

Columbia River Gorge Commission  
57 NE Wauna Avenue • PO Box 730 • White Salmon WA 98672 • 509-493-3323

FEB 9 2015

Land Use Application

Applicant(s)	Douglas Warman Warman Architecture	Property Owner(s)	Rain & Lauree Vance COLUMBIA RIVER GORGE COMM.
Mailing Address	14807 NE 82nd Ave Vancouver, Wa. 98662	Mailing Address	40 Sunset Drive Lyle, Wa. 98635
Phone H	360 - 576 - 8801	Phone H	
Work/cell	360 - 500 - 3504	Work/cell	(503) 687-7299
Email	doug@warmanarchitecture.com	Email	lauree.v8@yahoo.com
Location of property:	L2 SP 82-21 E2NE 33-3-		
Township	3 N	Range	12 E
Section & Qtr Section	33	Street Address	40 Sunset Drive Lyle, WA. 98635
Tax Lot No(s)	03123 451000 200	Count	Klickitat
Existing development and use of parcel	Residential		
Proposed use or development:	Residential		
Use of Adjacent Parcels	Residential		
Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. Signature of the property owner(s) also authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.			
Applicant(s) signature	Douglas Warman	date	12/28/13
Property owner(s) signature	Lauree Vance	date	1-8-14

## **Vance Project Description**

Rolin and Lauree Vance  
40 Sunset Drive  
Lyle, Washington 98635

### **New Covered Entry Porch, Utility/Mudroom and Barn/Storage Addition**

#### Garage to Residence Link – New Utility Mudroom - Northwest Side Elevation

Add a 225 sq. ft. Mudroom/Utility space between the existing residence and the detached garage. The addition will provide the owners an enclosed way to get directly from the garage to their residence. This connection protected from the weather will make for safer and easier accessible living in their residence as they age. It's West wall is 12' long angled to the Northwest pivoting off the Northwest corner of the residence. The wall height is 8' high and sided with gray stained vertical cedar channel siding to match the residence. The roof is gray-black composition shingles matching the existing residence. It's ridgeline is 12'-6" high which puts it lower than the existing residence and garage rooflines. The addition is an infill and does not expand the existing facade as viewed from the South.

#### Entry Porch – North Elevation

The new enclosed entry alcove is 5'4" x 6'9" with a 8' wall height. The covered porch roof extension is 8' deep on post and beam support. The roof slopes to the North from 8' high to 11' high. The enclosed area is 36 sq. ft. and roofed area is 150 sq. ft. The entry and porch roof are placed on the sloped retaining walls that frame the existing entry with landscaped berms. Exterior finishes match the residence with gray stained cedar channel siding.

#### New Storage @ North Side of Existing Barn/Storage Building

Wood sided 1344 sq. ft. addition 56' x 24' across North side of existing barn. Single slope roof with 9' eave and 4:12 pitch sloping to a height of 17' against existing 18' high North Barn wall. Siding and composition shingles will match the existing Barn/Storage building. This addition is on the North side of the barn and will cover the existing tall blank wall with a darker colored composition shingle roof sloping down toward the 9' eave height.

