



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 THE 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