



## **Agenda**

### **RICHLAND BOARD OF ADJUSTMENT SPECIAL MEETING NO. 3-2014**

Richland City Hall - 505 Swift Boulevard - Council Chamber

**THURSDAY, OCTOBER 30<sup>th</sup>, 2014**

**6:00 p.m.**

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**BOARD MEMBERS:** Marianne Boring, Chair; Larry Lowry, Vice Chair; Alan Haggerty; David Kobus; and James Watson  
**LIAISONS:** Aaron Lambert, Senior Planner  
Penny Howard, Recorder

**Special Meeting, 6:00 p.m.**

**Welcome and Roll Call**

**Approval of the Agenda**

**Public Hearing Explanation**

#### **New Business, Public Hearing**

**Applicant:** Rick Peterman (BA3-2014)\*

**Request:** Variance request from Richland Municipal Code (RMC) section 23.18.040 to reduce the side yard setback from 10 feet to 7.5 feet to allow for replacement of an existing garage and an addition to the home.

**Location:** 1732 Horn Avenue

**\*Quasi-Judicial Hearing Item**

**Communications**

**Commission/Staff Liaison Comments**

**Adjournment**

Board of Adjustment Next Regular Meeting Date – Thursday, December 18, 2014

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## STAFF REPORT

TO: BOARD OF ADJUSTMENT  
FILE NO.: BA3-2014

PREPARED BY: AARON LAMBERT  
DEVELOPMENT SERVICES

MEETING DATE: OCTOBER 30, 2014

### GENERAL INFORMATION

APPLICANT: RICK PETERMAN (on behalf of Bob & Annie Nash)

REQUEST: VARIANCE FROM RICHLAND MUNICIPAL CODE (RMC) SECTION 23.18.040, SPECIFIC TO THE SIDE YARD SETBACK IN THE R-1-10 SINGLE FAMILY RESIDENTIAL ZONE. THE REQUEST IS TO REDUCE THE REQUIRED SIDE YARD SETBACK FROM 10 FEET TO 7.5 FEET TO ALLOW FOR REPLACEMENT OF AN EXISTING GARAGE AND AN ADDITION TO THE HOME.

LOCATION: 1732 HORN AVENUE

ZONING: SINGLE FAMILY RESIDENTIAL (R-1-10)

SITE DESC.: 10,920 SF / DEVELOPED, SINGLE FAMILY RESIDENCE

ADJACENT USES: SINGLE FAMILY RESIDENCES ON ALL SIDES

### SPECIFIC CODE REQUIREMENTS

23.18.040 Site requirements for residential use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. If a number appears in the box at the intersection of the column and row, that number represents the dimensional standard that applies to that zoning district.

| Standard                                                             | R-1-12  | R-1-10  | R-2     | R-2S                         | R-3                     |
|----------------------------------------------------------------------|---------|---------|---------|------------------------------|-------------------------|
| Minimum Lot Width – One-Family Attached Dwellings                    | N/A     | N/A     | N/A     | 30 feet                      | 30 feet                 |
| Average Lot Size Requirement <sup>2</sup>                            | 12,000  | 10,000  | None    | None                         | None                    |
| Minimum Front Yard Setback <sup>3</sup>                              | 20 feet | 20 feet | 20 feet | 15 feet/18 feet <sup>4</sup> | 20 feet <sup>6,10</sup> |
| Minimum Side Yard Setback                                            | 10 feet | 10 feet | 6 feet  | 6 feet <sup>5</sup>          | 6,10                    |
| Minimum Alley/Private Access Easement Setback                        | 6 feet  | 6 feet  | 6 feet  | 6 feet                       | 6 feet                  |
| Minimum Rear Yard Setback                                            | 25 feet | 25 feet | 25 feet | 20 feet/3 feet <sup>7</sup>  | 25 feet <sup>6,10</sup> |
| Maximum Lot Coverage <sup>8</sup>                                    | 40%     | 40%     | 40%     | 50%                          | 33%/45% <sup>9,10</sup> |
| Maximum Building Height – Main Building                              | 30 feet | 30 feet | 30 feet | 30 feet                      | 40 feet <sup>10</sup>   |
| Maximum Building Height – Detached Accessory Buildings <sup>11</sup> | 16 feet | 16 feet | 16 feet | 16 feet                      | 16 feet                 |