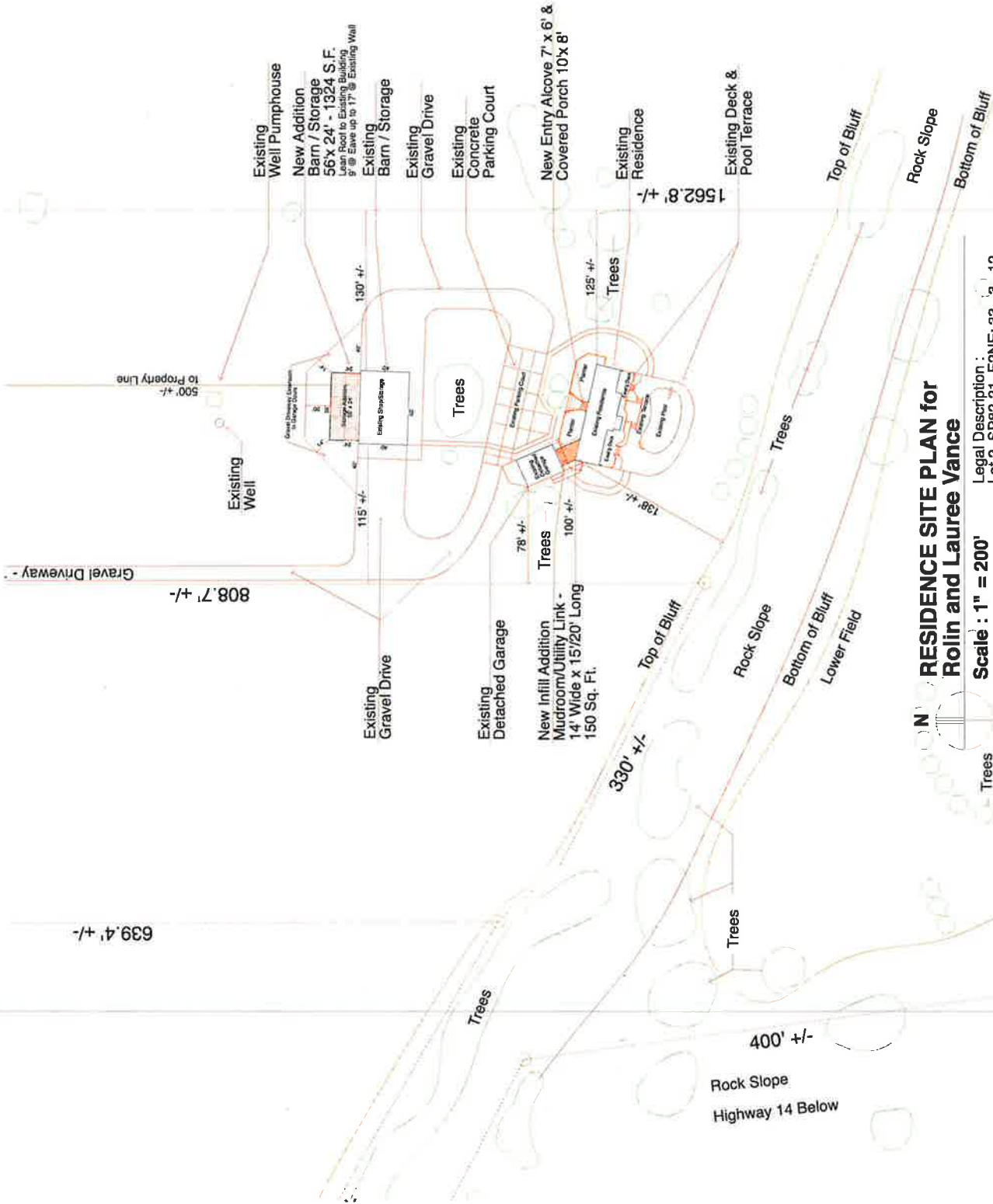
#### Visibility

Rowena Dell is across the river to the South. The Mudroom/Utility infill on the West between the existing residence and detached garage is lower in profile than the existing structures and only 12' long at an angle to the North. The new covered entry on the north side of the residence will not be visible from the South. The Storage addition on the North side of the existing Barn/Storage building is also not visible from the South. All colors of the additions match existing gray walls and gray/black roof.

See attached Site Plan and Elevations of addition areas







**RESIDENCE SITE PLAN for Rolin and Lauree Vance**

Scale : 1" = 200'  
 Legal Description : Lot 2, SP82-21, E2NE; 33 - 3 - 12  
 Address : 40 Sunset Lane  
 Parcel Number : Lyle, Washington 98635 03129351000200





SCHEME "D3"  
 VANCE REMODEL  
 MAIN FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

1/4" = 1'-0"



