

City of Richland Resolution No. 100-20 temporarily designates virtual locations for all municipal meetings. This meeting will be held remotely via Zoom. Members of the public may attend this meeting by selecting the Zoom link or by calling the phone numbers provided.



Agenda
Board of Adjustment Meeting
Thursday, January 20, 2022
Join the Zoom meeting [here](#)
Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 963 3435 4152

Board Members: Vice-Chair Van Hoff and Board Members Bricker, Gray, Nuzum and Raffa

Liaisons: Staff Liaison: Planning Manager Stevens

Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

September 16, 2021 Meeting Minutes

Public Hearing Explanation:

New Business - Public Hearing:

- I. BA2021-102 - 1920 Harris Ave.
Variance to Allow Attached Garage

Communications:

Adjournment

The next Board of Adjustment Meeting is as needed

Richland City Hall is ADA accessible. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



BOARD OF ADJUSTMENT AGENDA ITEM COVERSHEET

Meeting Date: 1/20/2022

Agenda Category: Approval of Minutes

Prepared By: Mike Stevens, Planning Manager

Subject:

September 16, 2021 Meeting Minutes

Department:

Development Services

Recommended Motion:

Approve the minutes of the Board of Adjustment meeting held on September 16, 2021.

Summary:

Attachments:

1. 2021.09.16 DRAFT BoA Mtg Mins



**MINUTES
BOARD OF ADJUSTMENT MEETING
VIA ZOOM
THURSDAY, SEPTEMBER 16, 2021
6:00 PM**

Call to Order:

Vice-Chairman Van Hoff called the meeting to order at 6:00 p.m.

Attendance:

Present: Vice-Chair Van Hoff and Board members Bricker, Nuzum and Raffa. Member Gray was absent. Also attending were Planning Manager Stevens and Administrative Assistant II Follett.

Election of Officers:

Vice-Chairman Van Hoff was nominated and accepted the nomination to serve as Chairman. Vice-Chairman Van Hoff was elected unanimously.

Member Gray was nominated and expressed his willingness to serve as Vice-Chairman, if needed, prior to the meeting. Member Gray was elected as the Vice-Chairman unanimously.

Approval of Agenda:

Chairman Van Hoff requested asked for a motion to approve the agenda.

BOARD MEMBER BRICKER MOVED AND BOARD MEMBER NUZUM SECONDED THE MOTION TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.

Approval of Minutes:

Chairman Van Hoff presented the meeting minutes of the November 21, 2019 meeting for approval. A name error was noted during discussion of the minutes.

BOARD MEMBER BRICKER MOVED AND BOARD MEMBER RAFFA SECONDED THE MOTION TO APPROVE THE AMENDED MINUTES OF THE NOVEMBER 21, 2019 MEETING. MOTION PASSED 4-0.

Public Hearing:

Chairman Van Hoff asked Ms. Follett to read the Public Hearing Explanation.

New Business

APPLICANT: BA20212-101 APPLEWOOD ESTATES HOA – FENCE HEIGHT VARIANCE

Mr. Stevens affirmed that proper notice was given. Then Mr. Stevens gave the staff report and pointed out several factors supporting the request by the homeowner's association.

At the conclusion of the staff report, Chairman Van Hoff opened the Public Hearing at 6:14 p.m.

Ms. Jane Wild was present representing the Applewood HOA but did not speak. No other public testimony was given.

Chairman Van Hoff closed the public hearing at 6:14 p.m.

The Board held a brief discussion of the merits of the request before acting to approve the request.

MEMBER BRICKER MOVED AND MEMBER RAFFA SECONDED THE MOTION TO APPROVE THE VARIANCE REQUEST. MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE.

COMMUNICATIONS:

None

ADJOURNMENT:

Chairman Van Hoff adjourned the meeting at 6:34 p.m.

PREPARED BY:

Lynne Follett, Administrative Assistant II

REVIEWED BY:

Mike Stevens, Planning Manager

APPROVED BY:

Carl Van Hoff, Chairman



BOARD OF ADJUSTMENT AGENDA ITEM COVERSHEET

Meeting Date: 1/20/2022

Agenda Category: New Business - Public Hearing

Prepared By: Shane O'Neill, Senior Planner

Subject:

BA2021-102 - 1920 Harris Ave.

