



Agenda
Board of Adjustment Meeting
Thursday, September 21, 2017
City Hall Council Chamber | 505 Swift Boulevard

Board Members: Chair Lowery, Vice-Chair Watson and Board Members Haggerty, Kobus and Boring

Liaisons: Staff Liaison Senior Planner O'Neill

Regular Meeting - 6:00 p.m. (City Hall Council Chamber)

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

June 15, 2017 Meeting Minutes

Public Hearing Explanation:

New Business – Public Hearing:

- I. BA2017-101, R-1-10 Setback Variance, Applicant Connie Brockman
- Shane O'Neill, Senior Planner

Communications:

Adjournment

The next Board of Adjustment Meeting is TBD, As needed

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BOARD OF ADJUSTMENT AGENDA ITEM COVERSHEET

Meeting Date: 09/21/2017

Agenda Category: Approval of Minutes

Prepared By: Shane O'Neill, Senior Planner

Subject:

June 15, 2017 Meeting Minutes

Department:

Community & Development Services

Recommended Motion:

Approve the minutes of the Board of Adjustment meeting held on June 15, 2017.

Summary:

Draft minutes of the June 15, 2017 meeting.

Attachments:

1. June 15, 2017 Meeting Minutes



MINUTES
BOARD OF ADJUSTMENT MEETING
City Hall – 550 Swift Boulevard – Council Chamber
Thursday, June 15, 2017
6:00 PM

Call to Order:

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

Attendance:

Present: Chair Lowry and Board members Watson, Haggerty and Boring. Also attending was Senior Planner Shane O'Neill.

Approval of Agenda:

Chair Lowry presented the June 15, 2017 meeting agenda for approval.

MEMBER BORING MOTIONED AND MEMBER WATSON SECONDED A MOTION TO APPROVE THE AGENDA AS SUBMITTED. MOTION CARRIED.

Approval of Minutes:

Chair Lowry presented the meeting minutes for the November 10, 2016 meeting.

BOARD MEMBER BORING MOVED AND MEMBER WATSON SECONDED A MOTION TO APPROVE BOTH MEETING MINUTES OF THE NOVEMBER 10, 2016 MEETING. MOTIONED CARRIED.

Public Hearing:

New Business

- 1. APPLICANT: Trent Cravens**
BA2017-100

Chairman Lowry introduced the item and asked Mr. O'Neill if proper notification had been made. Mr. O'Neill affirmed that notice and proper posting had been done as required.

Mr. O'Neill presented the staff report for the variance from the Richland Municipal Code (RMC) Section 12.18.040 to allow for construction of an attached garage lying within eleven (11) feet of the rear property line at 1125-1127 McPherson Avenue.

Chair Lowry opened the public comment period Board members asked staff clarifying questions regarding the application and the permitting process.

Member Haggerty asked if staff had received any comments from neighbors. **Mr. O'Neill** stated that no comments had been received.

Chair Lowry opened the Public Hearing at 6:14 PM.

Chairman Lowry invited the applicant, Mr. Craven to come forward and speak about his request. Mr. Craven provided his reasons for requesting the variance.

Jeanie Olsen, 1115 Marshall, came forward to offer comments in support of the application. She felt that any owner making an investment in their property helped the neighborhood.

Chair Lowry closed the Public Hearing at 6:19 PM and opened the floor to questions from the Board.

Member Boring asked Mr. Craven what the minimum necessary size of a 2 car garage is. Mr. Craven did not know. **Member Boring** asked Mr. O'Neill if there was a plat map showing easements available for the Board to review. **Mr. O'Neill** pulled the information for the Board.

Member Boring asked **Mr. Craven** what the minimum size of the garage he could work with. Mr. Craven stated he would like the full 28'x28' size as requested and offered reasons for his request.

A MOTION WAS MADE BY BOARD MEMBER HAGGERTY AND SECONDED BY BOARD MEMBER WATSON THAT THE BOARD OF ADJUSTMENT CONCUR WITH THE FINDINGS AND CONCLUSIONS SET FORTH IN THE STAFF REPORT AND APPROVE A VARIANCE FROM RICHLAND MUNICIPAL CODE SECTION 23.18.040 TO ALLOW CONSTRUCTION OF AN ATTACHED GARAGE WITHIN 11 FEET OF REAR PROPERTY LINE SUBJECT TO THE CONDITION THAT THE GARAGE BE PLACED IN ACCORDANCE WITH THE SITE PLAN SUBMITTED WITH THE VARIANCE APPLICATION. MOTION CARRIED UNANIMOUSLY.

Communications:

CHAIRMAN LOWRY brought up the need to consider officers for 2017 and the Board agreed to address this at the next regular meeting.

ADJOURNMENT:

The Board of Adjustment Regular Meeting was adjourned at 6:42 p.m.

PREPARED BY: Lynne Follett, Recorder, Planning and Development

REVIEWED BY: _____
Rick Simon, Secretary Richland Board of Adjustment



STAFF REPORT

TO: BOARD OF ADJUSTMENT
FILE NO.: BA2017-101

PREPARED BY: SHANE O'NEILL
DEVELOPMENT SERVICES

MEETING DATE: SEPTEMBER 21, 2017

GENERAL INFORMATION

APPLICANT: CONNIE BROCKMAN

REQUEST: VARIANCE FROM RICHLAND MUNICIPAL CODE (RMC)
SECTION 23.18.040 TO ALLOW FOR CONSTRUCTION OF AN
ATTACHED CARPORT LYING WITHIN ZERO (0) FEET OF A SIDE
PROPERTY LINE.

LOCATION: 1304 COTTONWOOD DRIVE

ZONING: R-1-10 [LOW DENSITY RESIDENTIAL]

SITE DESC: 8,760 FT² LOT, DEVELOPED, WITH A SINGLE-FAMILY
RESIDENCE

ADJACENT USES: SINGLE FAMILY RESIDENCES ARE LOCATED ON FOUR SIDES
OF THE SITE.

SPECIFIC CODE REQUIREMENTS

23.38.040 - Site (setback) requirements for carports.

(Continued on pg. 2)

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Minimum Lot Area Requirement – One-Family Detached Dwelling	10,000 ft ¹	8,000 feet	6,000 ft.	4,000 ft.	4,000 ft.
Minimum Lot Area Requirement – Two-Family Detached Dwelling	N/A	N/A	10,000 ft.	7,000 ft.	7,000 ft.
Minimum Lot Area Requirement – One-Family Attached Dwellings	N/A	N/A	N/A	3,000 ft.	3,000 ft.
Maximum Density – Multifamily Dwellings (Units/Square Foot)	N/A	N/A	N/A	N/A	1:3,000
Minimum Lot Width – One-Family Detached Dwelling	90 ft.	70 ft.	50 ft.	42 feet	42 ft.
Minimum Lot Width – Two-Family Detached Dwelling	N/A	N/A	70 ft.	64 ft.	64 ft.
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	30 feet	30 ft.
Average Lot Size Requirement ²	12,000	10,000	None	None	None
Minimum Front Yard Setback ³	20 ft.	20 ft.	20 feet	15 ft/18 ft ⁴	20 ft ^{6,10}
Minimum Side Yard Setback	10 ft.	10 ft.	6 ft.	6 ft ⁵	6,10
Minimum Alley/Private Access Easement Setback	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.
Minimum Rear Yard Setback	25 ft.	25 feet	25 feet	20 feet/3 ft ⁷	25 ft ^{6,10}
Maximum Lot Coverage ⁸	40%	40%	40%	50%	33%/45% ^{9,10}
Maximum Building Height – Main Building	30 ft.	30 ft.	30 ft.	30 ft.	40 ft ¹⁰
Maximum Building Height – Detached Accessory Buildings ¹¹	16 ft.	16 ft.	16 ft.	16 ft.	16 ft.