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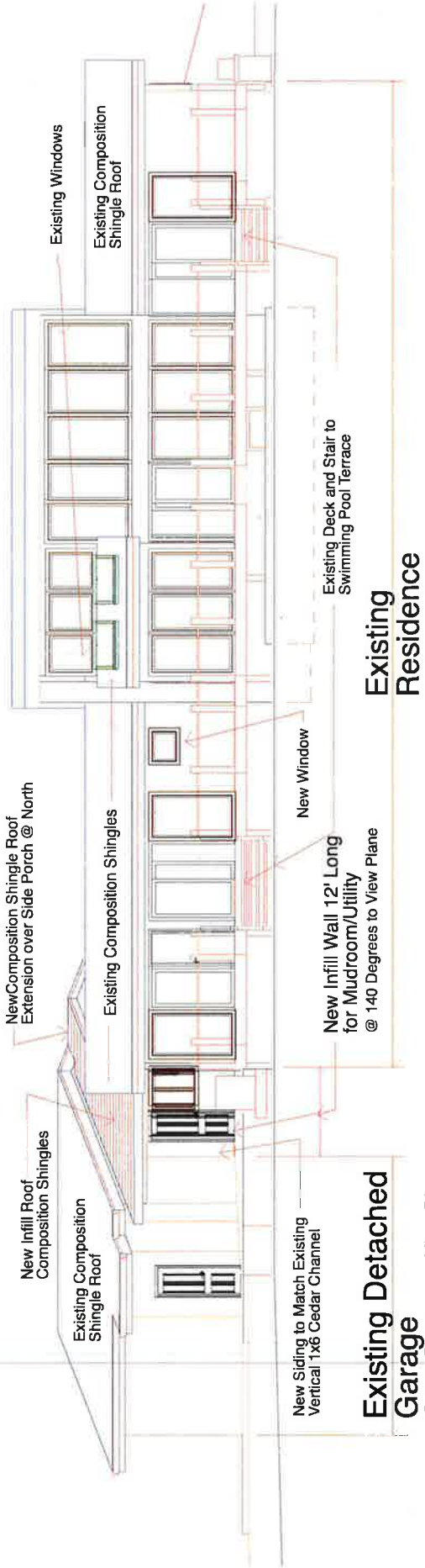
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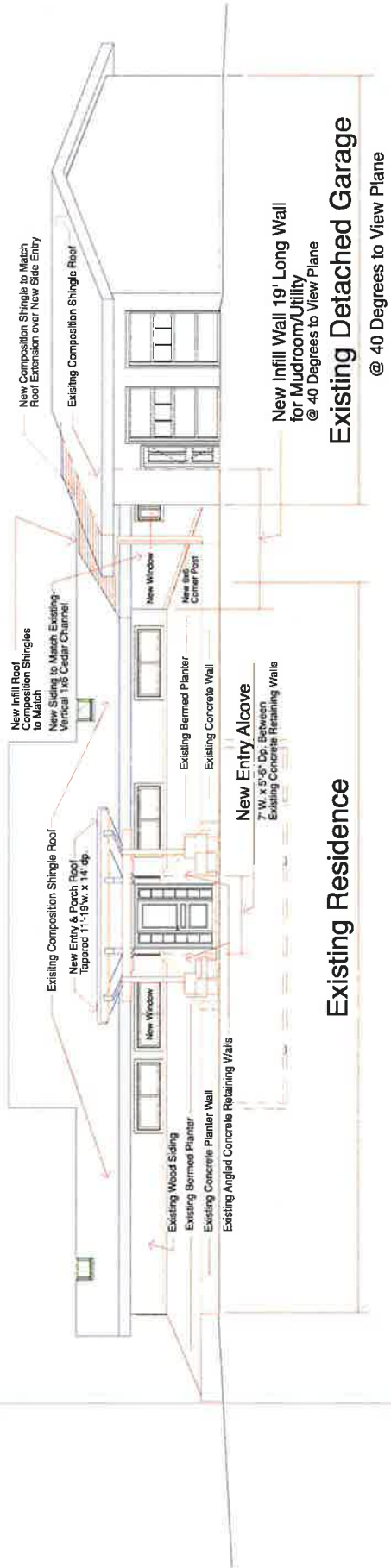
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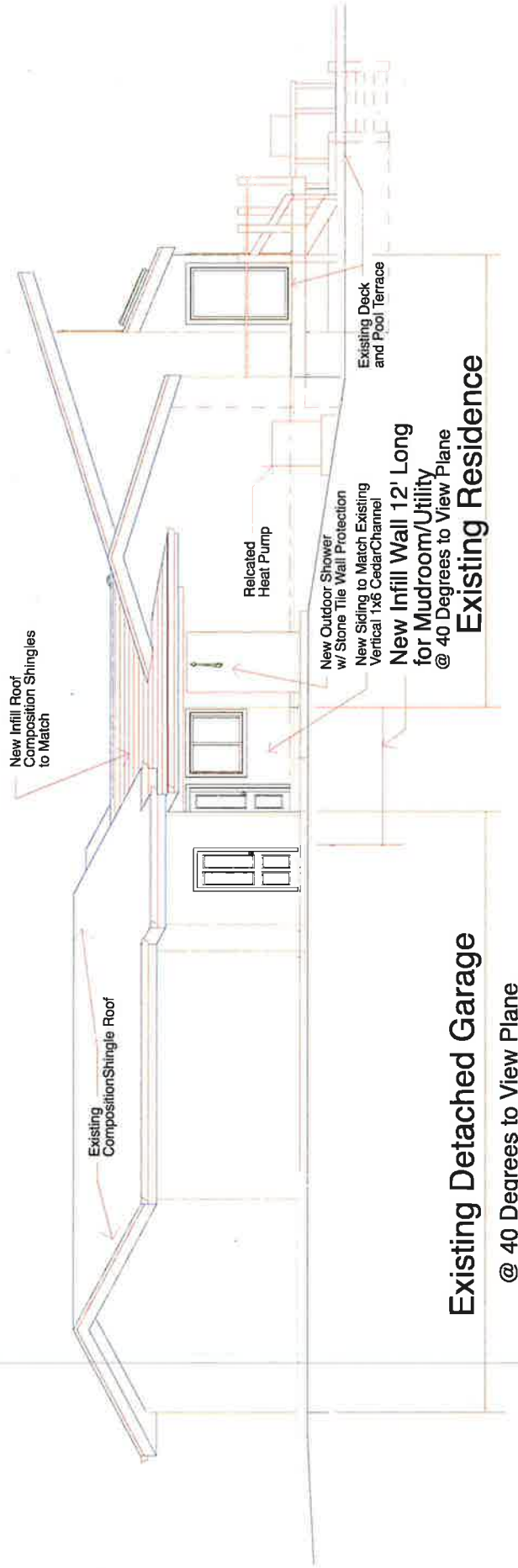
# VANCE RESIDENCE - SOUTH ELEVATION