### REASON FOR REQUEST

As detailed in the application the request is to raze the existing 572 SF detached garage located on the north side of the property and replace it with a 480 SF attached garage which would abut a 920 SF addition to the living portion of the home. See Exhibit 1 for the proposed site and floor plans. The new construction will be single story. The existing garage is a non-conforming structure with respect to the side yard setback which is currently only 2 feet from the property line. As noted the code requirement is 10 feet. The existing setback represents an 80 percent reduction to the code requirement. The Owners desire a typical two car garage which cannot be accommodated at less than 20 feet in width. They also wish to add onto the home with a 920 SF residential addition that would include a master suite, play room and bathrooms both for the suite and future pool. The requested reduction in the side yard setback from 10 feet to 7.5 feet is a 25 percent reduction to the minimum required and would allow for the two car garage and a continuous building wall plane along the north property line. Note that a typical two car garage is 24 feet in width. The Applicant has proposed the narrowest garage that could nearly replace the existing garage in function while not encroaching more than necessary into the setback.

## STAFF FINDINGS

**Conformance with Section 23.70.140.** 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 and 23.70.140.

**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 existing single story 1,459 SF home was built in 1948 as a part of the Plat of Richland and as is common, was developed without a garage. The home is nearly centered on the lot which makes adding a garage more difficult without encroaching on the side yard setbacks. Review of the 1959 zoning code in effect at the time the garage was built found that the garage met the setback requirements at the time of construction. Detached structures were required to be located at least 10 feet from the home, as the existing garage is. Further, if the garage is at least 75 feet from the front property line and behind the front building line of the home as well as the adjoining properties home, then the 10 foot side yard setback required in 1961 is not applicable.

The zoning code has been amended over time and this previously described side yard setback allowance down to zero lot line has been removed from code. The current code requires a 5 foot setback for a detached garage, therefore the garage is a legal non-conforming structure.

The zoning code has not changed the requirement from 1959 that the side yard setback from the home or even an attached garage is 10 feet. Other lots in the subject neighborhood have both detached and attached garages that are less than 10 feet. This was pointed out in the application and confirmed by Planning Staff. What is special and unique about this property and the variance request is that it represents an opportunity to partially correct a legal non-conforming setback.

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

Literal interpretation of the setback requirement is inconsistent with the development pattern in this neighborhood. As stated above many of the homes in the immediate area have non-conforming setbacks for the front side and rear yards. This is found for detached sheds, the primary home as well as attached garages.

The varying setbacks reflect the legacy of the Federal Government's development of Central Richland. With the Federal Government owning the entire City, setbacks from streets or from yards was not a primary concern. At the time there were not even side or rear yard property lines established to setback from.

The purpose of setbacks is to provide consistent and guaranteed development patterns depending on the zone and desires of the community. The obvious and deliberate application is in new neighborhoods where that consistency is found from the first to the last home to be constructed. However, the application of a single setback to a neighborhood that was developed prior to zoning laws and property lines proves to be penalizing to some properties, primarily those in Central Richland. There are legally conforming and legally non-conforming lots throughout Central Richland. Without the ability to request a variance, homeowners are denied the opportunity to improve their properties.

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

The applicant was not responsible for and did not participate in the development of Central Richland or the development of the zoning code that established the 10 foot setback.

The property was purchased with an existing detached garage that was legal at the time of construction but now stands as a legal non-conforming use given the change to the side yard setbacks. The current R-1-10 zoning district is found throughout most of South Richland which was developed years after Central Richland. Given the existing pattern of development it could be argued that home developed in Central Richland should have the side yard setback allowed under R-2 zoning which is 6 feet. The result would be that the majority of properties would not be in violation of the zoning code for the side yard setback to the primary structure and/or an attached garage.

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

As previously explained other examples of non-conforming properties can be found very near to the site and throughout the Central Plat of Richland. Granting the variance would not confer a special privilege denied to others in the same district. The opportunity to apply for a variance is available to any property owner in the R-1-10 zoning district.