BACKGROUND

Sometime in late August of this year the Planning Department was contacted by the owner of 1304 Cottonwood Drive, Connie Brockman, to discuss her idea of adding covered parking to her property. During that discussion staff informed Ms. Brockman of the applicable constraints imposed by zoning setback requirements for attached carports (RMC 23.18.040). This discussion took place prior to the owner deciding on the specific dimensions of the carport she wanted.

Then in September Ms. Brockman filed the subject variance application. A week or so after submitting the application she provided a preliminary site plan (Exhibit 2) showing the proposed carport to be 14-feet wide and 30-feet deep (420 ft²) placed on the south (side) property line.

REASON FOR REQUEST

Attached Carport - Side

The applicant formally requests to newly construct an attached carport onto the south wall of the existing home extending to the south property line (0-foot setback). As illustrated in the zoning table above, the R-1-10 zone imposes a 10-foot minimum side yard setback. It follows that the request is for a 10-foot (100%) side yard setback variance. The home (1304 Cottonwood Drive) is placed approximately 14-feet from both shared side property lines.

Richland's Zoning Code (RMC 23.38.040) includes provisions offering setback relief (5-foot side setback) for attached and unenclosed carports not exceeding 24-feet in depth. Ms. Brockman's proposed attached carport is 30-feet deep, 6-feet longer than the qualifying criterion allows. As such the proposal cannot benefit from a setback reduction by way of RMC 23.38.040. In either case a variance is necessary because the existing south side yard is 14-feet wide and even a narrow carport would need to be closer than 5-feet from the side property line.

The site contains two driveways, one on the north side of the home and another on the south side. The applicant has indicated the need for the proposed carport to be placed on the south side yard in order to have direct access to the primary access door of the home. There is no door on the north wall of the home. The north exterior wall of the home contains bedrooms, not practical for adding an entry door.

With the variance application (Exhibit 1) Ms. Brockman provided: 1) a proposed site plan (Exhibit 2), 2) a supplement addressing the standard variance criteria (Exhibit 1), and 3) photos of properties in the vicinity of her home with structures benefitting from reduced setbacks (Exhibit 3).

STAFF FINDINGS

Conformance with Section 23.18.040. The following are Staff's findings relative to the requirement for the granting of a variance as set forth in Richland Municipal Code (RMC) Sections 23.70.110, Applications and 23.70.140, Findings.

1. Special conditions and circumstances exist which are peculiar to the subject property and not applicable to other properties in the same zoning district.

The fairly typical configuration of this 8,760 square foot lot would normally include enough area to accommodate an attached garage without the need for a variance. Placement of the home creates a constraint. The existing home is centrally located on the parcel in the north-south orientation, providing approximately equal (14-foot) side yard setbacks on both sides. Due to the placement of the home a practical alternate location for a covered parking structure not requiring a variance from certain Zoning Code setback regulations does not exist on the lot. Additionally, the home is original construction not including any covered parking.

Ultimately the notable special circumstances are the home's placement central to the lot, and the site's lack of a covered parking area. Some sites in the neighborhood have enclosed parking in the form of detached garages behind the home. Ms. Brockman also has this opportunity. A detached garage is less favorable to the applicant due to the increased cost and in doing so she would not have covered access into the entry of the home. See Exhibit 3 for photographs taken and submitted by the applicant of reduced setback accessory structures within the immediate vicinity of the subject site.

2. Literal interpretation of the ordinance would deny the applicant rights commonly enjoyed by other properties in the district.

Literal interpretation of the R-1-10 zoning district setback requirements prohibits a functional and reasonable carport from being placed on either side of the home whether it be attached to or detached from the home. It is a reasonable and common expectation for residential property owners to be allowed to have a covered parking structure of a normal size such as the proposed.

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

The applicant was not responsible for the configuration of the lot. The applicant's residence is no larger than other homes in the neighborhood. Like many homes in central Richland this home was originally constructed without an attached garage or carport.

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

There would be no granting of a special privilege if the requested variance is approved. Garages/carports are a common feature of single family residences. Granting of the variance would provide the applicant with the ability to enjoy covered vehicle parking,

which is a right conferred to home owners in single family residential zones. The reduced setback is consistent with several similar properties within the immediate vicinity having accessory structures. The difference here being that Ms. Brockman wishes to have her carport attached to the home instead of having a stand-alone accessory structure.

5. Justification for granting the variance.

The variance would allow the applicant to add a carport on to an existing home currently without any covered parking. Without variance authorization the proposed carport would need to somehow be placed in the rear yard, most likely on the north side of the home which would create a relatively long route between the carport and the front door to the home.

Considering the abundance of accessory structures in the neighborhood built up to side property lines the location of the proposed carport would not seem irregular to surrounding residents and passers-by.

6. The variance is the minimum necessary to make reasonable use of the property.

A standard parking stall is 9 to 10 feet wide. Exiting a vehicle requires the vehicle doors to be opened, thereby increasing the width required for reasonable vehicle ingress/egress. A fourteen-foot-wide carport is not unreasonable in terms of practical use. Staff feels the proposed carport width is in fact the minimum dimension necessary for reasonable use of a single-family residential carport. The thirty foot depth of the proposed carport is more than absolutely necessary. Other attached carports in the vicinity measure about 24-feet deep. A standard parking stall is required to be 20-feet deep. In the opinion of staff a 30-foot deep carport is not significantly excessive for practical purposes. As indicated in Exhibit 2, placing the carport against the rear half of the home somewhat ameliorates the visual impact of the slight additional length such that it is unlikely to encumber the adjacent neighbor's sense of privacy.

7. The variance would be consistent with the general purpose and intent of the Code and would not be injurious to the surrounding neighborhood or detrimental to the public welfare.

RMC 23.18.010(B) describes the R-1-10 zoning districts as follows:

"The single-family residential – 10,000 (R-1-10) is a residential zone classification requiring a low density of population, providing protection against hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan."

The variance would allow the applicant to enjoy the benefit of covered parking in the same fashion that any of her neighbors could with the exception of a reduced side yard setback which many neighbors also benefit from. The closest neighboring home (to the

south) sits 16-feet from the shared property line. Provided this side yard remains open, it does provide adequate separation between the carport and the neighboring home.