SCALE : 1/8" = 1'-0"



# VANCE RESIDENCE - NORTH ELEVATION

SCALE : 1/8" = 1'-0"

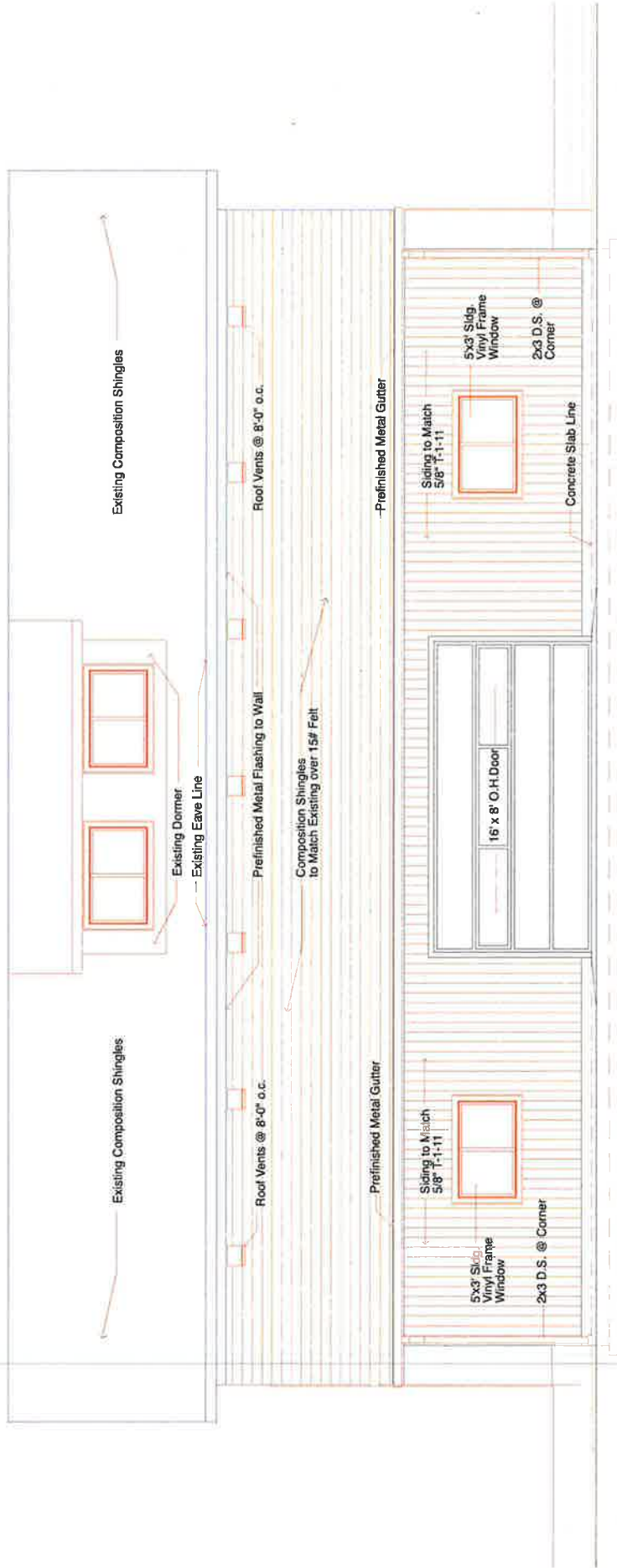


# VANCE RESIDENCE - WEST ELEVATION

SCALE : 1/8" = 1'-0"





