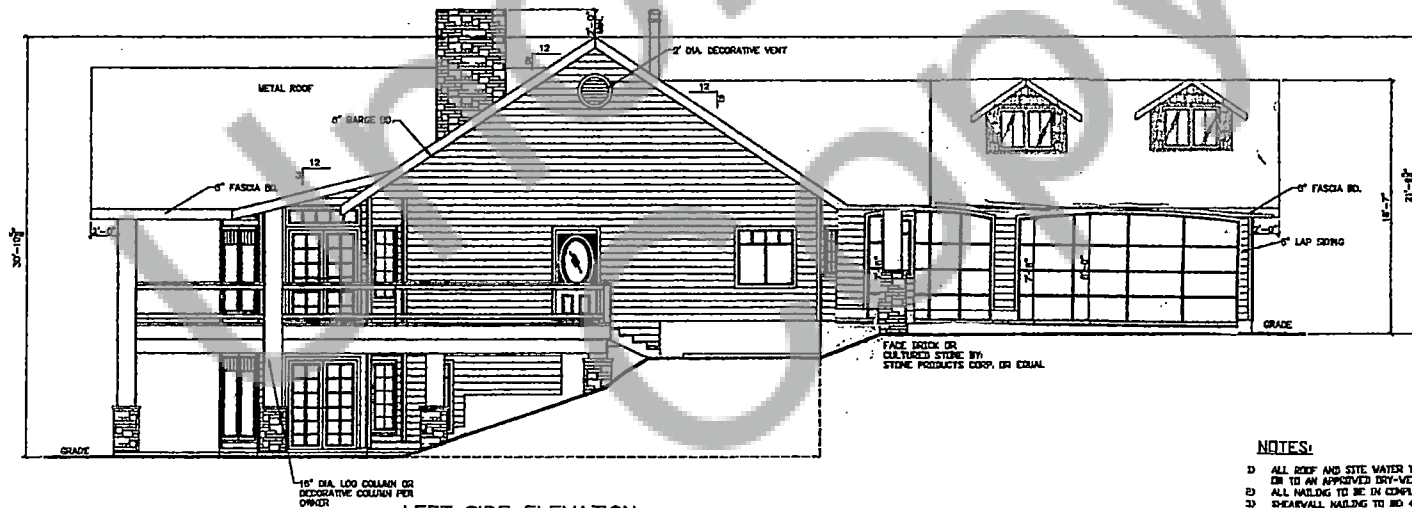
**NOTES:**

- 1) ALL ROOF AND SITE WATER TO DRAIN TO STREET OR TO AN APPROVED DRY-WELL SYSTEM
- 2) ALL MAILING TO BE IN COMPLIANCE W/ 2018 I.A.C.
- 3) SHEATHING MAILING TO BE 4"X8" ON EDGE 8"X8" IN FIELD
- 4) EXPOSED PLYWOOD AT ROOF OVERHANG TO BE CD-X OR BETTER

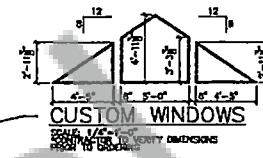
# **Elevations** NSA 22-08 (Hoffberger)



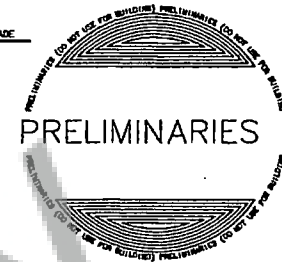
**FRONT ELEVATION**  
SCALE: 1/4\"=1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4\"=1'-0"



**CUSTOM WINDOWS**  
SEE 1/4\"=1'-0\" PLAN FOR WINDOW LOCATIONS  
DO NOT ALTER TO VERIFY DIMENSIONS  
REFER TO ELEVATIONS



## **NOTES:**

- 1) ALL ROOF AND SITE WATER TO DRAIN TO STREET OR TO AN APPROVED DRY-WELL SYSTEM
- 2) ALL MAILING TO BE IN COMPLIANCE W/ 2018 IBC
- 3) SHEARWALL MAILING TO BE 4\"/>

