



Agenda
Board of Adjustment Meeting
Thursday, August 21, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

1. July 17, 2025 Board of Adjustment Meeting Minutes

Public Hearing Explanation:

New Business - Public Hearing:

2. 323 Seaside Court - Major Variance (PLN-T2-2025-00016)
- Ryan Nelson, Planner

Communications:

Adjournment

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



BOARD OF ADJUSTMENT AGENDA ITEM COVERSHEET

Meeting Date: 8/21/2025

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject

July 17, 2025 Board of Adjustment Meeting Minutes

Department

Development Services

Recommended Motion

Move to approve the Meeting Minutes for July 17, 2025 Board of Adjustment meeting.

Summary

Meeting minutes for the July 17, 2025 Board of Adjustment Meeting are attached for review and consideration.

Attachments

I. 2025.07.17 Board of Adjustment Meeting Minutes

Fiscal Impact Summary None.



**MINUTES
BOARD OF ADJUSTMENT REGULAR MEETING
THURSDAY, JULY 17, 2025
Richland City Hall – Council Chamber
625 Swift Boulevard**

Board of Adjustment Regular Meeting – 6:00 p.m.

Chair Raffa called the Board of Adjustment meeting to order at 6:00 p.m.

Welcome and Roll Call:

Attendance: Chair Raffa	Present
Vice-Chair Van Hoff	Present
Board Member Booker	Present
Board Member Bricker	Present
Board Member McKinley	Present

Also present were Development Services Director Rizzitiello, Planner Nelson and Administrative Assistant II Kirkpatrick.

Approval of Agenda:

BOARD MEMBER MCKINLEY MOVED AND BOARD MEMBER BRICKER SECONDED THE MOTION TO APPROVE THE AGENDA. MOTION PASSED 5-0.

Approval of Minutes:

Chair Raffa presented the meeting minutes of the April 17, 2025 meeting.

BOARD MEMBER BRICKER MOVED AND BOARD MEMBER BOOKER SECONDED THE MOTION TO APPROVE THE MINUTES OF THE APRIL 17, 2025 AS PRESENTED WITH ONE EDIT OF A WORD CHANGE FROM VISIBILITY NOT VISITATIONS. MOTION PASSED 5-0.

Public Hearing:

Administrative Assistant II Kirkpatrick read the Public Hearing Explanation.

New Business

615 Cherrywood Loop – Major Variance (PLN-T2-2025-00013)

Planner Nelson went over the staff report and the staff's recommendation referring to the site plan and zoning maps. The request involved a major variance to RMC Chapter 23.22.040,

including reduced setback distance from the rear property line, exceeding height and single-story restrictions, deviation from compatible style and color requirements, and exceeding the 800 square foot size limitation. The applicable standards for accessory apartments are outlined in RMC Chapter 23.42.020. Staff recommended that the Board of Adjustment deny the variance request to convert an existing shop into an accessory apartment.

With no questions currently for staff, Chair Raffa opened the public Hearing at 6:06 p.m.

The applicant and applicants' father, Brian Dickson, addressed the Board and presented written comments, which are included at the end of the minutes.

Spencer Dickson, owner of 615 Cherrywood Loop, and applicant, addressed the board on comments that were received regarding traffic and parking.

No other public testimony was given.

Chair Raffa closed public hearing at 6:15 p.m.

Board members asked clarifying questions from staff and applicants regarding the application and proposal.

VICE-CHAIR VAN HOFF MOVED, AND BOARD MEMBER BOOKER SECONDED THE MOTION TO APPROVE THE APPLICATIONS. THOSE IN FAVOR: VICE-CHAIR VAN HOFF. THOSE OPPOSED: CHAIR RAFFA, BOARD MEMBER MCKINLEY, BRICKER, AND BOOKER. MOTION FAILED 1-4.

Board Member Bricker requested why the recommendation of the approval against the staff report.

Vice-Chair Van Hoff stated how he came to the decision, even being undecided on coming into the meeting, but with discussions had come to his ultimate decision to move for approval.

Board Member McKinley spoke on history with past Accessory Dwelling Unit approvals in another jurisdiction that was met with anger and opposition and would often get abused.

92 Hodges Court – Major Variance (PLN-T2-2025-00014)

Planner Nelson went over the staff report and the staff's recommendation referring to the site plan and zoning maps. The request seeks relief from the minimum ten-foot side yard setback required in the R-1-10 zoning district, as outlined in RMC 23.18.040. Staff recommended that the Board of Adjustment deny the variance request to convert an existing carport into a garage and construct an addition consisting of a living room, bedroom, and bathroom with a proposed six-foot side yard setback

With no questions currently for staff, Chair Raffa opened the public Hearing at 6:44 p.m.

The applicant Daniel Rhoten thanked staff for the energy that went into this application. He went over code description, spoke of neighbor's approval of the addition.

Andrea Rhoten spoke in support of the variance request, stating that the carport is in need of a new roof and that the proposed update is intended to accommodate their family's future needs. She explained that, as parents of seven children and frequent hosts of family during the holidays, the additional space would be beneficial. She also noted that the addition could be used to support aging parents in the future.

No other public testimony was given.

Chair Raffa closed public hearing at 6:48 p.m.

Member Booker asked about a square that is on the aerial, but not on the site plan. The applicant confirmed that it is a slab that is in disrepair and will be removed with addition.

Vice-Chair Van Hoff inquired about the current nonconformance that was stated in the staff report. Planner Nelson confirmed that it would happen if the addition was approved.

VICE-CHAIR VAN HOFF MOVED AND BOARD MEMBER MCKINLEY SECONDED THE MOTION TO CONCUR WITH THE FINDINGS AND CONCLUSIONS SET FORTH IN THE STAFF REPORT AND DENIES THE VARIANCE TO RMC 23.18.040. HOWEVER, THE BOARD OF ADJUSTMENT APPROVES THE VARIANCE TO THE SETBACK REQUIREMENTS FOR THE CARPORT AND APPROVES THE CONVERSION OF THE CARPORT TO AN ENCLOSED GARAGE, WHICH CAN OCCUPY THE SAME FOOTPRINT AS THE CARPORT, AND MEET ANY SET BACK REQUIREMENTS FOR THE FRONT OF THE PROPERTY. MOTION PASSED 5-0.

COMMUNICATIONS:

Chair Raffa reminded members to reserve the 3rd Thursday of each month for future meetings.

Planner Nelson stated that there will be another variance for next month's August agenda.

ADJOURNMENT:

Chair Raffa adjourned the meeting at 6:58 pm.

PREPARED BY:

Carly Kirkpatrick, Administrative Assistant II

APPROVED BY:

Justin Raffa, Chair



BOARD OF ADJUSTMENT AGENDA ITEM COVERSHEET

Meeting Date: 8/21/2025

Agenda Category: New Business - Public Hearing

Prepared By: Ryan Nelson, Planner

Subject

323 Seaside Court - Major Variance (PLN-T2-2025-00016)

Department

Development Services

Recommended Motion

Staff recommends that the Board of Adjustment concur with the Findings and Conclusions set forth in the staff report and APPROVE the variance to RMC 23.18.040, authorizing the construction of the requested 5' x 14' ADA bathroom addition.

Summary

The applicant is requesting a variance to construct a 5-foot by 14-foot handicap bathroom to the rear of the existing home. The addition would encroach into the minimum twenty-five (25) foot rear yard setback for the R-1-10 zoning district, as stated in the Richland Municipal Code (RMC) Chapter 23.18.040 by approximately five (5) feet resulting in a proposed rear yard setback of twenty (20) feet.

Attachments

I. PLN-T2-2025-00016 - 323 Seaside Ct - Full Staff Report

Fiscal Impact Summary None.



BOARD OF ADJUSTMENT
STAFF REPORT

File Number: PLN-T2-2025-00016
Prepared By: Ryan Nelson, Planner

Meeting Date: August 21, 2025

General Information

Applicant: KT's Construction Services LLC

Property

Owner: Michael Ferry

Location: 323 Seaside Court, Richland, WA 99354

Parcel #: 126084060001035

Request: Major Variance to RMC Chapter 23.18.040 – To allow for the construction of a full handicap bathroom addition to the existing home.

Zoning: R-1-10 (Single-Family Residential – 10,000)

Legal

Description: Clipper Ridge No. 2: Block 1 Lot 35

Adjacent	<i>North:</i>	One-Family Detached Dwellings
Uses:	<i>East:</i>	One-Family Detached Dwellings
	<i>South:</i>	One-Family Detached Dwellings
	<i>West:</i>	One-Family Detached Dwellings

Reason for Request

The applicant is requesting a variance to construct a 5-foot by 14-foot handicap bathroom to the rear of the existing home. The addition would encroach into the minimum twenty-five (25) foot rear yard setback for the R-1-10 zoning district, as stated in the Richland Municipal Code (RMC) Chapter 23.18.040 by approximately five (5) feet resulting in a proposed rear yard setback of twenty (20) feet.

