



MINUTES
RICHLAND BOARD OF ADJUSTMENT SPECIAL MEETING
No. 3-2014
Richland City Hall – 550 Swift Boulevard – Council Chamber
THURSDAY, October 30, 2014
6:00 PM

Call to Order:

Chairman Boring called the meeting to order at 6:00 PM.

Attendance:

Present: Board Members Boring, Haggerty, Kobus, Lowry, and Watson. Also present were Senior Planner Aaron Lambert and Recorder Pam Bykonen.

Approval of Agenda:

Chairman Boring presented the October 30, 2014 meeting agenda for approval.

The agenda was approved as presented.

PUBLIC HEARING

Public Hearing Explanation:

Chairman Boring explained the public hearing and appeal process and confirmed that public notice was issued in accordance with City requirements.

New Business

- 1. Rick Peterman – Variance 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 located at 1732 Horn Avenue (BA3-2014).**

Mr. Lambert presented the request 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 located at 1732 Horn Avenue. Current zoning of the property is R-1-10 which requires a minimum side yard setback of 10 feet for attached structures with no “grandfather” clause. Mr. Lambert provided the board with photographs of the site to illustrate the intention of the homeowner’s remodel of the property as well as a letter of support from the neighbor who would be impacted the most if the variance was granted. Mr. Lambert concluded his presentation with a positive recommendation to approve the variance. He noted a scrivener’s error in the recommended motion that should read “construction of a 24’x20’ garage . . .”

Chairman Boring opened the Public Hearing at 6:08 PM.

Rick Peterman, 4321 Mt. Everest Court, West Richland. Mr. Peterman, as the homeowner's representative, explained the homeowner's plan to remodel the home and garage at 1732 Horn Avenue. Because the proposed structure is farther from the property line than the existing structure, the homeowner believed that the remodel would be an improvement to the property and for adjacent neighbors.

Chairman Boring noted no other audience members and closed the Public Hearing at 6:09 PM.

Discussion:

Board Member Kobus noted information in the staff report that appeared to be a carryover from the previous hearing. He asked staff for additional information on fire barrier requirements. Mr. Lambert explained that internal fire barriers are addressed by the building code and the minimum exterior distance between structures is 6 feet.

Chairman Boring reminded board members of the seven requirements that need to be met in order to grant a variance. She believes that the project before the board at this meeting met all of the requirements.

A motion was made by Board Member Haggerty and seconded by Board Member Lowry that the Board of Adjustment approve the variance request application BA3-2014 for variance from RMC Section 23.18.040 to allow for construction of an approximately 24-foot by 20-foot garage and 46-foot by 20-foot 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.

MOTION CARRIED 5-0.

Communications:

- **Mr. Lambert** reminded board members that the next scheduled Board of Adjustment meeting is December 18, 2014.

ADJOURNMENT:

The October 30, 2014, Richland Board of Adjustment Meeting 3-2014 was adjourned at 6:15 PM.

PREPARED BY: Pam Bykonen, Recorder

REVIEWED BY: _____
Aaron Lambert, Secretary
Richland Board of Adjustment