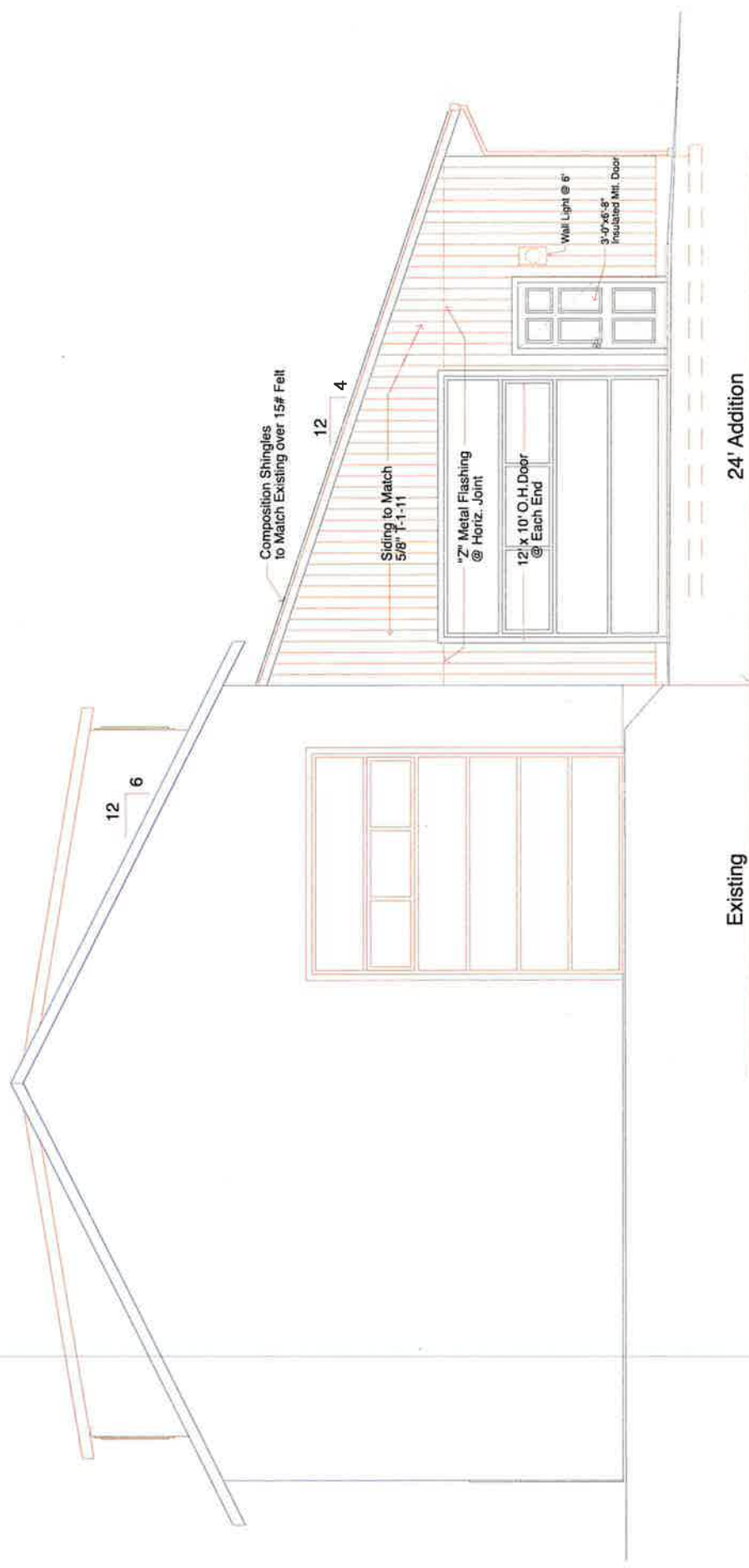


"Barn"

NORTH ELEVATION

SCALE : 1/8" = 1'-0"