Applicable Richland Municipal Code Review

RMC Chapter 23.18 – Residential Zoning Districts

23.18.040 – Site requirements for residential use districts

Standard	R-1-10
Minimum Front Yard Setback ³	20 feet
Minimum Side Yard Setback	10 feet
Minimum Alley/Private Access Easement Setback	6 feet
Minimum Rear Yard Setback	25 feet
Maximum Lot Coverage ⁸	40%
Maximum Building Height – Main Building	30 feet

3. Front yard setbacks are required from all street rights-of-way adjoining a lot

8. Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.

Site Description

The site, 323 Seaside Court, is located north of Spengler Street, east of George Washington Way, and west of Davison Ave. According to the City’s internal GIS, the site is approximately 5,600 square feet in size, which consists of a one-family detached dwelling. The parcel is relatively flat and is generally rectangular shaped with the northern property line being askew due to the narrowing and widening of Seaside Court. Parcels within the immediate vicinity are similarly sized and contain one-family detached dwellings.

Staff Analysis

The submitted site plan shows the exact location of the proposed bathroom addition, which will be approximately twenty (20) feet from the rear property line. The minimum rear yard setback for attached home additions within the R-1-10 zoning district is twenty-five (25) feet and the addition will encroach five (5) feet into the described minimum setback.

Any encroachment into the minimum setback, which is more than ten (10) percent, requires an application for a Major Variance.

Public Notice

Application Date: May 22, 2025
Notice of Application & Hearing Mailed: July 28, 2025
Notice of Application & Hearing Posted: July 28, 2025
Public Hearing Date: August 21, 2025

A combined Notice of Application & Hearing was provided through posting of the property, mailing of notice to property owners within 100 feet of the site, publication in the *Tri-City Herald* and posting on the City’s website.

Agency & Public Comments

To date, staff has not received any comments of concern regarding the proposed project from the public or any agencies. Agency comments can be found in Exhibit 4.

Staff Findings

The following are Staff's findings relative to the requirement for the granting of a variance as set forth in RMC Sections 23.70.110 – Applications and RMC 23.70.140 – Findings.

1. ***That special conditions and circumstances exist which are peculiar to the subject property and not applicable to other lands, structures, or buildings in the same zoning district.***

Applicant Response: The only area to put the bathroom addition is behind the house in order to make a reasonable transition from the existing master bedroom/bathroom addition and to keep handicap accessibility. We would need to build within 20ft of the rear property line. I have spoken with the neighbors beside us and they are supportive of this plan. There are no neighbors behind the property.

Staff Analysis: There are special conditions or circumstances which are peculiar to this property, as the lot size is below the minimum for the R-1-10 zoning district. The minimum lot size for the R-1-10 zoning district has an 8,000 square feet minimum for a one-family detached dwelling and according to the City's internal GIS, the existing lot size is approximately 5,588 square feet, which is well below the current minimum of 8,000 square feet, as described in RMC Chapter 23.18.040.

2. ***That literal interpretation of this title would deprive the applicant of rights commonly enjoyed by other properties in the district.***

Applicant Response: The variance is needed to provide a bathroom/master bedroom addition/ remodel on the ground floor.

Staff Analysis: The literal interpretation of this title (Title 23) would deprive the applicant of rights commonly enjoyed by others within the same zoning district, as there is insufficient room in the front and the side yards of the property to construct the proposed request.

3. ***That the special conditions and circumstances do not result from actions of the applicant.***

Applicant Response: No, the special conditions are not caused by the homeowner as they have the medical condition ALS, which requires him to have a complete ADA bathroom.

Staff Analysis: According to City of Richland records, the existing home was built in 1976 and is part of the Clipper Ridge subdivision. Since the existing home was built, there has only been one permit issued for this address and it was for the installation of a six (6) foot block wall in the rear yard. No other remodels and/or additions have been made or permitted for this location since the house was originally constructed.

4. ***That granting the variance will not confer a special privilege to the applicant that is denied others in the same use district.***

Applicant Response: This variance will only provide the ability for the homeowner to live in his home as his ALS disease progresses and he becomes paralyzed. He will require a body lift and wheelchair.

Staff Analysis: Granting the variance will not confer a special privilege to the applicant as the proposed addition cannot be built in any other location on this property.

Conclusion

Staff supports the proposed bathroom addition as the application meets all the requirements for a Major Variance request.

Suggested Conclusions of Law

1. The Board of Adjustment has jurisdiction to hold a public hearing and issue a decision for the proposed Zoning Variance.
2. The proposed variance for a bathroom addition is consistent with the goals and policies of the City's Comprehensive Plan.
3. The Board of Adjustment is able to grant the proposed variance request for the addition as the requested variance is the minimum necessary to make reasonable use of the property and is consistent with the general purpose and intent of the Code.
4. Literal interpretation of the ordinance would deny the applicant of rights commonly enjoyed by other properties in the district.

Suggested Finding of Fact

1. The contractor, KT's Construction Services LLC, on behalf of the property owner, Micheal Ferry, has applied for a Major Variance, to allow for a reduced rear yard setback, within the R-1-10 zoning district, from the stated twenty-five (25) feet down to twenty (20) feet.
2. The subject property is located at 323 Seaside Court.
3. The subject site is bordered by other residential uses.
4. The subject site is approximately 5,600 square feet in size.
5. The lot is generally shaped as a rectangle, with the northern portion of the lot being slightly askew due to Seaside Court being wider towards the east and narrower to the west (closest to Schooner Drive).

6. The subject site currently has an existing one-family detached dwelling and a block wall at the southern end of the property.
7. Richland Municipal Code Chapter 23.18.040 imposes a twenty-five (25) foot minimum rear yard setback for primary structures within the R-1-10 zoning district.
8. Pursuant to RMC 23.70.060 the Board of Adjustment is the authorized review body for Major Variance review proceedings.
9. The site is designated as Low-Density Residential by the City's Comprehensive Plan.
10. The site is not located within the jurisdiction of the City's Shoreline Master Program, nor does it contain any critical areas regulated by RMC 22.10.
11. All public notification requirements have been met.
12. No comments of concern from public agencies were received during the comment period.
13. No comments from the public were received during the comment period.
14. Requirements for granting variances are set forth in Richland Municipal Code (RMC) Sections 23.70.110 – Applications and 23.70.140 – Findings.
15. The requested variance is the minimum necessary to continue reasonable use of the property.
16. Literal interpretation of the ordinance does deny the applicant rights commonly enjoyed by other properties in the district.

Recommended Motion

Staff recommends that the Board of Adjustment concur with the Findings and Conclusions set forth in the staff report and **APPROVE** the variance to RMC 23.18.040, authorizing the construction of the requested 5' x 14' ADA bathroom addition.

Exhibit List

1. Application Materials
2. Vicinity and Related Maps
3. Public Notice & Affidavits
4. Agency Comments



City of Richland
 625 Swift Blvd
 Richland WA 99352
 (509) 942-7794

Exhibit 1

Plan Snapshot Report

Plan Type: Type 2	Plan #: PLN-T2-2025-00016	App Date: 05/22/2025
Work Class: T2 - Major Variance	District: City of Richland	Exp Date: 09/19/2025
Status: In Review		Completed: NOT COMPLETED

Description: Variance is for a 5ftx14ft addition to the rear of the home. This will allow for a full handicap bathroom remodel/addition which will enable the homeowner with ALS to remain in his home with his family. At this point the rear set back of 25ft does not allow for the 5ft addition. We are requesting this 5ftx14ft be allowed to be added to the back of the home.	Approval Expire Date:
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Parcel: 126084060001035	Main	Address: 323 Seaside Ct	Main	Zone:
		Richland, WA 99354		

Applicant KT's Construction Services LLC 31904 Hummingbird PR NE N Teresa LN Benton City, WA 99320 Business: (509) 539-2011 Mobile: (509) 554-3107	Property Owner Michael Ferry 323 Seaside CT Richland, WA 99354
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Plan Custom Fields

What unusual conditions exist on your property.	The only area to put the bathroom addition is behind the house in order to make a reasonable transition from the existing master bedroom/bathroom addition and to keep handicap accessibility. We would need to build within 20ft of the rear property line. I have spoken with the neighbors beside us and they are supportive of this plan. There are no neighbors behind the property.	Were these conditions caused directly by you.	No, the special conditions are caused by the homeowner having the medical condition ALS, which requires him to have a complete ADA bathroom.	How does code deprive you rights enjoyed by others	The variance is needed to provide a bathroom/master bedroom addition/ remodel on the ground floor.
Does this variance create a special privilege.	This variance will only provide the ability for the homeowner to live in his home as his ALS disease progresses and he becomes paralyzed. He will require a body lift and wheelchair.	Other considerations.	Homeowner purchased the home at 323 Seaside Ct. in 1985 they have lived in the home 40 years. At the time of the purchase their age and health did not raise a concern for the size of the bathrooms. As they have aged and with Michael Ferry's illness it will require an addition on the master bedroom/bathroom for him to be able to live in his home during his fight with ALS and be able to be cared for by his family and healthcare professionals. With the existing HOA agreements		and the location of the house, there is no other place for us to place the addition to accommodate the homeowners needs. This lot is a corner lot, with the street entrance on the west end there is no possible way to add onto this area of the house. The garage and front entry are on the main seaside ct. street so there is no possible way to add onto this and allow ADA accessibility to the rest of the house. The east side between the existing homes there is no area to add 5ft and not be

PLAN SNAPSHOT REPORT (PLN-T2-2025-00016)

crossing over the dividing
property line.

