



**MINUTES
BOARD OF ADJUSTMENT MEETING
City Hall – 550 Swift Boulevard – Council Chamber
Thursday, January 21, 2016
7:00 PM**

Call to Order:

Chairman Lowry called the meeting to order at 7:00 PM.

Attendance:

Present: Board members Watson, Haggerty and Kobus and Chairman Lowry. Also attending were Development Services Manager Rick Simon, Sr. Planner Shane O'Neill and Recorder Pam Bykonen.

Approval of Agenda:

Chair Lowry presented the January 21, 2016 meeting agenda for approval.

The January 21, 2016 meeting agenda was approved as presented.

Approval of Minutes

Chair Lowry presented the meeting minutes of the July 16, 2015 meeting for approval.

A motion was made by Board Member Haggerty and seconded by Board Member Kobus to approve the meeting minutes of the July 16, 2015 meeting as written.

Motion carried unanimously.

PUBLIC HEARING

New Business

- 1. APPLICANT: JEANNIE RITCHIE-BLASKI
BA2015-102**

Chairman Lowry opened the Public Hearing at 7:10 PM.

Mr. Simon presented the staff report for a variance at 1205 Cottonwood Drive. The applicant, Ms. Ritchie-Blaski, wishes to build a carport closer to the property line and at a greater length than the current code allows. The property shape, size and existing permanent structures

prevents the carport from being sited elsewhere. Staff agreed that the request met all of the criteria to grant a variance and is a common structure throughout the surrounding neighborhood.

Board members asked staff clarifying questions regarding other locations for the proposed carport.

Jeannie Ritchie-Blaski, 1205 Cottonwood Drive: Concurred with the staff report presented by Mr. Simon. Ms. Ritchie-Blaski assured board members that all changes to the home have been made to enhance the home and be aesthetically pleasing.

Chairman Lowry closed the Public Hearing at 7:12 PM.

Discussion:

None.

A motion was made by Board Member Haggerty and seconded by Board Member Kobus that the Board of Adjustment concur with the Findings and Conclusions set forth in the staff report and approve a variance from RMC 23.38.040 to allow for construction of a carport to be located within one foot from the side property line and allow for a carport to be built to a depth of 30 feet, subject to the condition that the carport include rain gutters to catch runoff and direct it away from the adjoining lot.

Motion carried unanimously.

Communications:

Mr. Simon introduced Shane O'Neill, Sr. Planner in Development Services.

Board of Adjustment Members agreed that a meeting start time of 6:00 p.m. would be preferred.

ADJOURNMENT:

The January 21, 2016 Richland Board of Adjustment Regular Meeting was adjourned at 7:16 PM.

PREPARED BY: Pam Bykonen, Recorder, Planning and Development

REVIEWED BY:



Rick Simon, Secretary
Richland Board of Adjustment