Variance to Allow Attached Garage

Department:

Development Services

Recommended Motion:

Approval subject to the conditions as contained in the January 20, staff report

Summary:

Owners of the residence addressed 1920 Harris Ave request a sideyard setback reduction to allow an existing attached carport to be fully enclosed to form an attached garage. The proposal requests a 3.5-foot sideyard setback, where ten (10) feet is the minimum setback required by code. The request amounts to a 65% side yard setback reduction.

Attachments:

1. BA2021-102 FULL Staff Report(2) - 1920 Harris Carport



STAFF REPORT

TO: BOARD OF ADJUSTMENT
FILE NO.: BA2021-102

PREPARED BY: SHANE O'NEILL
DEVELOPMENT SERVICES

MEETING DATE: JANUARY 20, 2022

GENERAL INFORMATION

APPLICANT: EDWARD & SUSAN MILLER

REQUEST: VARIANCE TO RMC 23.18.040 TO ALLOW CONVERSION OF AN ATTACHED CARPORT INTO A FULLY ENCLOSED ATTACHED GARAGE NOT MEETING MINIMUM SIDE YARD SETBACK REQUIREMENTS OF THE R-1-10 ZONE

LOCATION: EAST SIDE OF HARRIS ROAD; APPROXIMATELY 435 FEET EAST OF DAVISON AVENUE

ZONING: R-1-10 (LOW-DENSITY RESIDENTIAL)

LEGAL
DESCRIPTION: PLAT OF RICHLAND, BLOCK 829, LOT 11

ADJACENT USES: THE SITE IS BORDERED BY SINGLE-FAMILY HOMES TO THE NORTH AND TO THE SOUTH; RICHLAND PARK LAND TO THE EAST AND BY HARRIS AVENUE TO THE WEST.

REASON FOR REQUEST

The applicant is requesting a variance from RMC 23.18.040 (Site requirements for residential use districts) to authorize an existing attached carport not meeting primary structure side yard minimum setbacks (10'), to be fully enclosed by adding walls thereto. Attached garages are subject to primary structure setbacks. RMC 23.18.040 imposes ten (10) foot minimum side yard setbacks for primary structures (homes). RMC 23.38.040 allows for unenclosed attached carports, not longer than 24-feet, to be 5-feet from side property lines. The existing attached carport is 42-inches (3.5 feet) from the nearest side property line.

RICHLAND MUNICIPAL CODE PROVISIONS

RMC 23.18.040 (Site requirements for residential use districts) applies ten-foot minimum side yard setbacks to primary structures. For convenience, the pertinent setback requirement is highlighted below.

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Minimum Lot Area Requirement – One-Family Detached Dwelling	10,000 feet ¹	8,000 feet	6,000 feet	4,000 feet	4,000 feet
Minimum Lot Area Requirement – Two-Family Detached Dwelling	N/A	N/A	10,000 feet	7,000 feet	7,000 feet
Minimum Lot Area Requirement – One-Family Attached Dwellings	N/A	N/A	N/A	3,000 feet	3,000 feet
Maximum Density – Multifamily Dwellings (Units/Square Foot)	N/A	N/A	N/A	N/A	1:3,000
Minimum Lot Width – One-Family Detached Dwelling	90 feet	70 feet	50 feet	42 feet	42 feet
Minimum Lot Width – Two-Family Detached Dwelling	N/A	N/A	70 feet	64 feet	64 feet
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	30 feet	30 feet
Average Lot Size Requirement ²	12,000	10,000	None	None	None
Minimum Front Yard Setback ³	20 feet	20 feet	20 feet	15 feet/18 feet ⁴	20 feet ^{6,10}
Minimum Side Yard Setback	10 feet	10 feet	6 feet	6 feet ⁵	^{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 ⁷	25 feet ^{6,10}
Maximum Lot Coverage ⁸	40%	40%	40%	50%	33%/45% ^{9,10}
Maximum Building Height – Main Building	30 feet	30 feet	30 feet	30 feet	40 feet ¹⁰
Maximum Building Height – Detached Accessory Buildings ¹¹	16 feet	16 feet	16 feet	16 feet	16 feet