Staff maintains this proposal would not be injurious to the surrounding neighborhood or detrimental to the public welfare.

RECOMMENDED CONDITIONS:

1. The attached carport shall be located in accordance with the site plan submitted with the variance application, included in this report as Exhibit 2; and
2. The carport shall be designed to divert stormwater to be captured and infiltrated on-site. Carport design modifications resulting from this drainage requirement shall not increase the size of the carport and shall be deemed compliant with condition #1 above.

RECOMMENDED MOTION:

I move that the Board of Adjustment concur with the Findings and Conclusions set forth in the staff report and **APPROVE** a variance from Richland Municipal Code Section 23.18.040 to allow construction of an attached carport up to the south side property line of 1304 Cottonwood Drive subject to the two (2) conditions above.

EXHIBIT LIST:

- Exhibit 1 – Variance application including supplemental responses to application criteria
- Exhibit 2 – Proposed site plan (1304 Cottonwood Drive)
- Exhibit 3 – Vicinity photos taken and provided by Ms. Brockman
- Exhibit 4 – Vicinity Map
- Exhibit 5 – Site Map
- Exhibit 6 – Zoning Map
- Exhibit 7 – Land Use Map
- Exhibit 8 – Public notice
- Exhibit 9 – Affidavit of mailing
- Exhibit 10 – Affidavit of posting
- Exhibit 11 – Vicinity site photos taken by staff



PERMIT AND INSPECTIONS
CITY OF RICHLAND

VARIANCE INFORMATION AND APPLICATION

To the applicant: Applications for variance from the Richland Zoning Ordinance (Richland Municipal Code, Title 23) are heard and decided by the Board of Adjustment, a body of five voluntary members appointed by the Mayor and confirmed by the City Council.

The Board holds its regular meeting on the third Thursday of each month. **Variance applications must be received at least 20-days prior to the Board meeting.**

To be considered at the September 21, 2017 meeting, the variance application must be received on or before _____ at the Development & Permit Services Division, Current Planning Section, located at 840 Northgate Dr., Richland, Washington.

A variance application must include the following:

1. **Filing fee.**
2. **Completed and signed application form.**
3. **Plot plan** including:
 - a. Easily read scale drawing, and
 - b. Be either one (1) copy on an 8-1/2" x 11" sheet or ten (10) copies if a larger size, and
 - c. Show lot boundaries, location and dimensions of existing buildings, fences, or other structures, driveways, and proposed construction.
4. **Floor plan** where use of existing buildings is involved, a floor plan showing existing conditions and proposed changes is required. The drawing must meet the same dimension guidelines as plot plans.
5. **Ownership report** because variances are considered at a public hearing, notices of the hearing are given to surrounding and nearby properties. The Richland Zoning Ordinance requires that the applicant submit a report from a title insurance company showing:
 - a. The ownership of record of the property involved, and
 - b. An accurate legal description of the property involved, and
 - c. A list of names and addresses of all owners of record of property within 100-feet of the property involved, and
 - d. An accurate key map showing the property involved, delineating property within 100-feet of the property involved, and with properties numbered to correspond with the ownership report.
6. **Optional attachments**, such as photographs, may be helpful to illustrate subjects under discussion. Materials submitted cannot be returned and are retained for the case file.

VARIANCE APPLICATION

File No.: BA2017-101

APPLICANT INFORMATION

Name Connie Brockman			
Address 1304 Cottonwood Dr			
City Richland		State WA	Zip 99354
Phone Number 509 554-2115	Fax Number n/a		E-mail/Other conniebrockman8@aol.com
Relationship to property Owner			

OWNER OR AUTHORIZED AGENT INFORMATION (if other than applicant)

Name			
Address			
City		State	Zip
Phone Number	Fax Number		E-mail/Other
Relationship to property			

Location of Property (address or general description):

1304 Cottonwood Dr

Legal Description

Lot 2	Block 256	Plat
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Project briefly describe the variance being requested:

Put up a carport

Justification attach additional sheets as necessary:

See Attached Response

- a. Describe the physical conditions and circumstances of the property (lot shape, slope, building location, easements, etc.) and how they affect the project for which the variance is being requested:

- b. Describe how the conditions and circumstances are peculiar to the property; do not apply to other properties in the use district, and how a special privilege will not be conferred by granting of the variance:

- c. Describe how literal interpretation of the zoning ordinance affects your rights (ability to use the property):

- d. Did any of the conditions and circumstances of the property described above result from your actions? Yes ☐ No ☐ Explain:

- e. Explain how the requested variance is the minimum necessary to make reasonable use of the property:

- f. Explain how the requested variance will be in harmony with the purpose and intent of the zoning ordinance will not be injurious to the neighborhood, or detrimental to the public welfare:

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.

Connie Brockman

Applicant Signature

8/23/17

Date

Connie Brockman

Owner or Authorized Agent Signature(s)

8/23/17

Date

FOR OFFICE USE ONLY

Approved by

Date

1. Filing fee.
2. Completed and signed application.
3. Plot plan.
4. Floor plan.
5. Ownership Report.

Optional attachments

Pictures emailed separately to Shane O'Neill

Exhibit 1

Variance Information and Application #345 Justification

Connie Brockman – 1304 Cottonwood Dr., Richland, 99354

Justification:

- a. The configuration of the lot does not allow space to erect the carport without placing it beyond the set-back requirement.
- b. The home has an addition with a side door entrance on the right side of the home that is used as the home owner's primary entrance. I don't believe it would be conferred as a special privilege as many homes in the surrounding area have carports or garages that appear to be built close to the property lines. (See photos provided)
- c. The set-back requirement is a constraint to constructing a functional carport.

d. No

- e. I have been the home owner since 1998. I am getting close to retirement and hope to remain in the home as long as possible. The side entrance is used as the main one so parking next to it provides easy access to the main living area of the home. It will allow me to be safe in walking from the car to the home in a well-lit area, especially in inclement weather and in the dark. It will make loading and unloading the car easier. It will also eliminate the need for me to clean off my vehicle when it snows. I am a single woman and as I age, safety and easy access are becoming an even more important need.