**5. Justification for granting the variance.**

The Richland Municipal Zoning Code has no provision for the replacement or reconstruction of pre-existing structures that do not meet current codes. Commonly referred to as “grandfathering”, many jurisdictions allow the reconstruction of structures that were damaged or destroyed by an act out of the control of the property

owner. This can be fire or water damage or other “act of God”. Many jurisdictions even allow completely new construction utilizing existing non-conforming setbacks when a portion of a wall or foundation is incorporated into the new construction. Richland has no such clauses that the Applicant could take advantage of therefore the existing garage footprint could not be rebuilt as living space or a garage.

The Applicant considered a remodel to the garage to convert it into living space and then construct a garage in front of it towards the street. Conversion of garages to living space and particularly of older garages such as this proves to be very difficult. The structural requirements of the current building code along with the energy efficiency requirements can drive the costs of repurposing garages above that of new construction. Further, building new will allow the new structure to better match the home and blend in more appropriately into the property. Finally, the proposed construction is a more efficient use of the site as compared to repurposing the structure and building a new garage.

Approving the variance and permitting the construction of a replacement carport will allow the applicant the enjoyment of the property with minimal impact to the site and neighborhood. The intent of the variance process is met with the approval of the request.

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

The Applicant has requested the minimum setback needed to accommodate a two car garage as explained in the introductory *Reason for Request* section of this report as well as in the application. With respect to the additional residential square footage, the location proposed allows the central portion of the rear yard to be preserved for future development of a pool or simply yard and recreation space. New construction built adjacent to the home is reasonable as a vertical addition to the home would be very costly and difficult given the existing foundation was not designed to bear the load of a second floor. Additionally, the planned master bedroom at ground level in the new space is common to new market trends that find ramblers are very desirable as homes at a single level better accommodate all ages of the population.

**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 for improvements typically found in residential neighborhoods including the R-1-10 zoning district. Newer single family properties in the R-1-10 zone are most often developed as a single structure with the garage attached. These homes tend to be in the portions of Richland annexed after the development of the Central Plat of Richland. Generally homes constructed from the 1960's to date do not build a detached garage unless it is in addition to an attached garage or the lot is too narrow to provide for a home and garage under the same roof. The surrounding neighborhood has homes with attached garages, detached garages and properties developed with both. The proposal is in keeping with the character and development pattern of the neighborhood.

The proposed garage would be approximately 35.5 feet from the nearest home found on the property to the north. No structural improvements including a driveway or outbuildings are located between the home to the north and the north property line of the subject site, see Exhibit 3, aerial photo.

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

**RECOMMENDED CONDITIONS:**

1. The wall of the new building (garage and living space) shall be no closer to the north property line than 7 feet 6 inches.
2. The eaves on the north side of the building shall not protrude beyond the wall of the building more than 18 inches.
3. Runoff from the roof of the building shall not trespass onto adjacent properties and a gutter shall be installed on the eaves facing the north property line with downspouts directing the water back onto the subject property..
4. Windows and the door on the north elevation shall not be larger in size nor greater in number (3 windows, one man door) than as depicted in the plans provided in the application. Staff is flexible as to the location of the windows and door on this elevation.

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 for construction of a 24' x 26' garage and 46' x 20' residential building to within 7.5 feet of the northern property line at 1732 Horn Avenue, as depicted in Exhibit 1 subject to the conditions found in the staff report.

EXHIBITS

1. Application
2. Vicinity Map
3. Aerial Photo
4. Site Photos
5. Notice of Application & Public Hearing
6. RMC 23.70.110 Variances

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# EXHIBIT (1)

**VARIANCE APPLICATION**File No.: **BA3-2014****APPLICANT INFORMATION**

|                                                       |                                 |                  |                                                     |
|-------------------------------------------------------|---------------------------------|------------------|-----------------------------------------------------|
| <b>Name: R. Peterman Construction (Rick Peterman)</b> |                                 |                  |                                                     |
| <b>Address: 4321 Mount Everest Court</b>              |                                 |                  |                                                     |
| <b>City: West Richland</b>                            |                                 | <b>State: WA</b> | <b>Zip: 99353</b>                                   |
| <b>Phone Number: 509-727-7854</b>                     | <b>Fax Number: 509-628-0089</b> |                  | <b>E-mail/Other:</b><br><br>rick.peterman@gmail.com |
| <b>Relationship to property: contractor</b>           |                                 |                  |                                                     |