Existing

24' Addition

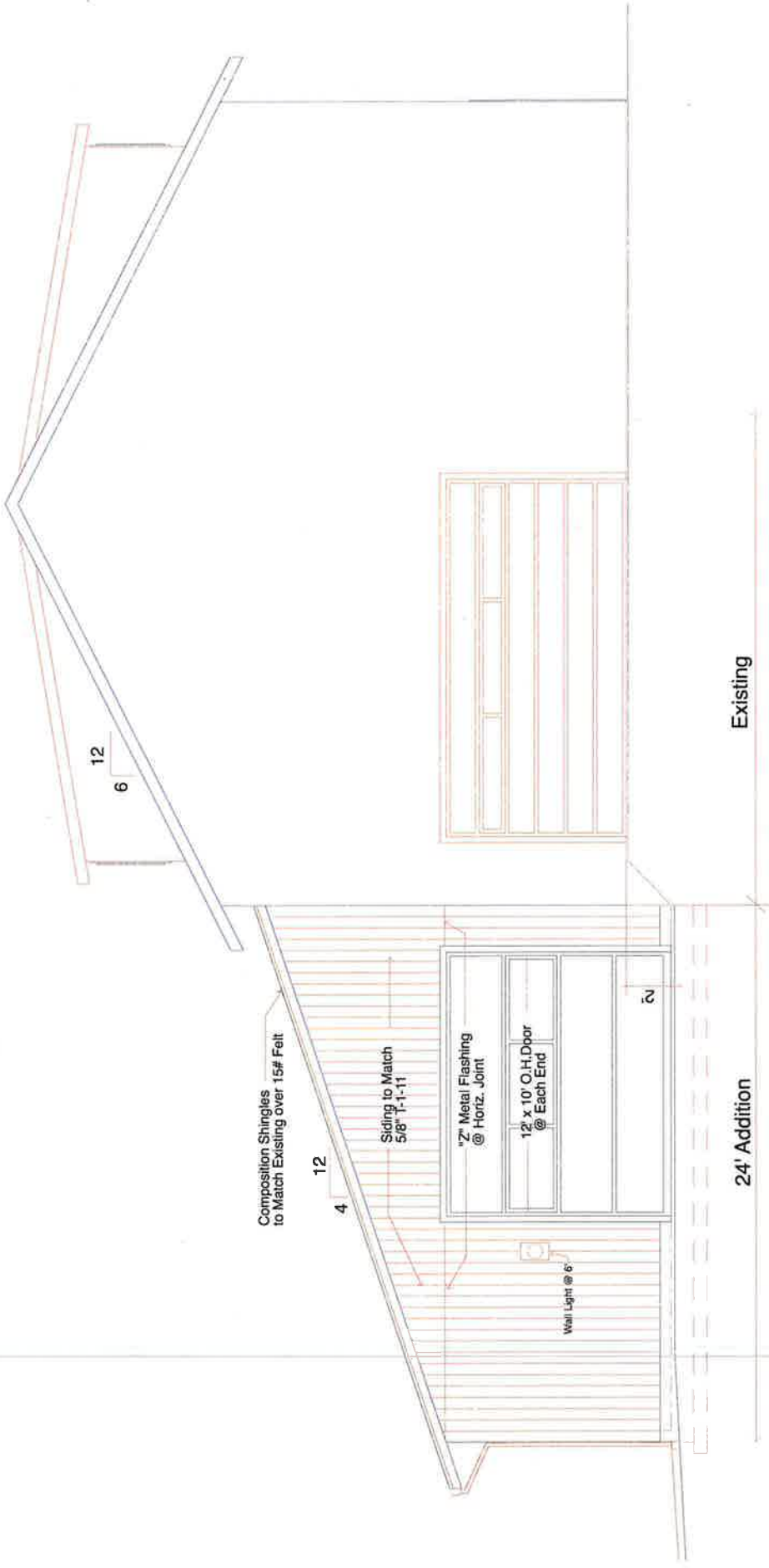
11 Barn II

**EAST ELEVATION**  
SCALE : 1/8" = 1'-0"