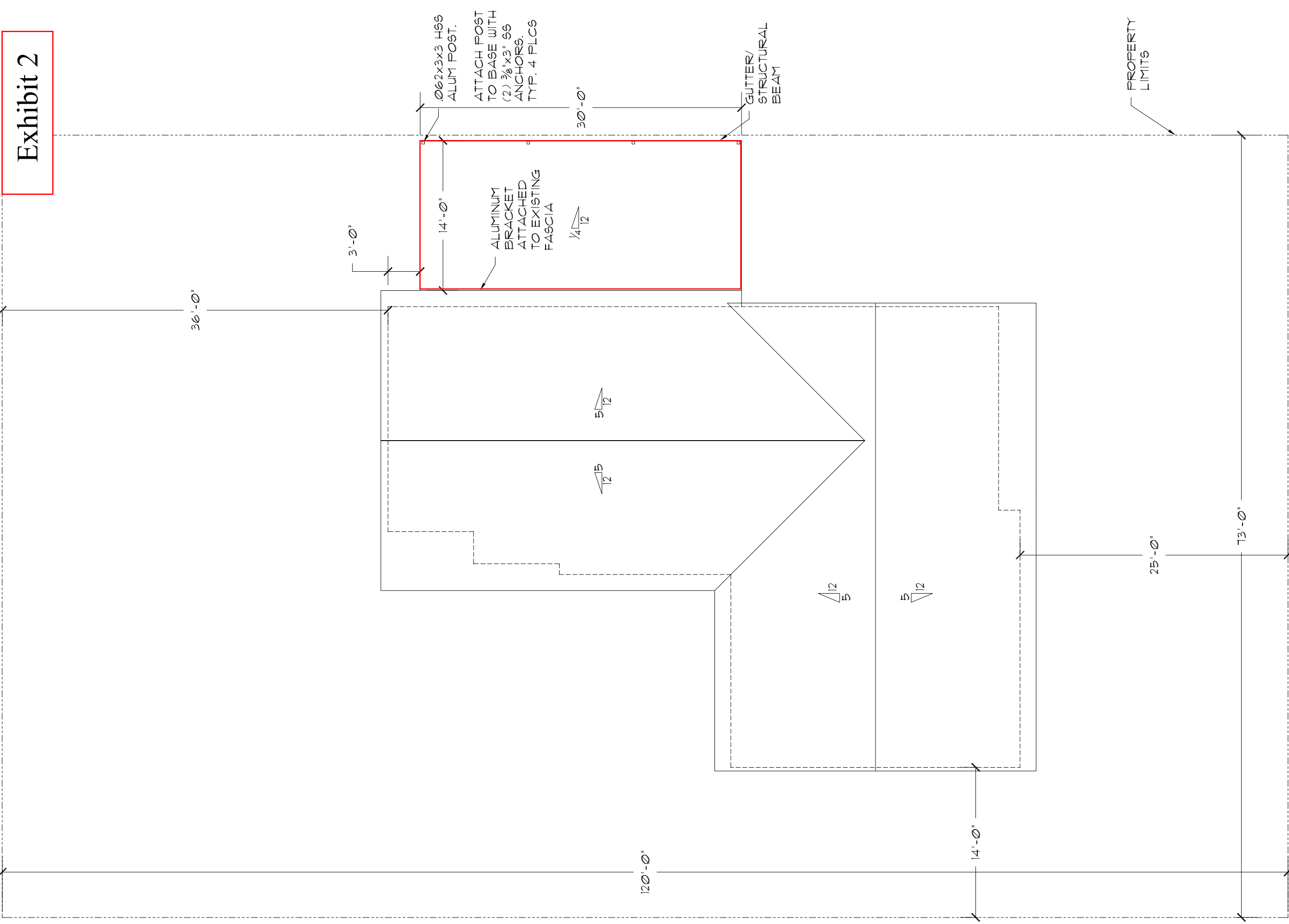
I do have a driveway on the left side of house; however, it is not close to an entrance door, does not have a walkway that goes to the home, and the driveway is not lit.

- f. Many homes in my neighborhood appear to have carports and garages close to their property lines so I do not believe my carport will be injurious or detrimental to my neighbors and the public. See the photos provided for a few of nearby homes:

- 1311 Cottonwood Dr
- 1309 Cottonwood Dr
- 1307 Cottonwood Dr
- 1219 Cottonwood Dr
- 1207 Cottonwood Dr

The carport that I would put up is open wall and would not obstruct airflow and create unsafe fire conditions. I plan to have it professionally installed and some of the features include a snow load of 750 lbs, uplift load of 1162 lbs for 115 mph wind speed, and a rain gutter system to ensure water does not drain into neighboring property.

Exhibit 2



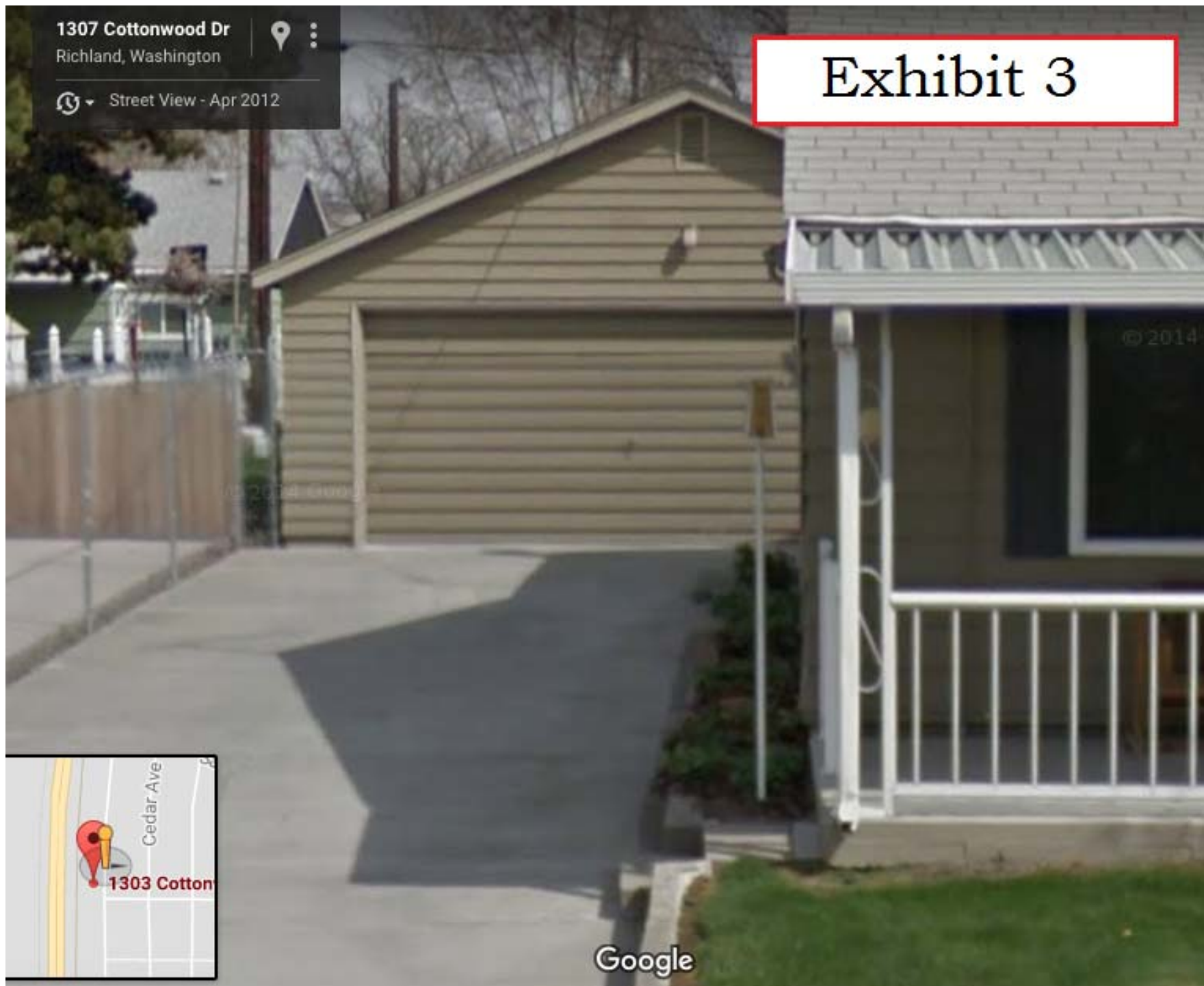
SITE: 1304 COTTONWOOD DR.	A-001 DRAWING NO.		09/04/17 DATE.	J. GRIFFITH DESIGN
TITLE: CARPORT ADDITION	1/8"=1'-0" SCALE	JG DRAWN.	Ø REV.	