SITE DESCRIPTION

1920 Harris Avenue is an 11,765 ft² (0.27-acre) residential parcel containing a 2,871 ft² single-family home with a carport attached to the north side of the home. Boundaries of parcel 1-02981020829011 form a slightly irregular rectangle, narrower in the front and wider at the rear. The site is fully developed and contains landscaping typical of single-family homes. This parcel borders park land to the east. The adjacent park contains an asphalt recreational trail extending to the north and to the south along the west bank of the Columbia River. Said trail is elevated above the subject site as it sits on the top of the levy.

The following exhibits illustrating the site are provided to the Board:

- Exhibit 1 – Variance application
- Exhibit 2 – Site plan submitted by the applicant
- Exhibit 3 – Vicinity map prepared by staff
- Exhibit 4 – Site Map prepared by staff
- Exhibit 5 – Site photos taken by staff
- Exhibit 6 – Site photos taken by the applicant

ANALYSIS

The site plan (Exhibit 2) indicates the existing carport is 42 inches (3.5 feet) from the north (side) property line. The minimum setback for attached unenclosed carports in residential districts is five feet [23.38.040.C RMC]. This provision offers a 50% reduced setback based on the open construction style which ameliorates the perceived impact on neighbors by reducing the bulk density of the appurtenance as compared to an enclosed structure. The controlling code section [23.38.040.C RMC] allows attached carports to enclose the rear but requires the front and side to remain open. Said code section is provided below for the Board's convenience; applicable subsection C is underlined.

A. Detached carports shall comply with all requirements of an accessory building.

B. Attached carports may project into an existing or required front yard, whichever is lesser, a maximum distance of three feet and into any required rear yard a distance of 15 feet; provided, that such carport:

- 1. Is no longer than 24 feet;*
- 2. Is open on two or more sides;*
- 3. Shall not extend closer than 10 feet to the front lot line.*

C. Attached carports may project into one required side yard to within five feet of an interior lot line; provided:

1. The carport is unenclosed on the side facing the street and the side facing the nearest lot line; and
2. The slope of the carport roof surface does not exceed 45 degrees from the horizontal, over the required side yard; and
3. The carport is no longer than 24 feet.

D. Storage walls, not exceeding four feet in depth, may be utilized as supporting members of detached and attached carports.

E. Carports complying with all requirements of a main building need not comply with length and height restrictions noted in this section.

On corner lots, attached carports may project into a flanking side yard in conformity with the requirements of carports encroaching upon front yards.

The merits of this application are discussed below in terms of the applicable variance review criteria.

PUBLIC NOTICE

Application Date:	November 16, 2021
Combined Notice of Application & Hearing Mailed:	December 22, 2021
Combined Notice of Application & Hearing Posted:	December 21, 2021
Public Hearing:	January 20, 2022

A combined notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald*.

AGENCY COMMENTS

At the time this report was prepared, the City received no comments from other public agencies. Per direction from The Planning & Economic Development Director, Planning staff solicited some specific Building Code language pertinent to adding the exterior walls to the existing carport. The Building Department's response is entered into the set of approval conditions (#4).

PUBLIC COMMENTS

At the time this report was prepared, the City received one comment from the public. A neighboring resident, Carrie Green, commented that enclosing the carport will permanently obstruct the existing small window of river view that can be seen by passers-by. Carrie is

not staunchly opposed to enclosing the carport *per se*, but Carrie will be disappointed to lose the open carport and the glimpse of the river it provides. Another comment was provided by the residents of 1922 Harris Ave. and owners of 1923 Harris Ave., supporting approval of the variance request. Comment letters are included herein as Exhibit 7.

STAFF FINDINGS

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, Applications and 23.70.140, Findings.