**OWNER OR AUTHORIZED AGENT INFORMATION (if other than applicant)**

|                                        |                   |              |                                                |
|----------------------------------------|-------------------|--------------|------------------------------------------------|
| <b>Name: Bob and Annie Nash</b>        |                   |              |                                                |
| <b>Address: 1732 Horn</b>              |                   |              |                                                |
| <b>City: Richland</b>                  |                   | <b>State</b> | <b>Zip</b>                                     |
| <b>Phone Number: 509-554-3516</b>      | <b>Fax Number</b> |              | <b>E-mail/Other:</b><br><br>Bob@gather4him.net |
| <b>Relationship to property: Owner</b> |                   |              |                                                |

**Location of Property (address or general description):**

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1732 Horn, Richland, WA

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**Legal Description**

|                |                   |             |
|----------------|-------------------|-------------|
| <b>Lot : 5</b> | <b>Block: 818</b> | <b>Plat</b> |
|----------------|-------------------|-------------|

**Project briefly describe the variance being requested:**

We are applying for a variance for the side yard setback on order to add on to the home located at 1732 Horn, Richland, WA. This variance is needed in order to be able to have a 2 car garage on the home. The addition will include a 20' wide garage and approximately 960 sq. ft. of heated living area as well as an attached

deck and swimming pool. We currently have approximately 27'6" from the existing building to the property line on the north side of the home. We are asking to reduce the side yard setback on the north side to 7'6" in order to make this width of garage possible.

Justification attach additional sheets as necessary:

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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:

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This lot is rectangular in shape with 91' of street frontage and a depth of 120'. There is no noticeable slope in the lot. There is a utility easement on the rear of the lot that ranges from 9' on the SW corner to 7' n the NW corner. The house is approximately 18'6" from the south side property line and 27'6" from the north side property line. There is an existing non-conforming garage that is approximately 25' from the back property line and approximately 2' from the north property line.

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- 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:

The owners wish to have an attached garage on the home instead of a detached garage that is existing. A standard 2 car size garage is 20' in width. We need to go into the standard 10' setback by 2'6" in order to get the 20' width needed for a standard garage. We believe that there is not a special privilege granted as we are going to remove an existing garage that is non-conforming, in that it is only 2' off of the lot line, and we are going to rebuild with the addition 7'6" off of the lot line.

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

In looking at the surrounding homes in this neighborhood, more than 50% have non-conforming units on their properties, either garages, carports with attached storage or units of unknown uses. We are removing a non-conforming unit on this property that is only +-2' off of the lot line and replacing with an addition that is 7'6" off the property line. The 7'6" side yard that we are creating is more in keeping with the intent of a 10' side yard than what is existing.

- 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:

The minimum accepted width of a 2 car garage is 20'. This is necessary in order to use a 16' garage door and still have room for the proper brace panels on either side of the garage door.

- 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:

Because we are removing a non-conforming unit that is existing we are creating a situation that is more in harmony and purpose with the intent of the zoning ordinance of this area. It 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.

Robert B. Han  
Applicant Signature

10/6/14  
Date

Robert B. Han  
Owner or Authorized Agent Signature(s)