1307 Cottonwood Dr
Richland, Washington



Street View - Apr 2012

Exhibit 3



Google

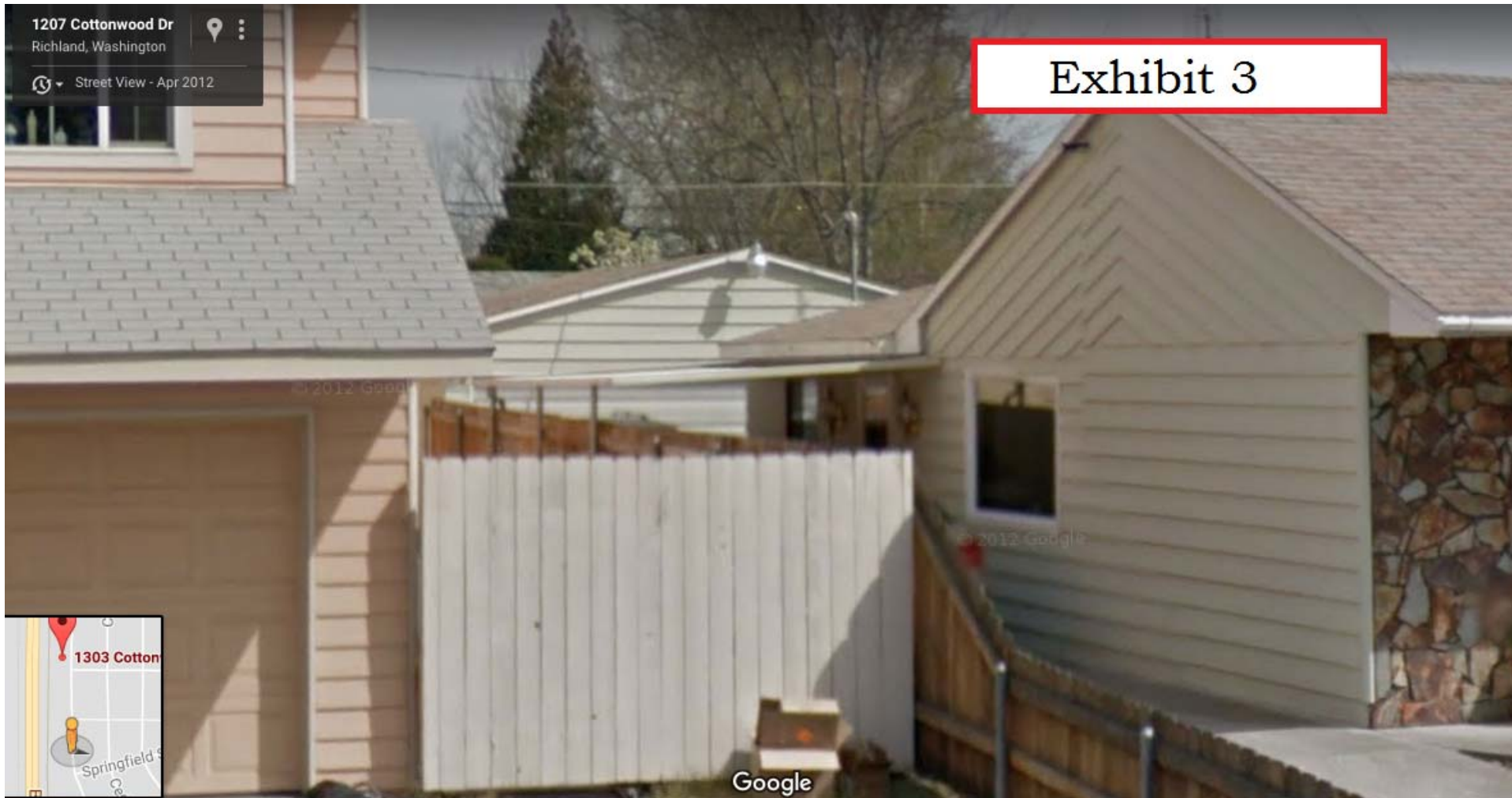


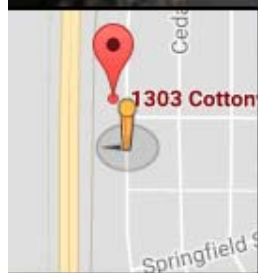
Exhibit 3

1219 Cottonwood Dr
Richland, Washington



Street View - Apr 2012

Exhibit 3



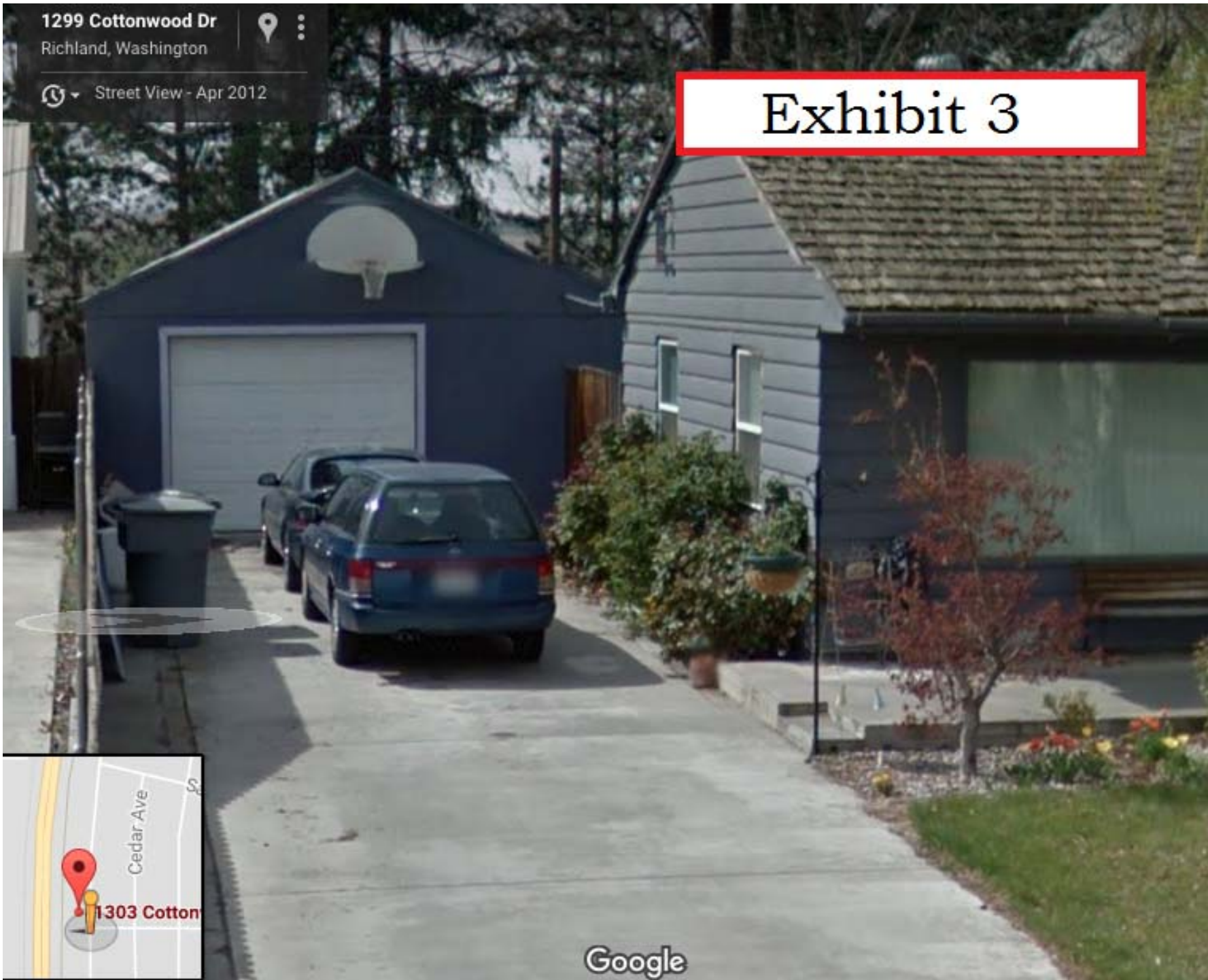
Google

1299 Cottonwood Dr
Richland, Washington



Street View - Apr 2012

Exhibit 3



1311 Cottonwood Dr
Richland, Washington



Street View - Apr 2012

Exhibit 3



1309 Cottonwood Dr
Richland, Washington



Street View - Apr 2012

Exhibit 3

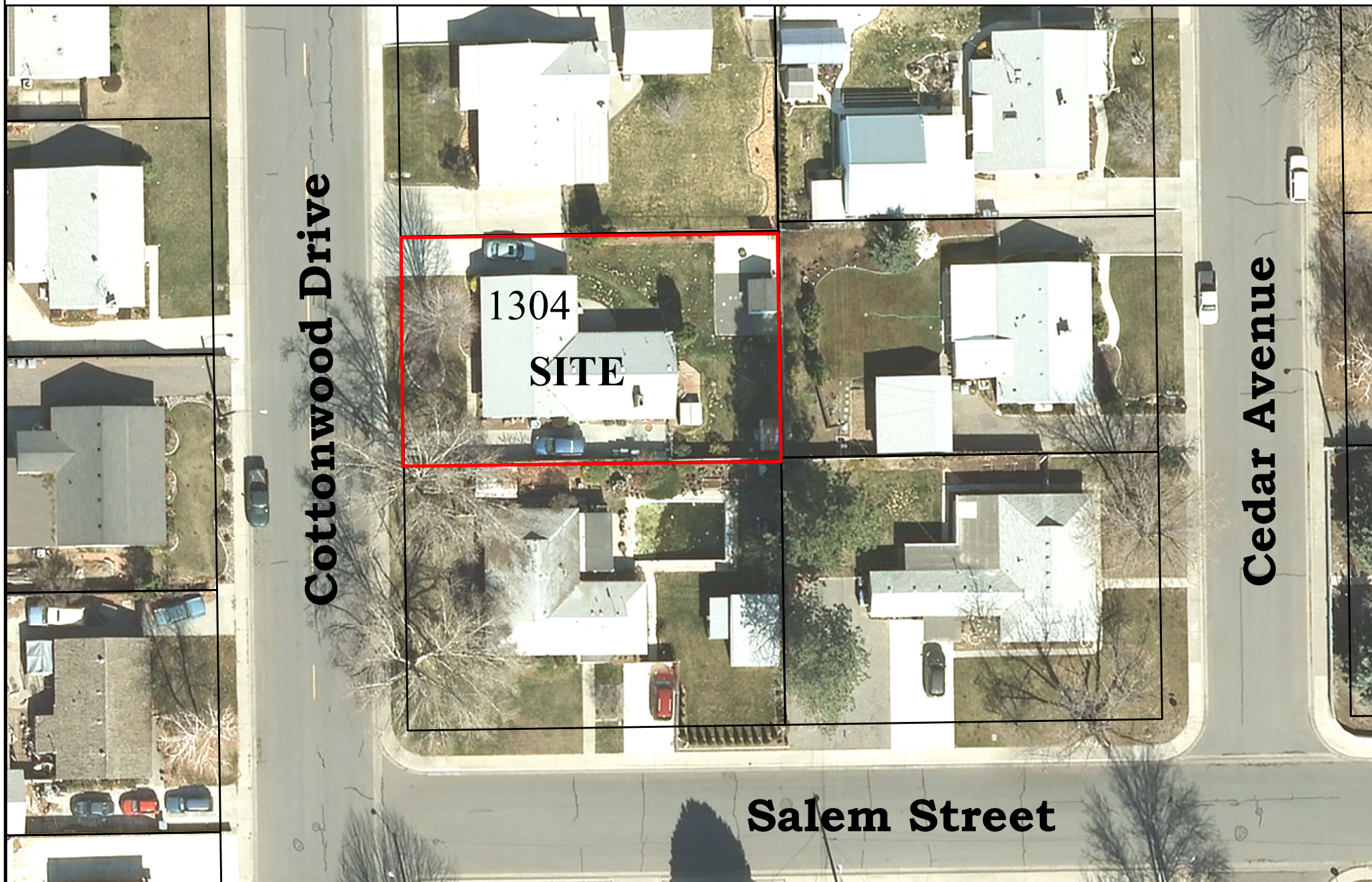


Vicinity Map

Item: R-1-10 Setback Variance
Applicant: Connie Brockman
File #: BA2017-101

Exhibit 4

N



Cottonwood Drive

Cedar Avenue

Salem Street

Site Map

Item: R-1-10 Setback Variance
Applicant: Connie Brockman
File #: BA2017-101

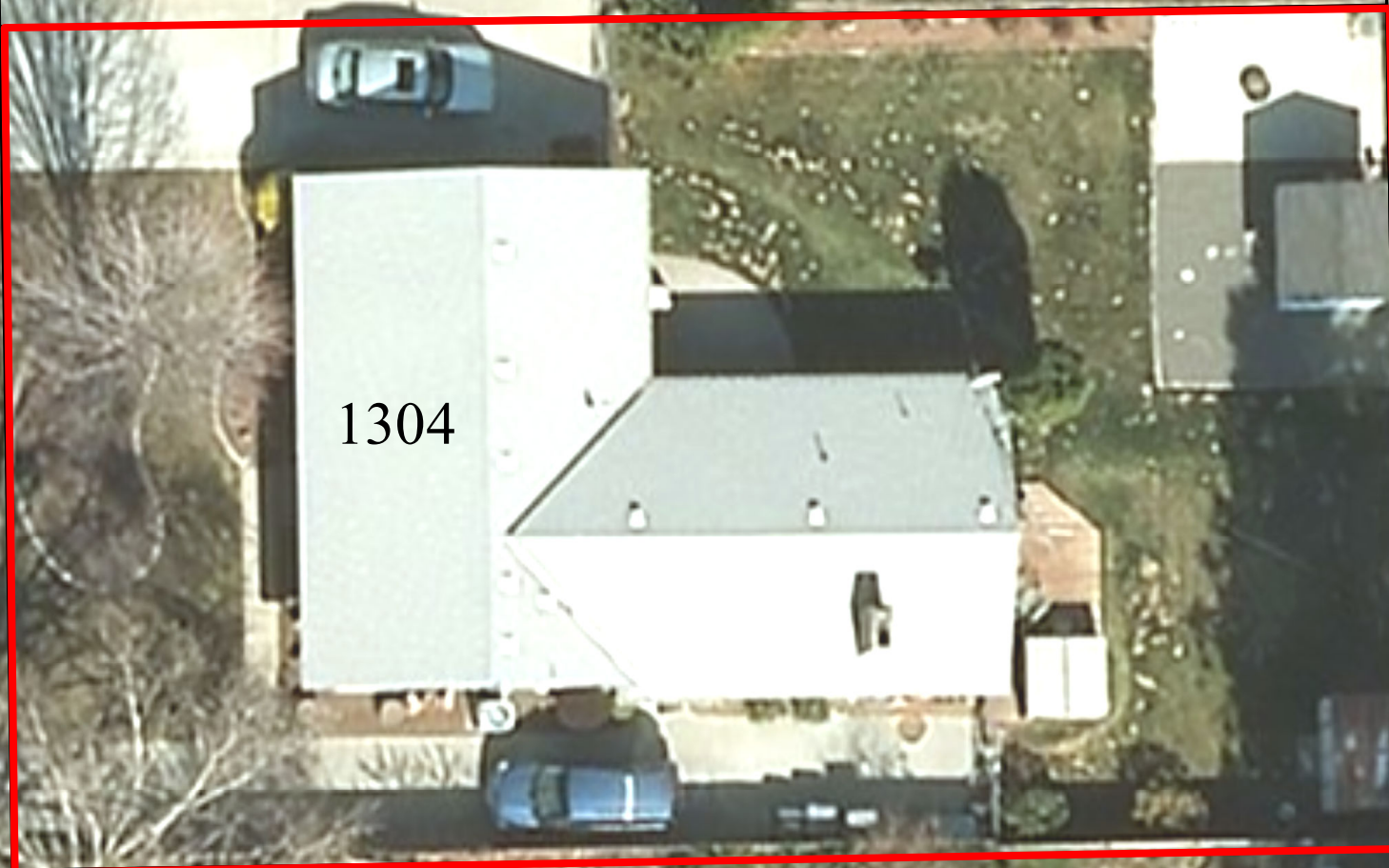
Exhibit 5

N



Cottonwood Drive

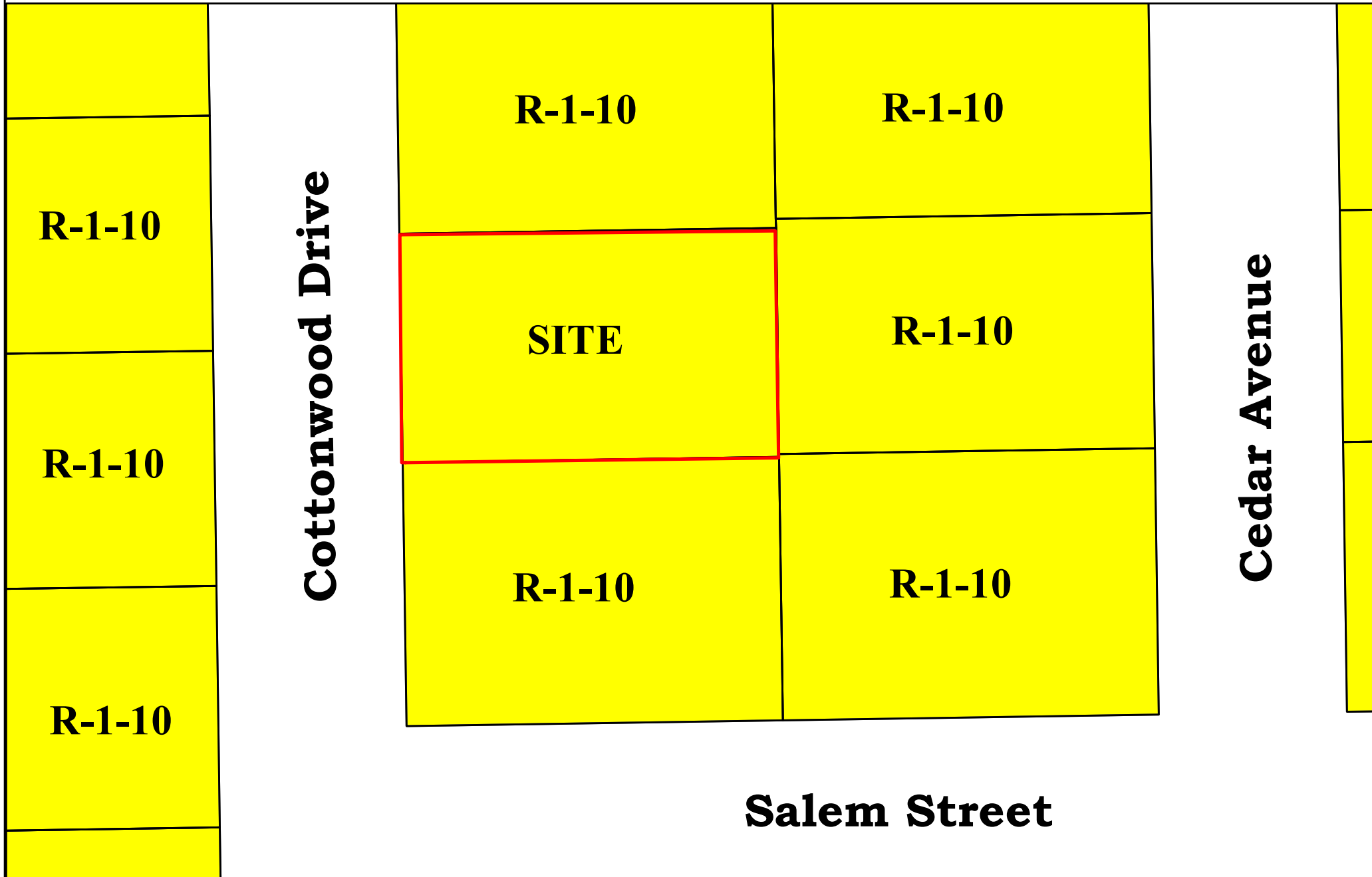
1304



Zoning Map

Item: R-1-10 Setback Variance
Applicant: Connie Brockman
File #: BA2017-101

Exhibit 6^N



Land Use Map

Item: R-1-10 Setback Variance