SUBDIVISION

Issued By: COMMONWEALTH LAND TITLE INSURANCE COMPANY
by its agent:

Guarantee/Certificate Number:



472530485

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a corporation, herein called the Company,

GUARANTEES

KT's Construction and The City of Richland

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Commonwealth Land Title Insurance Company

By:

**Ticor Title Company
8101 W Grandridge Blvd., Suite 110
Kennewick, WA 99336**

Michael J. Nolan, President

Countersigned By:

Attest:

Dylan Strait
Authorized Officer or Agent



Marjorie Nemzura, Secretary

ISSUING OFFICE:
Ticor Title Company 8101 W Grandridge Blvd., Suite 110 Kennewick, WA 99336 Main Phone: (509)579-7020

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$30.45

Effective Date: March 24, 2025 at 12:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

For APN/Parcel ID(s): 126084060001035

[Lot 35, Block 1, Clipper Ridge No. 2](#), according to the plat thereof, recorded in Volume 8 of Plats, Page 196, records of Benton County, Washington.

Title to said real property is vested in:

[Michael J. Ferry and Janet E. Ferry, husband and wife](#)

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

SCHEDULE B

SPECIAL EXCEPTIONS

1. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025
Tax Account No.: [126084060001035](#)
Levy Code: R1
Assessed Value-Land: \$50,000.00
Assessed Value-Improvements: \$221,620.00

General and Special Taxes:

Billed: \$2,553.61
Paid: \$2,553.61
Unpaid: \$0.00

2. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Clipper Ridge Homeowners Association

3. Covenants, conditions, restrictions and easement in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Recorded: July 9, 1973
Recording No.: [651934](#)

Said covenants, conditions and restrictions have been amended by instrument:

Recorded: July 26, 1973, December 7, 1973, and June 19, 1974
Recording No.: 652774, 657811, AND 666243

4. Covenants, conditions, restrictions and easement in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Recorded: November 5, 1975
Recording No.: 690073

Said covenants, conditions and restrictions have been amended by instrument:

Recorded: March 29, 1978, December 26, 1978, December 5, 1979, December 18, 1980, December 2, 1982, December 5, 1985, October 5, 1990, February 10, 1992, October 26, 1994, November 20, 1995, November 20, 1995 December 9, 2004, March 17, 2017

Recording No.: 754041, 779362, 808961, 832917, 869725, 85-15843, 90-16834, 92-2888, 94-34833, 95-26667, 95-26668, 2004-043083 and 2017-007093

Note: The effect, if any, of instruments recorded July 5, 2013 under [Auditor's File Nos. 2013-023130, 2013-023131, and 2013-023132.](#)

SCHEDULE B
(continued)

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the plat of Clipper Ridge No. 2:

Recording No: [volume 8 and page 196](#)

6. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

END OF SCHEDULE B

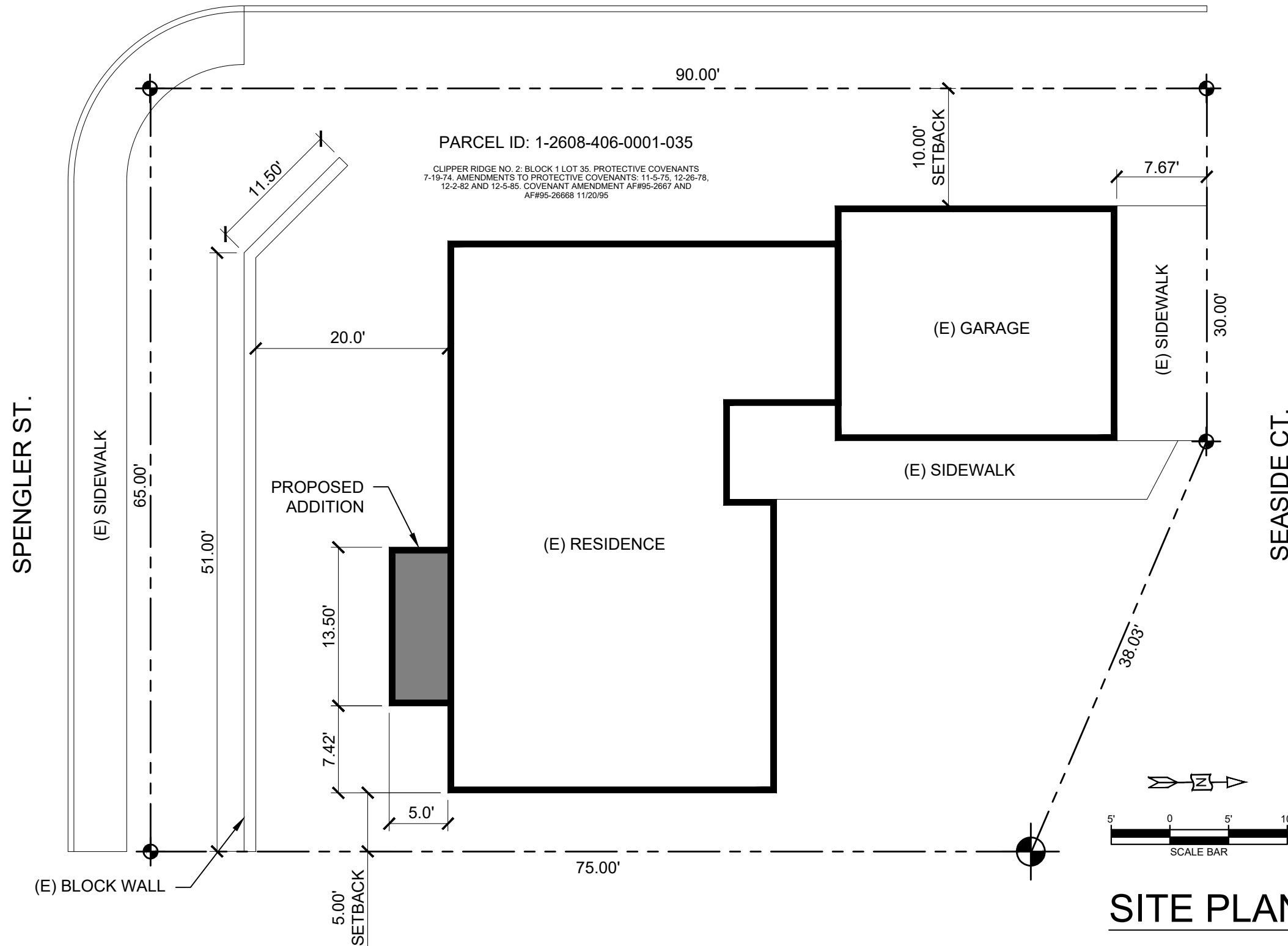
MIKE AND JAN FERRY BATHROOM ADDITION

323 SEASIDE COURT
RICHLAND, WA 99352

SCHOONER DR.

SHEET INDEX:

A-0.0	SITE PLAN
AD1.0	DEMOLITION PLAN
A-1.0	FLOOR PLAN
A-2.0	ROOF PLAN
A-3.0	EXTERIOR ELEVATIONS
A-4.0	INTERIOR ELEVATIONS



- GENERAL NOTES:
- THIS SITE PLAN SHALL BE USED FOR ARCHITECTURAL PURPOSES ONLY AND FOR LOCATING OF STRUCTURES AND PROPERTY IMPROVEMENTS. IN NO WAY SHALL IT SERVE AS A GRADING OR DRAINAGE PLAN.
 - CONTRACTOR TO VERIFY ALL BUILDING DIMENSION (EXISTING AND NEW), EASEMENT LOCATIONS AND UTILITY LOCATIONS BEFORE BEGINNING WORK.