9/30/2014  
Date

**FOR OFFICE USE ONLY**

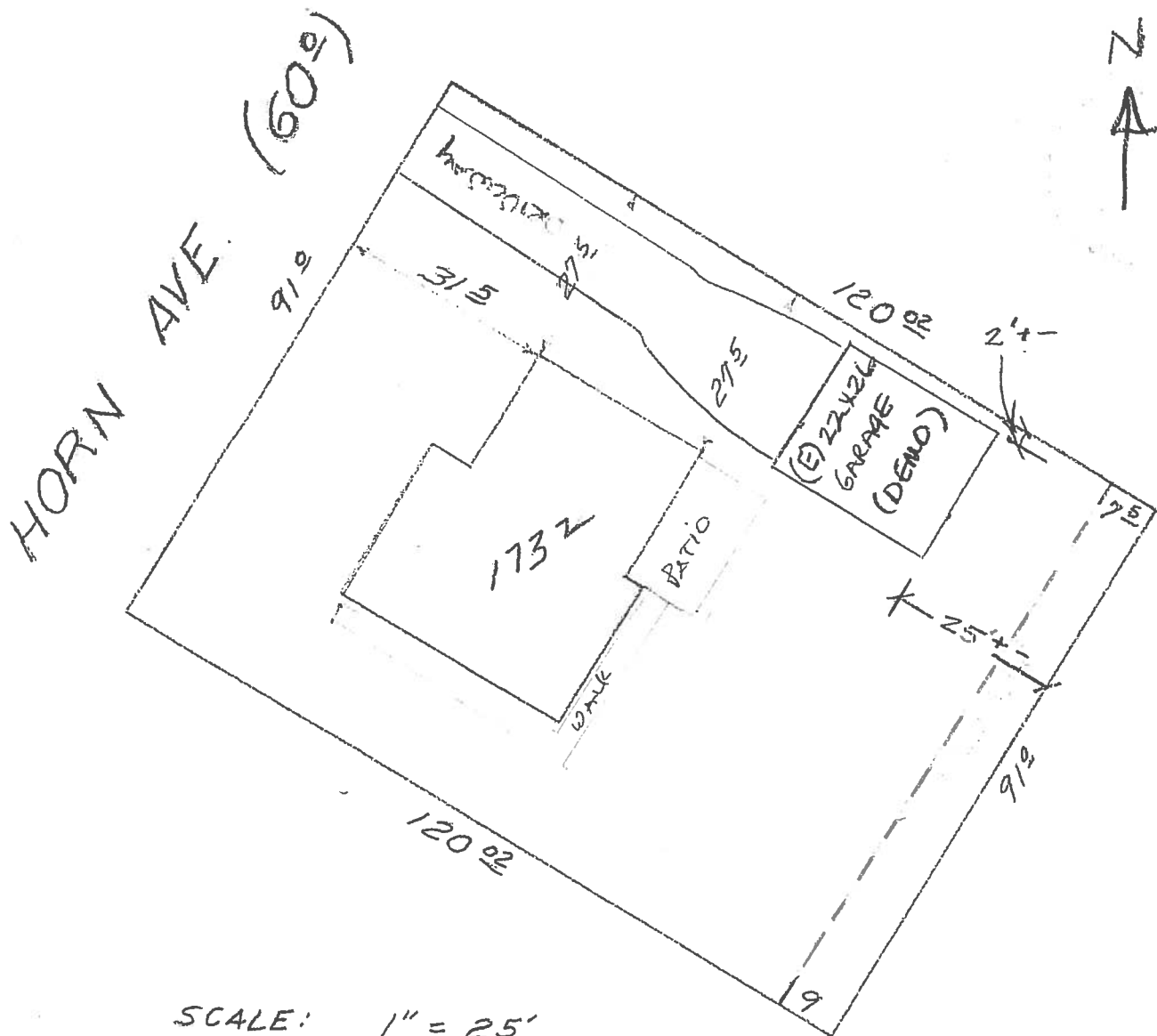
Approved by \_\_\_\_\_

\_\_\_\_\_ Date

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

**Optional attachments**

Existing plat, proposed plat, floor plan of addition, aerial view of street with possible non-conforming units circled.



SCALE: 1" = 25'