Applicant: Connie Brockman
File #: BA2017-101

Exhibit 7^N



Single-Family
Residential

Cottonwood Drive

Single-Family
Residential

Single-Family
Residential

SITE

Single-Family
Residential

Single-Family
Residential

Single-Family
Residential

Cedar Avenue

Salem Street



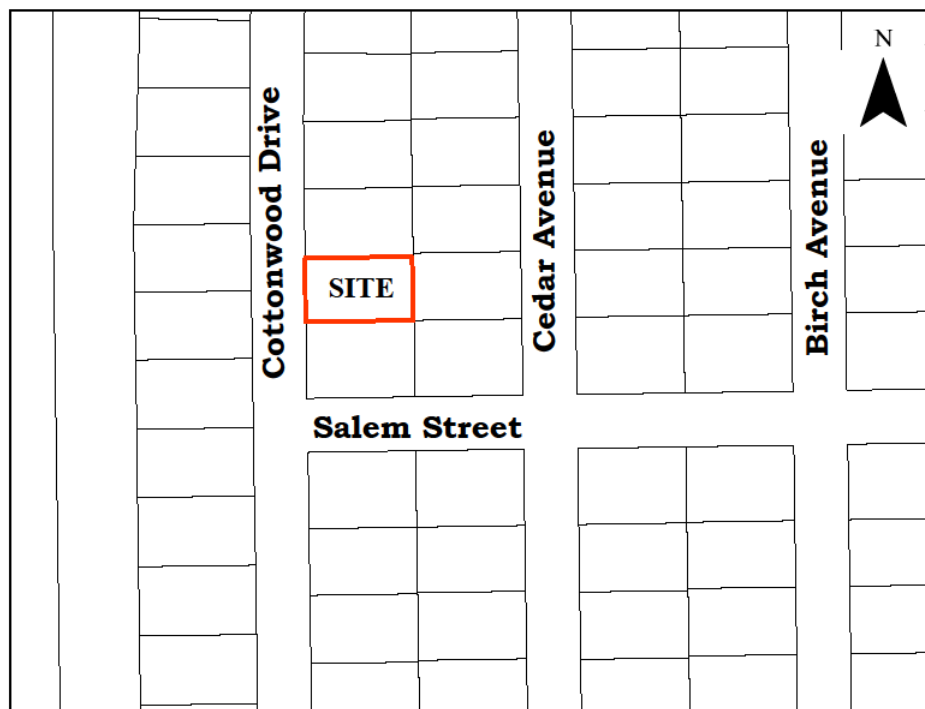
City of Richland Board of Adjustment
Notice of Public Hearing

Notice is hereby given that the Richland Board of Adjustment on **Thursday, September 21, 2017, at 6:00 p.m.** in the Council Chamber at Richland City Hall (505 Swift Blvd.) will conduct a public hearing and review on the application of:

Applicant: Connie Brockman (BA2017-101)
Request: Variance from Richland Municipal Code (RMC) Section 23.18.040 to allow construction of a detached carport not meeting the minimum setbacks of the R-1-10 Zone.
Location: 1304 Cottonwood Drive
Legal: Lot 2, Block 256, Plat of Richland

Any persons having interest in this matter are invited to attend and be heard at the public hearing. Written comments may be mailed to Shane O'Neill, Senior Planner, Development Services