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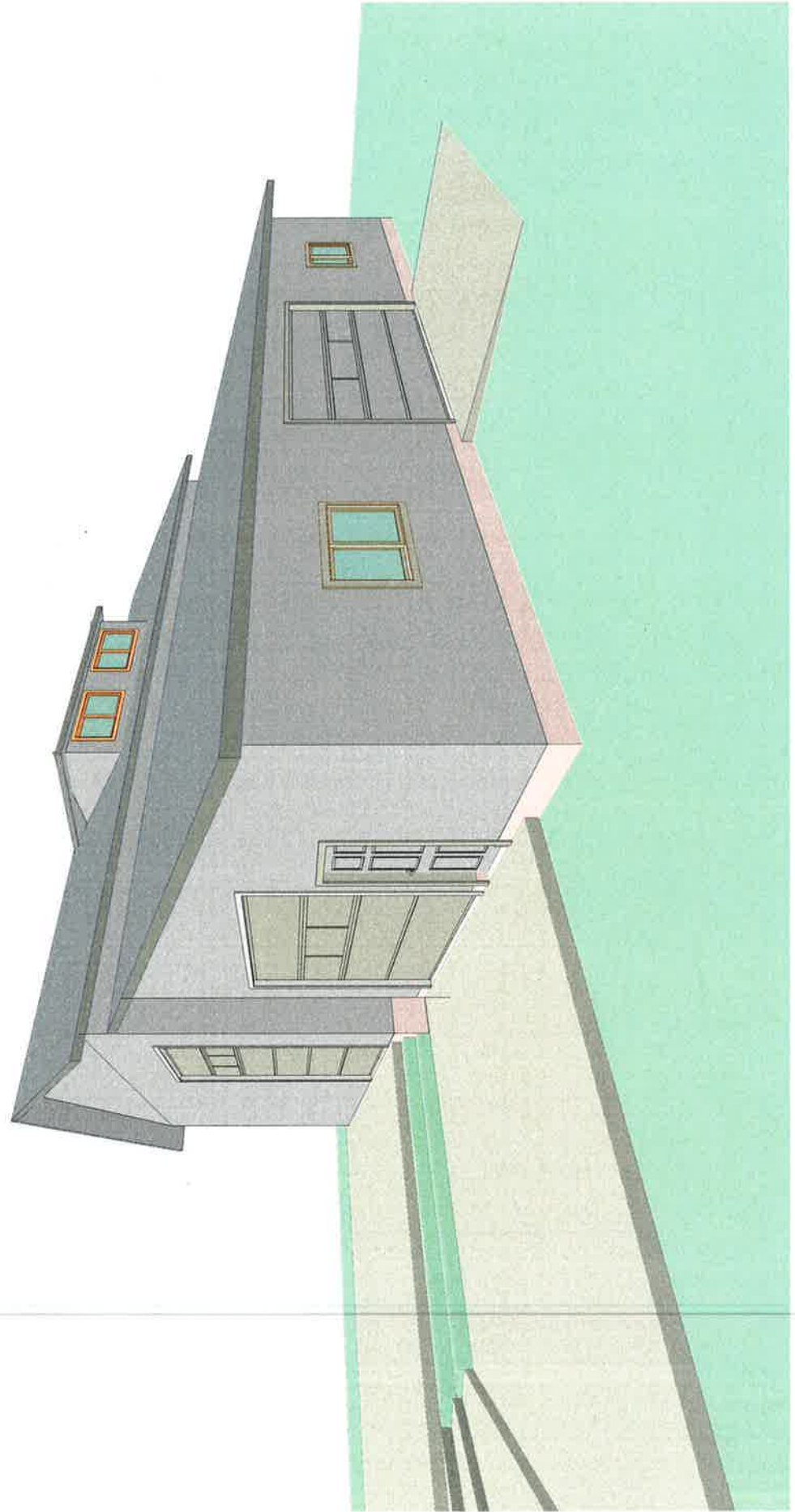
C14-0001



