



MINUTES

BOARD OF ADJUSTMENT MEETING

City Hall – 625 Swift Boulevard – Council Chamber and Via Zoom

THURSDAY, MAY 19, 2022

6:00 PM

Call to Order:

Chairman Van Hoff called the meeting to order at 6:00 p.m.

Attendance:

Present: Chairman Van Hoff and Board members Nuzum and Raffa. Also attending were Planning Manager Stevens, City Council member Richardson, and Permit Technician Damrell.

Vice-chair Gray and Board member Bricker were excused.

Approval of Agenda:

Chairman Van Hoff requested approval of the meeting agenda.

BOARD MEMBER RAFFA MOVED AND BOARD MEMBER NUZUM SECONDED THE MOTION TO APPROVE THE AGENDA. THE MOTION PASSED UNANIMOUSLY.

Approval of Minutes:

Chairman Van Hoff requested approval of meeting minutes of the January 20, 2022 meeting.

BOARD MEMBER RAFFA MOVED AND BOARD MEMBER NUZUM SECONDED THE MOTION TO APPROVE THE MINUTES OF THE JANUARY 20, 2022 MEETING. THE MOTION PASSED UNANIMOUSLY.

Public Hearing:

Chairman Van Hoff asked the recorder to read the Public Hearing Explanation. At the conclusion, Chairman Van Hoff opened the Public Hearing at 6:05 p.m.

New Business:

APPLICANT: LEVEL UP GENERAL CONSTRUCTION, VARIANCE TO ALLOW REPLACEMENT OF A REAR ELEVATED DECK/PORCH - BA2022-101

Planning Manager Stevens introduced the item and indicated the proper noticing of the project and public hearing. Mr. Stevens also noted that no public comments were received.

Mr. Stevens presented the staff report. He stated that seven criteria need to be met to allow a variance and the Planning Department did not feel that this project met all seven criteria. Mr. Stevens stated that Staff's recommendation is to deny the variance request, however, the Board has the authority to approve the variance request if they feel the criteria can be met.

Mr. Charles Conners, owner of 617 Meadows Dr S, spoke regarding his request. He understands the Staff's decision of denial but explained that other neighbors nearby had similar decks that also encroached into the rear setbacks, which were approved by the City of Richland. He also explained that he wanted to make sure that he was doing the process properly. He doesn't want to ask for special consideration.

A brief discussion ensued with the Board members asking Mr. Conners questions regarding his property.

AT 6:29 P.M., MEMBER RAFFA MOVED AND MEMBER NUZUM SECONDED THE MOTION TO CONCUR WITH THE STAFF SUGGESTION AND DENY THE VARIANCE REQUEST.

Member Nuzum pointed out that there is a typographical error in the Staff report showing the address as 614 Meadows Dr S, instead of 617 Meadows Dr S. Chairman Van Hoff stated that the error will be corrected.

Board members asked Mr. Stevens additional questions for clarification.

AT 6:35 P.M., THE MOTION PASSED UNANIMOUSLY TO DENY THE VARIANCE.

APPLICANT: KELLEN AND MINDY STROMBERG, VARIANCE TO ALLOW CONSTRUCTION OF GARAGE ADDITION – BA2022-102

Planning Manager Stevens introduced the item and presented the staff report. He stated that, just like the previous application, seven criteria need to be met to allow a variance and the Planning Department did not feel that this project met all seven criteria. He said that these criteria are difficult to meet for any variance request and therefore, Staff recommends denying the variance request. He also stated that the Board has the authority to approve the request if it is their desire.

Chairman Van Hoff opened the public comment at 6:48 p.m.

Mr. Kellen Stromberg and Ms. Mindy Stromberg, owners of the property at 201 Center Blvd.,

spoke about their request for the variance. Their hope is to be able to park their vehicles and boat inside the garage to keep them safe. They indicated that they have discussed their situation with some neighbors. One neighbor sent in a public comment suggesting a denial of their request. Mr. Stromberg said that the neighbor was confused by the measurement of the request. Mr. Stromberg also stated that the next-door neighbor did not have a problem with their request.

A brief discussion ensued with the Board members asking the Strombergs questions about their property and request.

AT 6:54 P.M., MEMBER RAFFA MOVED AND MEMBER NUZUM SECONDED THE MOTION TO CONCUR WITH THE STAFF SUGGESTION AND DENY THE VARIANCE REQUEST.

Board members asked the applicants and Mr. Stevens additional questions for clarification.

AT 6:59 P.M., THE MOTION PASSED UNANIMOUSLY TO DENY THE VARIANCE.

COMMUNICATIONS:

Mr. Stevens thanked all of the applicants and explained that criteria are sometimes very difficult to meet for variance requests. He also stated that the Planning Department is actively recruiting for a Planner and Senior Planner.

Mr. Raffa thanked Mr. Stevens and staff for putting these presentations together. He stated that philosophically, he would like to grant variances, but the Board needs to abide by the Code.

Chairman Van Hoff asked if there were any items for the June meeting. Mr. Stevens confirmed that there are not. Chairman Van Hoff asked about getting notifications about if there will be meetings each month. Mr. Stevens advised that the previous contact has changed roles within the City and the new contact within the City will advise them.

ADJOURNMENT:

Chairman Van Hoff adjourned the meeting at 7:07 p.m.

PREPARED BY:

Kevin Damrell, Permit Technician

REVIEWED BY:

Mike Stevens
Mike Stevens, Planning Manager

APPROVED BY:

Carl Van Hoff
Carl Van Hoff, Chairman