Division, 505 Swift Ave MS 35, Richland, WA 99352. Comments may also be faxed to 942-7764 or sent by e-mail to soneill@ci.richland.wa.us. All written comments received prior 5:00 p.m. on September 15, 2017 will be provided to the Board of Adjustment prior to the hearing. Any comments received after September 15th will be presented to the Board of Adjustment at the hearing.

Copies of the staff report will be available for review in the Richland Development Services Center, 840 Northgate Drive, as of Monday, September 18th, 2017.



AFFIDAVIT OF MAILING

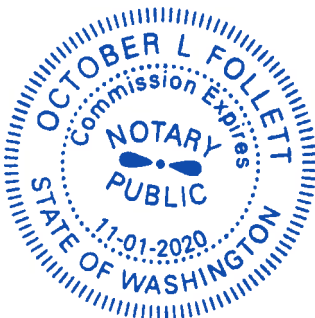
STATE OF WASHINGTON)
) ss.
 COUNTY OF BENTON)

COMES NOW, Kathy Anderson, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 7th day of September, 2017, I mailed a copy of the attached NOTICE OF PUBLIC HEARING to the attached list of individuals via regular USPS or E-mail on the date indicated above. The Notice of Public Hearing is related to variance from Richland Municipal Code (RMC) Section 23.18.040 to allow construction of a detached carport not meeting the minimum setbacks of the R-1-10 Zone.