SITE PLAN

MIKE AND JAN FERRY
323 SEASIDE COURT
RICHLAND, WA 99352

SITE PLAN

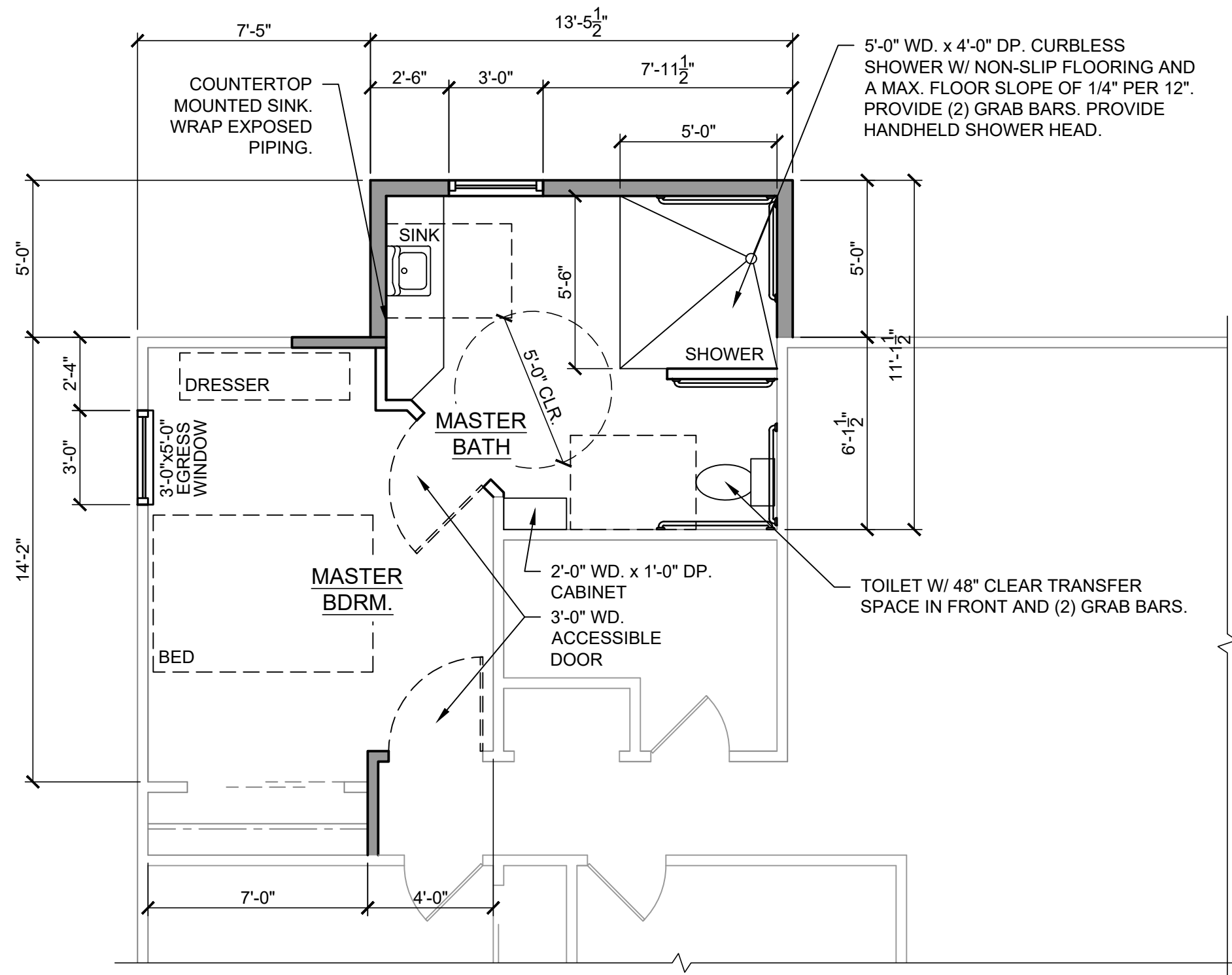
DESIGNED FOR:

SHEET INFO:

PROJ. NO.:	25-001
DATE:	4/15/25
REV:	1

SHEET NUMBER

A-0.0



ENLARGED FLOOR PLAN
SCALE: 1/4"=1'-0"





DESIGNED FOR:
MIKE AND JAN FERRY
323 SEASIDE COURT
RICHLAND, WA 99352

SHEET INFO:
ENLARGED FLOOR PLAN

PROJ. NO.: 25-001
DATE: 4/15/25
REV: 1

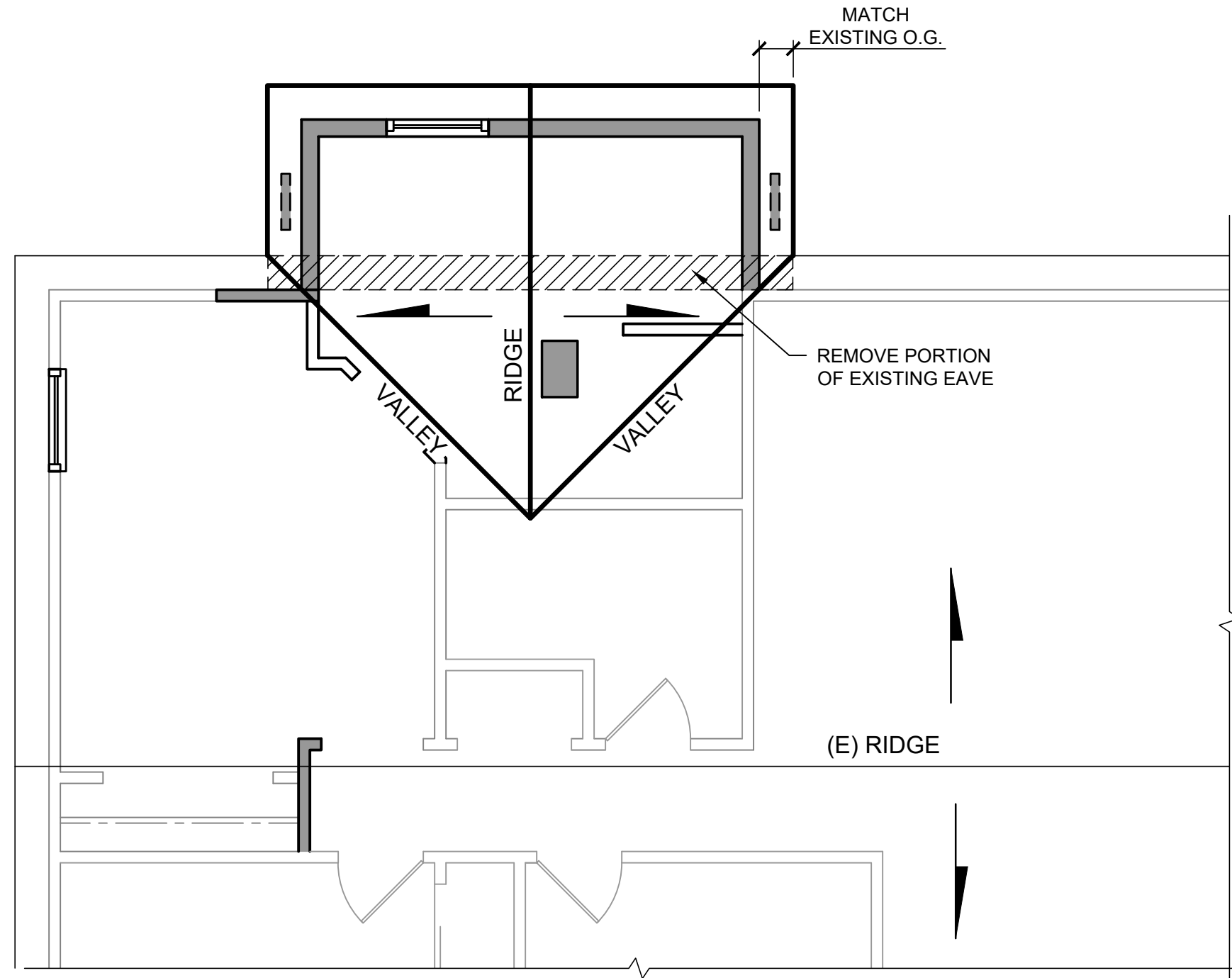
SHEET NUMBER
A-1.0

LEGEND:

-  DIRECTION OF ROOF SLOPE
-  EAVE VENT
-  DORMER VENT
-  ROOF TO BE DEMOLISHED

GENERAL NOTES:

1. ALL DORMER VENTS TO BE LOCATED SAME DISTANCE UP FROM THE EAVE LINE.
2. PROVIDE CLEAR VENTILATION FOR EACH ATTIC AREA.
3. ATTIC VENTILATION SHALL BE PROVIDED PER THE I.R.C.
4. ALL VTR'S ROOF JACKS AND ATTIC VENTS TO BE PAINTED TO MATCH ROOFING COLOR.
5. ALL G.I. FLASHING TO BE PAINTED TO MATCH ADJACENT SURFACE FINISH.
6. ALL VENTS INCLUDING CONTINUOUS VENTS TO HAVE 1/4" MESH.
7. PROVIDE MINIMUM 4'-0" LONG BAFFLES AT EAVE VENTS.
8. PROVIDE MANUFACTURER'S SPECIFICATIONS OR PROVIDE THE FOLLOWING:
 - A. 3-1/2" x 22" EAVE VENTS GOOD FOR 45 SQ. IN.
 - B. TILE VENTS GOOD FOR 36 SQ. IN.
 - C. DORMER VENTS GOOD FOR 50 SQ. IN.
9. PROVIDE EXPOSURE 1 PLYWOOD AT ALL EXPOSED EAVE LOCATIONS.
10. PROVIDE ICE DAM AT THE COMP. ROOF PER I.R.C., PROVIDE ONE LAYER NO. 40 COATED ROOFING OR COATED GLASS BASE SHALL BE APPLIED FROM THE EAVES TO A LINE 12 INCHES (305 MM) INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER. AS AN ALTERNATIVE TO THE LAYER OF NO. 40 FELT, A SELF-ADHERING, POLYMER MODIFIED, BITUMINOUS SHEET MAY BE USED.



ENLARGED ROOF PLAN

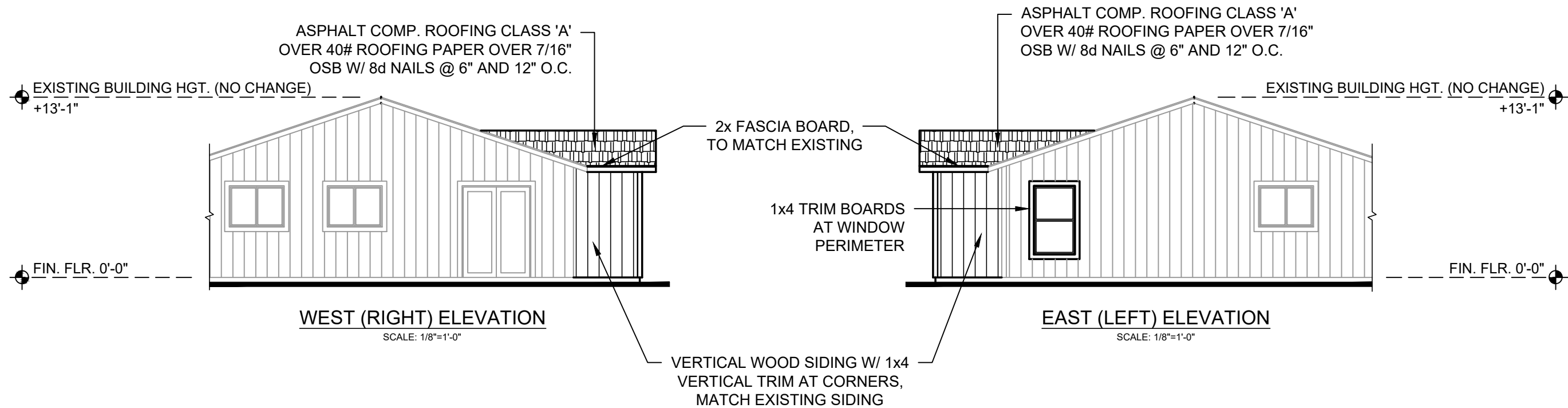
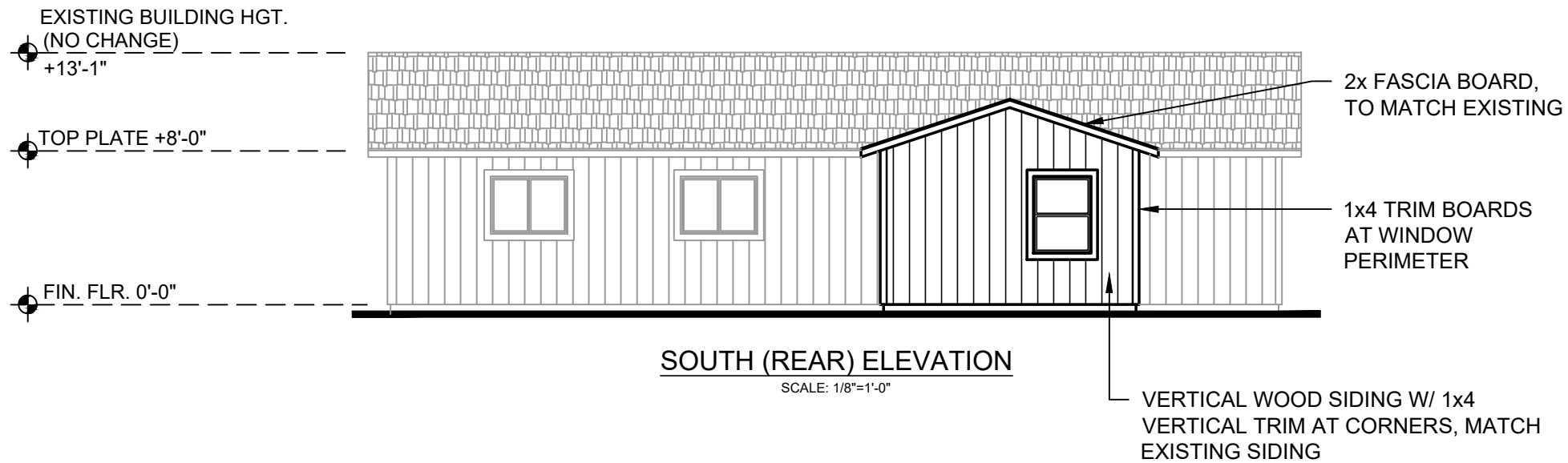
SCALE: 1/4"=1'-0"

DESIGNED FOR:
MIKE AND JAN FERRY
 323 SEASIDE COURT
 RICHLAND, WA 99352

SHEET INFO:
ENLARGED ROOF PLAN

PROJ. NO.:	25-001
DATE:	4/15/25
REV:	1

SHEET NUMBER
A-2.0



MIKE AND JAN FERRY
323 SEASIDE COURT
RICHLAND, WA 99352

EXTERIOR ELEVATIONS

DESIGNED FOR:

PROJ. NO.: 25-001
DATE: 4/15/25
REV: 1

SHEET NUMBER

A-3.0

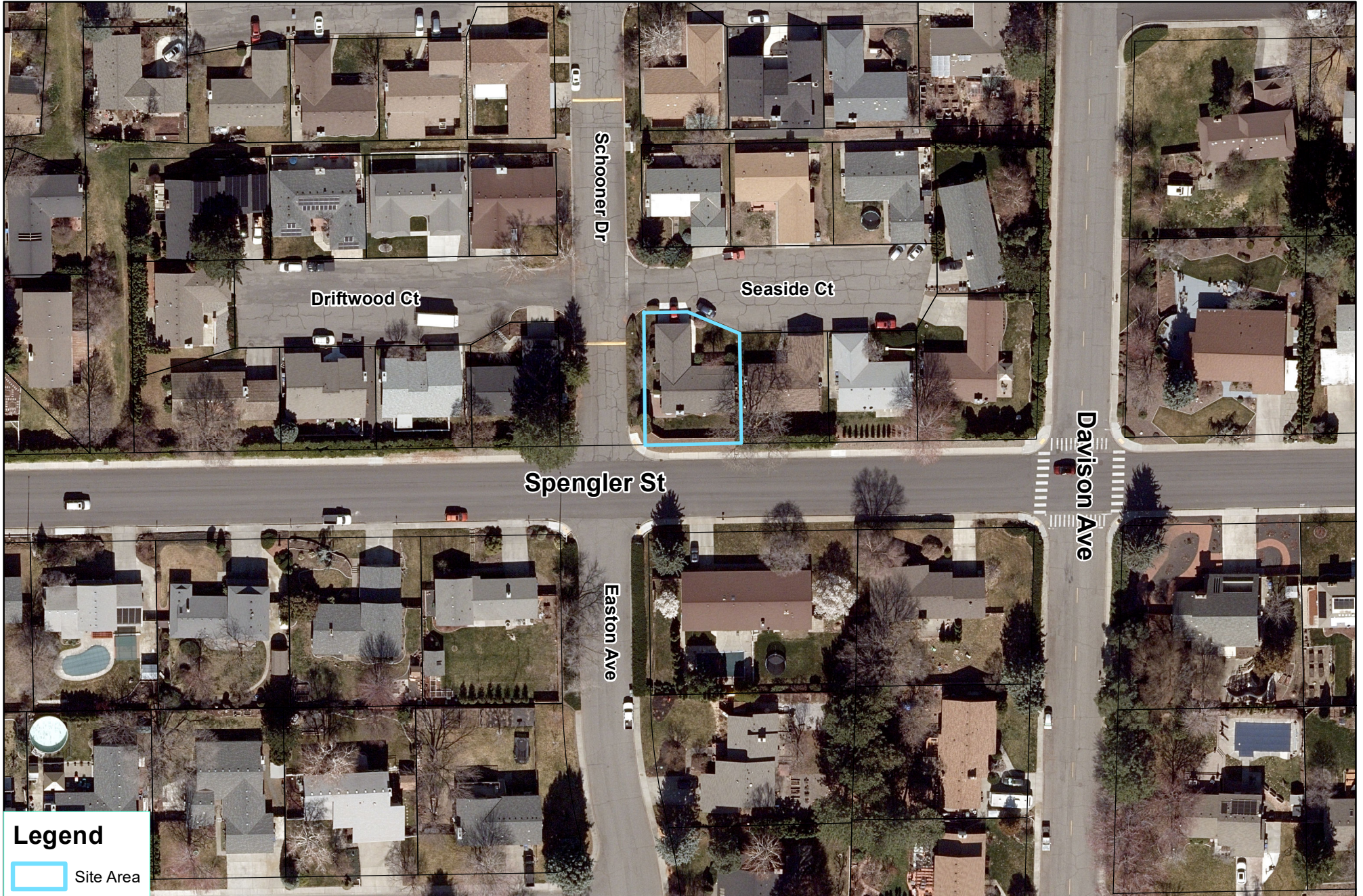
Vicinity Map

Item: Major Variance - 323 Seaside Ct
Applicant: KT's Construction Services LLC
File #: PLN-T2-2025-00016

Exhibit 2

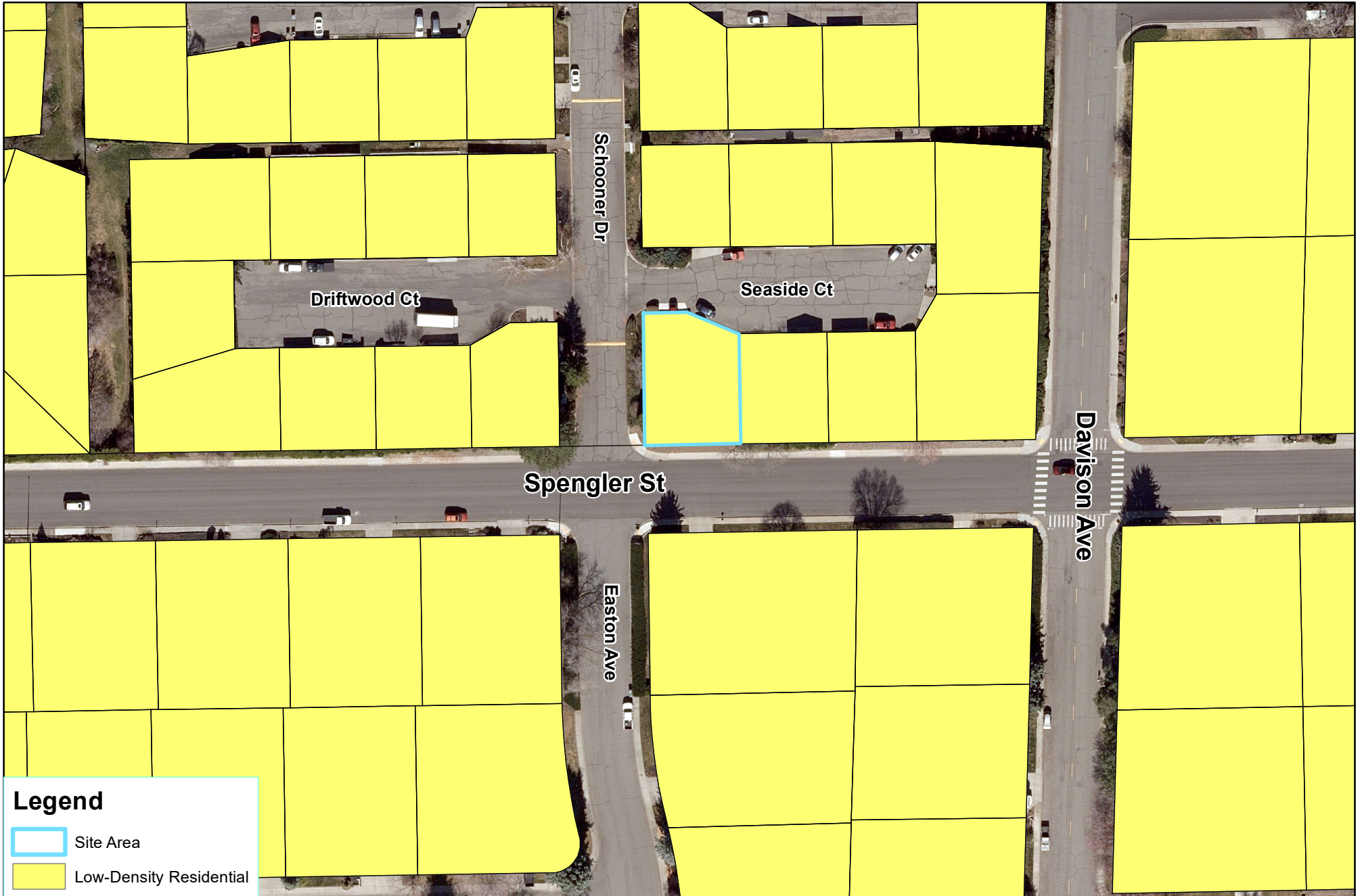
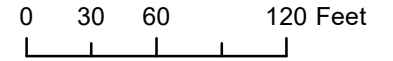


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



Land Use Map

Item: Major Variance - 323 Seaside Ct
Applicant: KT's Construction Services LLC
File #: PLN-T2-2025-00016

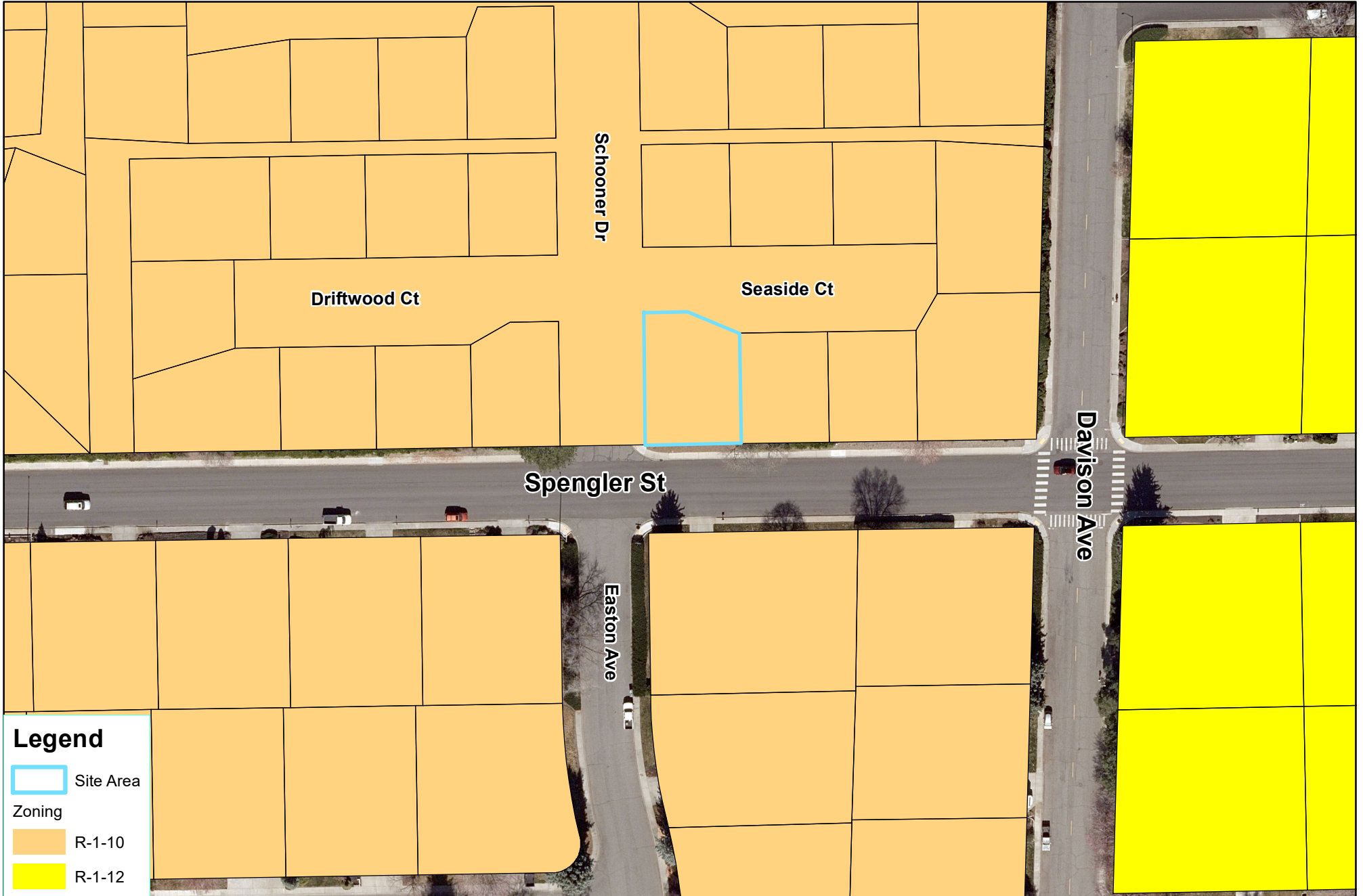
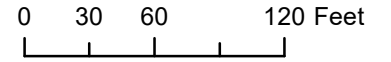