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 site is fully developed and lacks fully enclosed parking. The location of the existing home occupies almost the entire lot width available for construction. The existing site conditions do not offer the opportunity to construct an attached or detached garage without first demolishing a significant portion of the existing home. The front property line is approximately seventy-five (75) feet wide.

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

Literal interpretation of RMC 23.18.040 imposes a ten-foot side yard setback for attached, enclosed garages. Many homes in the same neighborhood contain attached garages. Placement of the existing home obstructs other opportunities for the site to accommodate the addition of an enclosed garage. Enclosed vehicle parking is a common and reasonable expectation of single-family homeowners.

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

The condition or circumstance, as identified by staff, is the existing home's location in relation to lot width. Simply put, the home's width occupies most of the lot width available for construction. Neither home placement, lot width, nor the carport design are the result of actions of the applicant. The current owner purchased the property in 1987, whereas the home was originally constructed in 1956.

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

In terms of land use, granting the variance will not confer any special privilege to the applicant or property. Approving the variance request will grant relief to a single dimensional requirement of the R-1-10 zoning district. Allowing for an enclosed parking structure on a residential property is a standard expectation and not a special privilege.

5. Justification for granting the variance.

The variance would allow an existing attached carport to be fully enclosed. Provided the owner of the neighboring property to the north (Norman Wilburn, 1922 Harris Ave.) does not express reasonable opposition to the impacts anticipated by walling-in the carport, the impacts of variance approval are unlikely to affect others in the neighborhood. Functionality or use of the existing carport will not be altered if the variance is approved. The exiting carport is used for passenger vehicle parking. If the variance is approved, the enclosed parking area will continue to be used for passenger vehicle parking.

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

The requested variance appears to be the minimum necessary to provide vehicle protection from weather. Allowing the carport to be enclosed will not authorize further encroachment into the side yard setback area. Compared to any permissible alternative, enclosing the existing carport is the least intrusive solution involving minimal modifications to the home or site.

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.

The requested variance appears to be consistent with the general purpose and intent of single-family residential zoning design concepts. Adding walls to the carport would not be injurious or detrimental to the surrounding neighborhood. Negative impacts on the public welfare have not been identified.

SUGGESTED CONCLUSIONS OF LAW

1. The Board of Adjustment has jurisdiction to hold a public hearing and issue a decision for the proposed Special Use Permit and Zoning Variance.
2. The proposed Variance is consistent with the goals and policies of the City's Comprehensive Plan.

SUGGESTED FINDINGS OF FACT

1. The owners of 1920 Harris Avenue have applied for a Variance authorizing their existing carport to be fully enclosed by adding walls thereto.
2. The subject property, 1920 Harris Avenue, is located on the west side of Harris Avenue.
3. The subject property is bordered to the rear by open riverfront park land.
4. The subject site is bordered by other single-family homes on the north and south.
5. The subject site is approximately 0.27 acres in size.
6. The subject site contains a single-family home.
7. Richland Municipal Code Section 23.18.040 imposes ten (10) foot minimum side yard setbacks for homes in the R-1-10 zoning district. Adding walls to the existing carport effectively converts it into a garage thereby subjecting it to the requirements of 23.18.040 RMC.
8. Pursuant to RMC 19.20.040, Joint public hearings, the City has determined that the Board of Adjustment is the authorized review body for Variance review proceedings.
9. The site is zoned Single-Family Residential by the City's official zoning map and is designated as Low-Density Residential by the City's Comprehensive Plan.

10. The site is not located within the jurisdiction of the City's Shoreline Master Program nor does it contain any critical areas regulated by RMC 22.10.
11. All public notification requirements have been fulfilled.
12. No comments from public agencies were received.
13. No public comments from citizens or neighbors were received.
14. Requirements for granting variances are set forth in Richland Municipal Code (RMC) Sections 23.70.110, Applications and 23.70.140, Findings.

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 to RMC 23.18.040 authorizing the attached carport at 1920 Harris Avenue to be enclosed to create an attached garage, subject to all conditions below.