Kathy L. Anderson
 Signed Name: Kathy Anderson

SIGNED AND SWORN to before me this 7th day of September, 20 17 by Kathy Anderson.



October Follett
 Notary Public in and for the State of Washington,
 Residing at 4500 Polo Way - West Richland
 My appointment expires: 11-1-2020
October L. Follett
 Printed Name

AFFIDAVIT OF POSTING

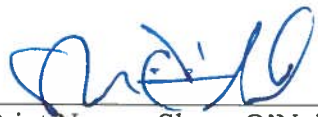
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.

2. On the 11th day of September, 2017, I posted the attached NOTICE OF PUBLIC HEARING, File Number BA2017-101 on the property at:

1304 Cottonwood Ave
PIN # 1-03983020256002


Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 11th day of September, 2017 by SHANE O'NEILL.

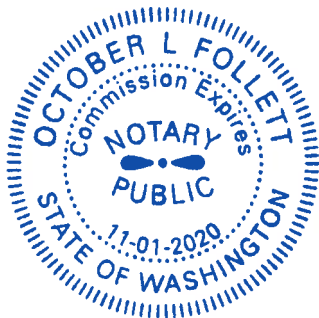

Signature of Notary

October L. Follett
Printed Name

Notary Public in and for the State of Washington,

Residing in West Richland, WA.

My appointment expires: 11-1-2020



Site
1304 Cottonwood Drive



Proposed carport location
South side of site



Looking South



Looking West



Looking North



2nd driveway, north
side of site