**WEST ELEVATION** "Barn"

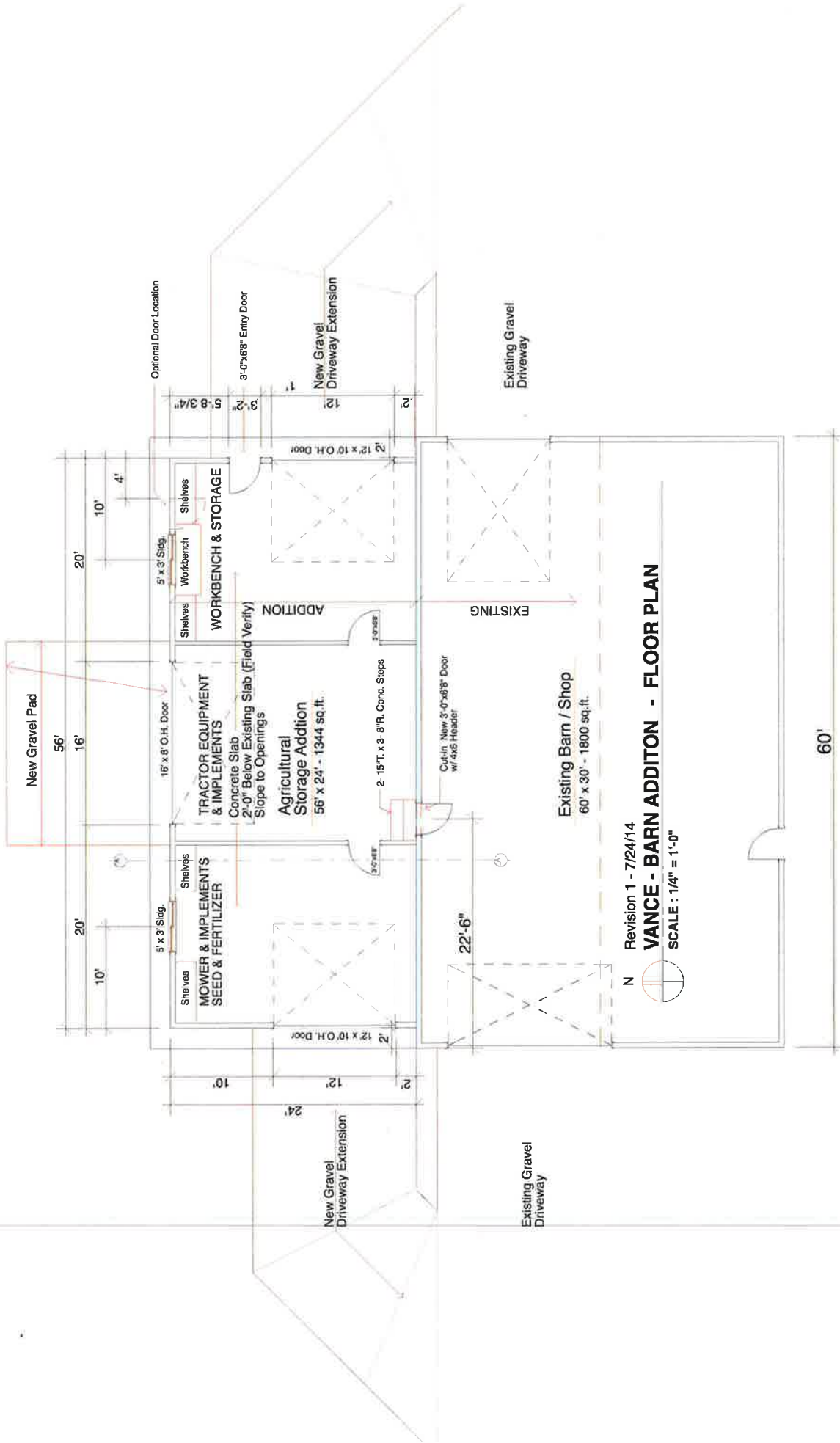
SCALE : 1/8" = 1'-0"





North East elevation "Barn"





N Revision 1 - 7/24/14

**VANCE - BARN ADDITION - FLOOR PLAN**

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