Legend




-  Site Area
-  Low-Density Residential

Zoning Map

Item: Major Variance - 323 Seaside Ct
Applicant: KT's Construction Services LLC
File #: PLN-T2-2025-00016

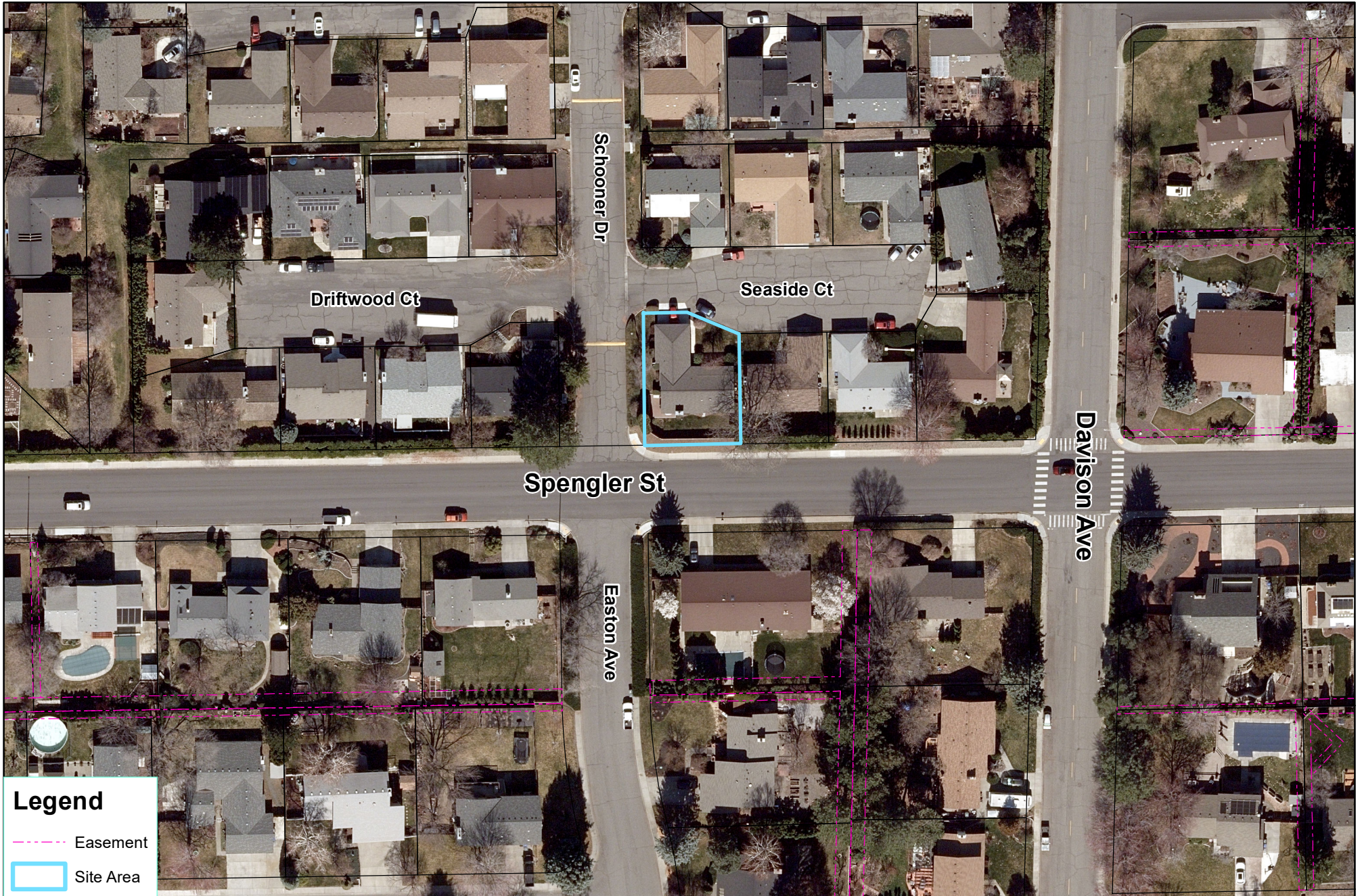
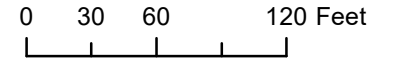


Legend



-  Site Area
- Zoning
 -  R-1-10
 -  R-1-12

Easement Map

Item: Major Variance - 323 Seaside Ct
Applicant: KT's Construction Services LLC
File #: PLN-T2-2025-00016

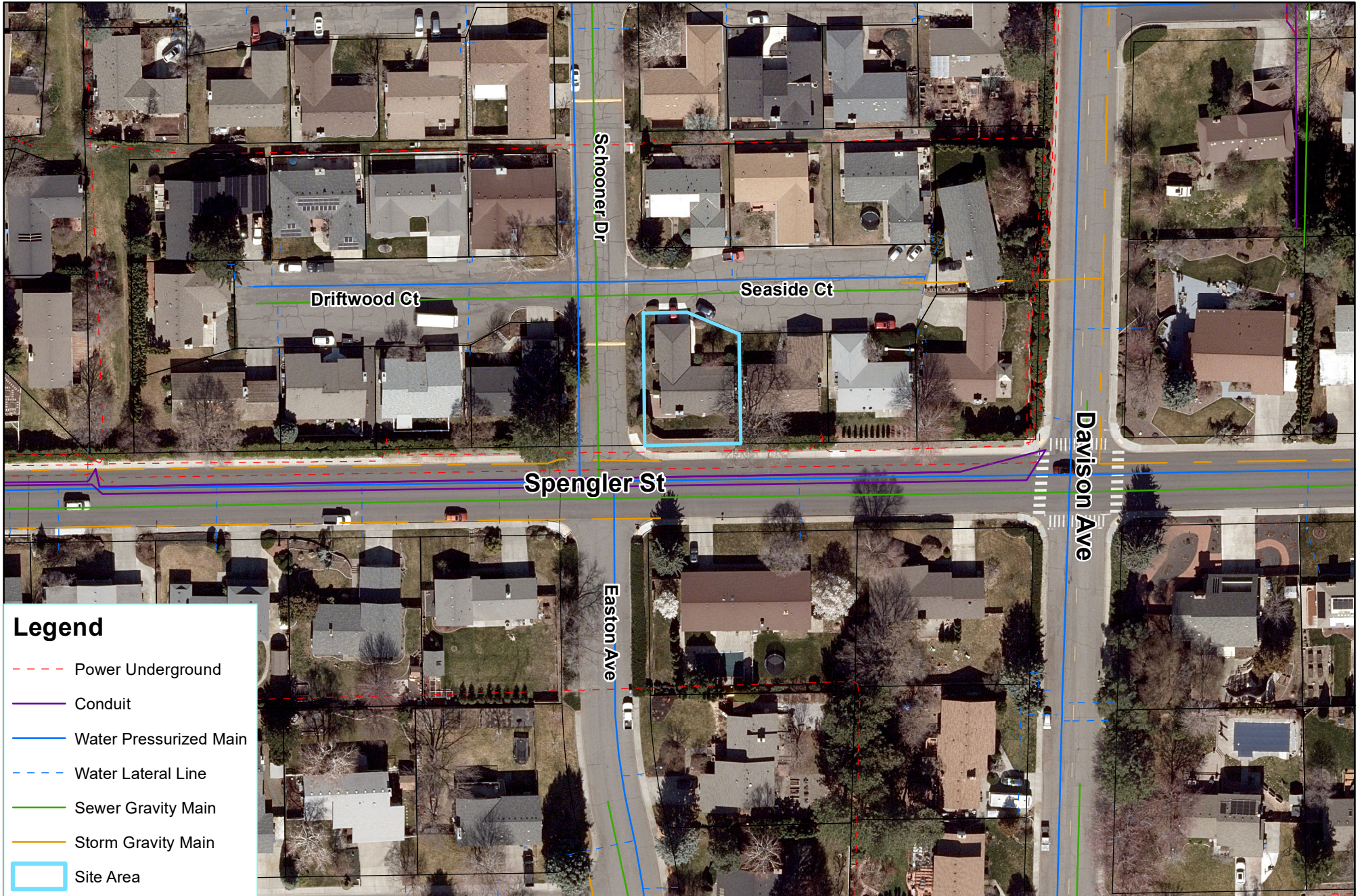
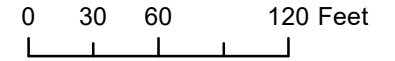