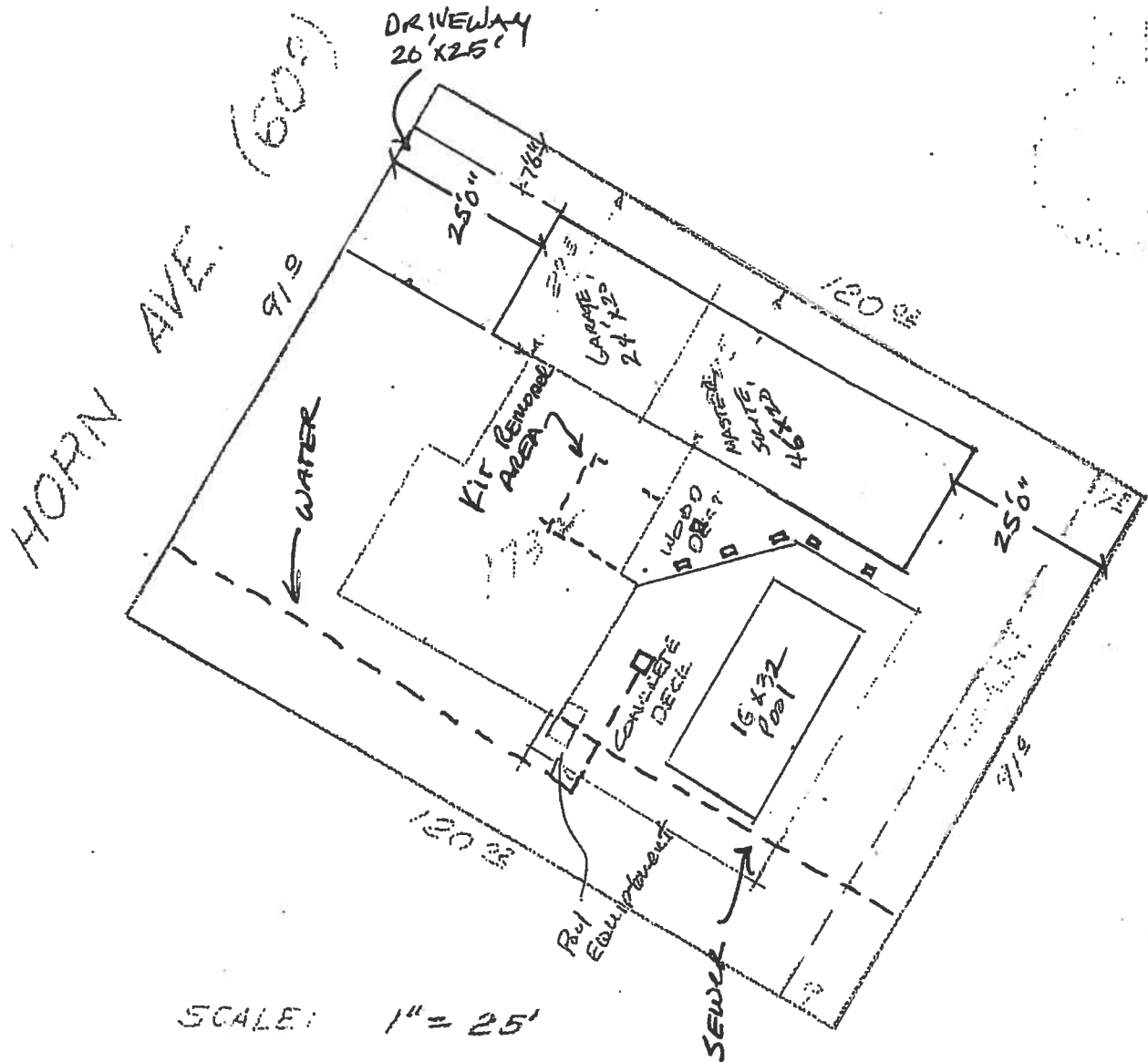
LOT 5 BLOCK 8/8

BOB NASIT

EXISTING Plat

Bob Nasit





SCALE: 1" = 25'

5 1732 HORN AVE

PROPOSED CHANGES

BOB & ANNIE KASH  
1732 HORN

CARPORT

1732 Horn, Richland, WA 99352, USA

Google earth

Google earth

feet  
meters

500  
100



*New Carporting units in drawing*

# EXHIBIT (2)



# EXHIBIT (3)



**County Popup**

**APN: 102981020818005**

**Owner: ROBERT B & ANN M      NASH**

**Mail Address : 1732 HORN AVE**

**RICHLAND      WA 99354-2314**  
**Improvement \$138560**  
**Land \$36000**



Source: City of Richland 2014 Aerial Photography



Source: City of Richland 2014 Aerial Photography

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# EXHIBIT (4)

1732 Horn Avenue (1 of 4)



Source: City Staff, 10/21/14

VIEW LOOKING SOUTHWEST TO NORTHEAST

1732 Horn Avenue (2 of 4)



Source: City Staff, 10/21/14

VIEW LOOKING WEST TO EAST

1732 Horn Avenue (3 of 4)



Source: City Staff, 10/21/14

VIEW LOOKING WEST TO EAST

1732 Horn Avenue (4 of 4)



Source: City Staff, 10/21/14

VIEW LOOKING NORTHWEST TO SOUTHEAST

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# EXHIBIT (5)



## **CITY OF RICHLAND** **NOTICE OF APPLICATION** **AND PUBLIC HEARING (BA3-2014)**

Notice is hereby given application was filed for a variance to the side yard setback to allow the construction of a garage and house addition within 7.5' feet of the side property line for the residence at 1732 Horn Ave. 10' is the standard setback.

