



MINUTES
BOARD OF ADJUSTMENT MEETING
City Hall – 550 Swift Boulevard – Council Chamber
Monday, November 6, 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, Boring and Kobus. Also attending was Development Services Manager Rick Simon.

Approval of Minutes:

Chair Lowry presented the meeting minutes for the September 21, 2017 meeting.

BOARD MEMBER WATSON MOVED AND MEMBER KOBUS SECONDED A MOTION TO APPROVE THE MEETING MINUTES OF THE SEPTEMBER 21, 2017 MEETING AS PRESENTED. MOTIONED CARRIED.

Public Hearing:

New Business

1. **APPLICANT: Neal Gifford**
BA2017-102

Chairman Lowry introduced the item.

Mr. Simon reviewed the application for variance and highlighted the pictures and information submitted by the applicant. Mr. Simon also noted the special conditions and justifications for approval related to this property.

Chair Lowry opened the Public Hearing at 6:08 PM.

Neal Gifford, applicant, spoke in support of his application and noted that he needed the garage in order to house his classic car.

Chair Lowry closed the Public Hearing at 6:12 p.m.

Board member Kobus noted that there is a structure on the adjacent lot that appears to be built on the property line, adjacent to the proposed location of the garage. He asked staff what measures are necessary to allow structures to be built in such close proximity to each other. Mr. Simon noted that the building code requires a one-hour fire wall separation in such instances.

A MOTION WAS MADE BY BOARD MEMBER BORING 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 23.38.020(B)(4) TO ALLOW CONSTRUCTION OF A DETACHED GARAGE UP TO THE NORTH SIDE PROPERTY LINE OF 1105 WILLARD AVENUE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE DETACHED GARAGE SHALL BE LOCATED IN ACCORDANCE WITH THE SITE PLAN SUBMITTED WITH THE VARIANCE APPLICATION; AND**
- 2. THE GARAGE SHALL BE DESIGNED TO DIVERT STORMWATER TO BE CAPTURED AND INFILTRATED ON-SITE.**

AN AMENDMENT TO THE MOTION WAS OFFERED BY BOARD MEMBER KOBUS AND SECONDED BY BOARD MEMBER WATSON TO ADD A THIRD CONDITION STATING THAT A ONE-HOUR FIRE WALL BE PROVIDED ON THE NORTH SIDE OF THE GARAGE BUILDING.

THE AMENDMENT WAS PASSED BY A VOTE OF 4 – 0.

THE ORGINIAL MOTION AS AMENDED WAS THEN PASSED BY A VOTE OF 4 – 0.

Communications:

BOARD MEMBER WATSON reminded Board members of the Board and Commissioner training that is scheduled for November 16th.

ADJOURNMENT:

The Board of Adjustment Regular Meeting was adjourned at 6:18 p.m.

PREPARED BY: Lynne Follett, Recorder, Planning and Development