Legend

-  Easement
-  Site Area

Utility Map

Item: Major Variance - 323 Seaside Ct
Applicant: KT's Construction Services LLC
File #: PLN-T2-2025-00016





Richland

CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T2-2025-00016)

Notice is hereby given that KT's Construction Services, on behalf of the property owner, Micheal Ferry, has applied for a major variance, requesting to construct a 5' x 14' addition to the rear of the existing home. The variance, as proposed, would encroach into the minimum twenty-five (25) foot rear yard setback for the single-family residential – 10,000 (R-1-10) zoning district. Additional information can be found on this webpage:

<https://www.ci.richland.wa.us/departments/development-services/planning/land-use>.

Project Site: The project site is located at 323 Seaside Court (APN 126084060001035).

Public Hearing: The Richland Board of Adjustment will conduct a public hearing and review of the application at 6:00 p.m., Thursday, August 21, 2025, at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is not subject to environmental review.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Ryan Nelson, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us.

Comment Period Begins: July 27, 2025
Comment Period Ends: August 20, 2025 @ 5:00pm

Written comments must be received no later than 5:00 p.m. on Wednesday, August 13th, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning and Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

**Vicinity
Map**

Item: Major Variance - 323 Seaside Ct
Applicant: KT's Construction Services LLC
File #: PLN-T2-2025-00016



0 30 60 120 Feet

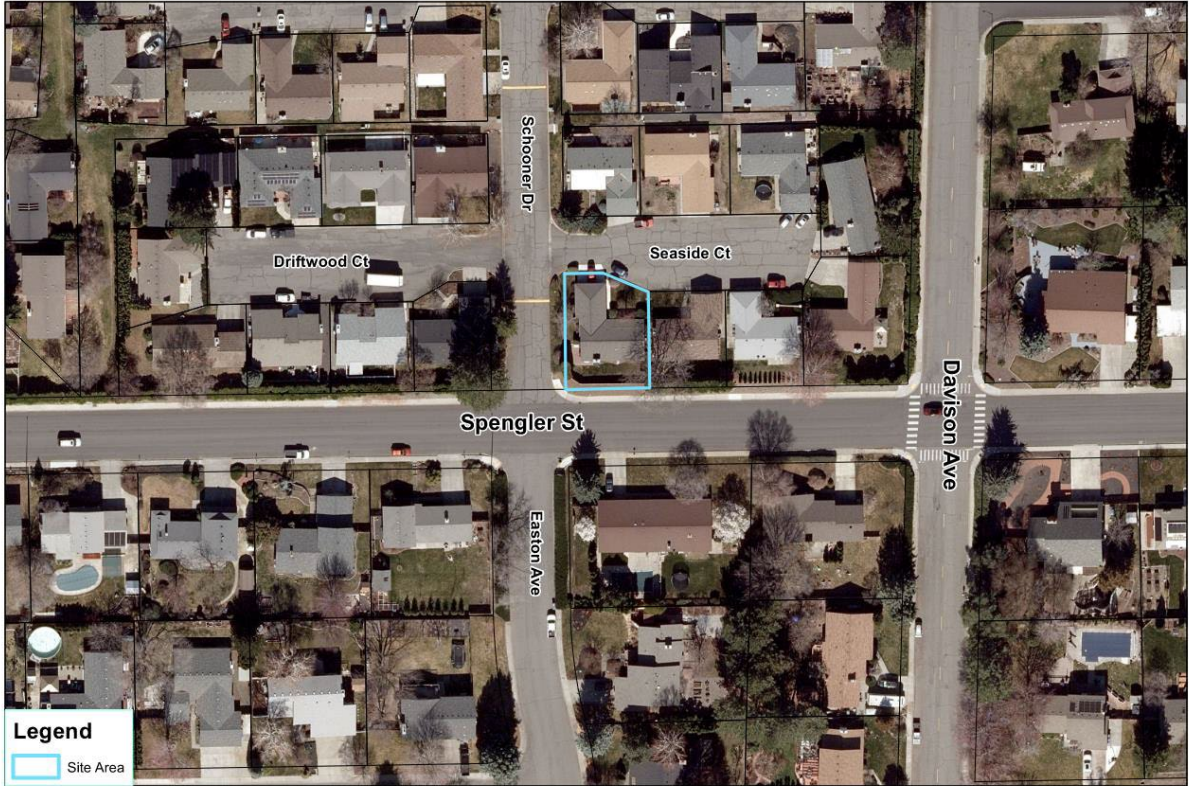


Exhibit 4

From: [Jan Enstad](#)
To: [Planning](#)
Cc: [Daniel Tissell](#)
Subject: RE: Major Variance Request for 323 Seaside Ct
Date: Monday, July 28, 2025 10:47:47 AM
Attachments: [image002.png](#)
[image003.png](#)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Hi Ryan,

KID has no comment as this is not within our Districts boundary.

Thank you,



Jan Enstad
Engineering Technician II
Kennewick Irrigation District
509.460.5431 ext. 113
509.873.5371 Mobile
JEnstad@KID.org

From: Planning <planning@ci.richland.wa.us>

Sent: Monday, July 28, 2025 8:42 AM

To: ian_gray@yakama.com <ian_gray@yakama.com>; accastle@bpa.gov <accastle@bpa.gov>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; D. Rodgers <dxrogers@bpa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; gis@co.benton.wa.us; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <JMcShane@kid.org>; JKinch@bpa.gov; Junior Campos <junior.campos@charter.com>; Katherine Cichy <Katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Ken Gosney <ken.gosney@rsd.edu>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdekyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; NMCummings@bpa.gov; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Planning.Department@co.benton.wa.us; PublicWorks@co.benton.wa.us; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; rgoede@noanet.net; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>;

Whittier, John <jwhittier@CI.RICHLAND.WA.US>; Zanin, Heather <hzanin@ci.richland.wa.us>

Subject: Major Variance Request for 323 Seaside Ct

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

KT's Construction Services, on behalf of the property owner, Michael Ferry, has submitted an application to the City of Richland for a Major Variance to seek a reduced rear yard setback from twenty-five (25) feet, as required in RMC Chapter 23.18.040, to twenty (20) feet for the construction of 5' x 14' addition to the rear of the existing home. The project site is located at 323 Seaside Ct, Richland, WA. The zoning for the site is R-1-10, low density residential. Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM August 20, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you,



Ryan Nelson
Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

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From: [Chris Sittman](#)
To: [Planning](#)
Cc: [Wendy Durado](#)
Subject: RE: Major Variance Request for 323 Seaside Ct
Date: Tuesday, July 29, 2025 3:37:28 PM
Attachments: [image001.png](#)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

KID has no comments regarding this request, as this parcel is outside of our District Service Boundaries.

Thank You,

Chris D. Sittman
Engineering Dept./CAD Specialist
Kennewick Irrigation District
2015 S. Ely St.
Kennewick, WA 99337
Desk: 509-460-5435
Cell: 509-873-1123

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, July 28, 2025 8:42 AM
To: ian_gray@yakama.com <ian_gray@yakama.com>; accastle@bpa.gov <accastle@bpa.gov>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; D. Rodgers <dxrogers@bpa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; gis@co.benton.wa.us; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <JMcShane@kid.org>; JKinch@bpa.gov; Junior Campos <junior.campos@charter.com>; Katherine Cichy <Katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Ken Gosney <ken.gosney@rsd.edu>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdekyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; NMCummings@bpa.gov; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Planning.Department@co.benton.wa.us; PublicWorks@co.benton.wa.us; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; rgoede@noanet.net; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; Zanin, Heather <hzanin@ci.richland.wa.us>

Subject: Major Variance Request for 323 Seaside Ct

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Thank you,



Ryan Nelson

Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

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