The **Richland Board of Adjustment** will conduct a public hearing on Thursday, October 30, 2014 at 6:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Blvd.

Any person desiring more information, to express his views or to be notified of any decisions pertaining to this application should notify Aaron Lambert, Senior Planner, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may be emailed to [alambert@ci.richland.wa.us](mailto:alambert@ci.richland.wa.us).

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

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Aaron Lambert, Senior Planner  
Development Services

# EXHIBIT (6)



### **23.70.110 Variances – Applications.**

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A variance from the terms of this title shall not be granted by the board of adjustment unless and until a written application for variance is submitted demonstrating:

A. That special conditions and circumstances exist which are peculiar to the land, structures, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

B. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.

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

D. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures, or buildings in the same district. [Ord. 28-05 § 1.02].

### **23.70.120 Variances – Application – Plans.**

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The application shall be accompanied by a report from a title insurance company showing ownership of record of the property involved, an accurate legal description of the property involved, and a list of the names and addresses of all owners of record of property within 100 feet of the proposed variance, and such fees as are required by this title. In addition, the report shall include an accurate key map showing the property involved and delineating the property within 100 feet of the proposed variance. Each parcel falling wholly or partly within the 100-foot distance shall be numbered to correspond with the ownership report.

The application shall also be accompanied by a plot plan of the property showing location and dimensions of existing and proposed improvements and proposed location of accessory facilities such as automobile parking areas. If new building construction is involved, tentative plans and sketches shall also be submitted. Where use of existing buildings is involved, a floor plan showing existing conditions and proposed changes shall be submitted. [Ord. 28-05 § 1.02].

### **23.70.130 Variances – Notices – Hearings.**

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Written notice of public hearing shall be addressed through the United States mail to the property owner requesting the variance and to the owners of record of all property within 100 feet of the exterior boundaries of subject property pursuant to the title insurance company report required by RMC [23.70.120](#). Notice of the time and place of the hearing shall also be published at least once in the official newspaper of the city. Both published and mailed notices shall be given at least 10 days in advance of the public hearing. [Ord. 28-05 § 1.02].

### **23.70.140 Variances – Findings.**

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The board of adjustment shall make findings that the requirements of RMC [23.70.110](#) have been met by the applicant for the variance. The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, structure, or buildings. The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this title, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare. [Ord. 28-05 § 1.02].

### **23.70.150 Variances – Limitations – Conditions.**

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No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

The board of adjustment shall not grant a variance under any circumstances to allow a use not permissible under the terms of this title in the district involved, or any use expressly or by implication prohibited by the terms of this title in said district. In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards in conformity with this title.

The board of adjustment may prescribe a time limit within which the action for which the variance is granted shall be begun or completed, or both. Failure to begin or complete, or both, such action within the time limit set shall void the variance. In the event that no specific time limit to begin or complete an action for which the variance is granted is identified, the action shall be completed within two years from the date the variance was granted. Said time limits may be extended by the board of adjustment for good cause shown. [Ord. 28-05 § 1.02; Ord. 04-09].

### **23.70.160 Decisions of the board of adjustment.**

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In exercising the above mentioned powers, the board of adjustment may, so long as such action is in conformity with the terms of this title, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have powers of the administrative official from whom the appeal is taken.

The concurring vote of a majority of the members of the board of adjustment shall be necessary to reverse any order, requirement, decision or determination of the administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this title, or to effect any variation in the application of this title.

The board shall render a decision on all applications at a public meeting no later than 30 days after hearing of an application. The applicant shall be notified of the decision in writing. [Ord. 28-05 § 1.02].

### **23.70.170 Appeal from board of adjustment.**

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A. Appeals from variance decisions shall be made in accordance with RMC [19.70.060](#) (Judicial appeals).

B. Appeals from decisions on special use permits and appeals from an administrative interpretation or decision shall be made in accordance with Chapter [19.70](#) RMC (Closed Record Decisions and Appeals). [Ord. 28-05 § 1.02].