RECOMMENDED CONDITIONS:

1. The footprint of the existing carport shall not be increased; and
2. Additions to the existing carport shall be constructed with exterior siding materials identical to the home; and
3. Additions to the existing carport shall be constructed in a craftsman-like manner; and
4. In accordance with IRC Section R302.1, where exterior walls of a structure are constructed less than 5-ft from a property line, the wall shall have a minimum fire-resistance rating of 1-hr. The conventional method is a single sheet of 5/8" Type X on each face (exterior and interior); and
5. Before beginning construction, the applicant must obtain an approved City of Richland building permit.

EXHIBIT LIST:

Exhibit 1 – Variance application
Exhibit 2 – Site plan by applicant
Exhibit 3 – Vicinity map
Exhibit 4 – Site Map
Exhibit 5 – Site photos
Exhibit 6 – Public notice & affidavits
Exhibit 7 – Public Comment(s)

**Exhibit 1****City of Richland
Development Services**

625 Swift Blvd. MS-35
Richland, WA 99352
☎ 509-942-7794
☎ 509-942-7764

VARIANCE APPLICATION

Note: A Pre-Application Meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION☒ Contact Person

Owner: *Edward and Susan Miller*

Address: *1920 Harris Ave*

Phone: *509 943-8538*

Email: *anna99352@yahoo.com*

APPLICANT/CONTRACTOR INFORMATION (if different)☐ Contact Person

Company:

UBI#:

Contact:

Address:

Phone:

Email:

DESCRIPTION OF REQUESTED VARIANCE

We would like to add a door and walls to the carport to make it into a garage. We don't have enough land between the proposed wall and the neighbor's driveway.

PROPERTY INFORMATION

Parcel #: *102981020829011*

Legal Description: *Plat of Richland Block 829, Lot 11*

Current Zoning: *Residential*

Current Land Use Designation:

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Floor Plan (if necessary)
3. Site Plan
4. Title Report showing ownership, easements, restrictions and accurate legal description of the property involved
5. Other information as determined by the Administrator

VARIANCE – Answer the following as thoroughly as possible.

Describe the extraordinary conditions or unusual circumstances which exist on your property that would justify deviation from the standard (such as topographic features, parcel size and slope, drainage etc.):

Our existing home and carport ~~that~~ are located closer to the property line than the rules allow.

Were the special conditions and/or circumstances caused directly by you (the applicant)?:

No, the former owner

Describe how the literal interpretation of the provisions of this title would deprive you of rights commonly enjoyed by other properties in the same district under the terms of this title:

Our current carport will not allow for an acceptable setback if we convert it.

Explain why granting the variance will not confer on you (the applicant) any special privilege that is otherwise denied by this title to other lands, structures or buildings in the same district:

The footprint already exists.

Provide any other information you would like to add that supports your request:

We're only adding walls.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: *Susan J Miller*

Applicant Signature: *Susan J. Miller* Date *11-15-2021*

THIS SPACE PROVIDED FOR RECORDER'S USE

87- 3327
FILED BY

MAR 2 11 48 AM '87

BOBBIE CACER, CLERK
DEPUTY
RECORDER

486

Filed for Record at Request of

When Recorded Return to:

NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

16196SR/24987-C

81/182 1-0298-102-0829-011

STATUTORY WARRANTY DEED

THE GRAY JR CHARLES H. GROSS and EVA S. GROSS, husband and wife

for and in consideration of Ten Dollars (\$10.00) and other valuable consideration

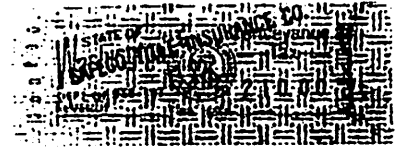
in hand paid, conveys and warrants to EDWARD M. MILLER and SUSAN J. MILLER, husband and wife

the following described real estate, situated in the County of Benton Washington

Lot 11, Block 829, Plat of Richland, according to the plat thereof recorded in Volumes 6 and 7 of Plats, records of Benton County, Washington.

SUBJECT TO: Easements and limitations as established in the dedication of "Plat of Richland" or as delineated on the map thereof.

SAFECO TITLE INSURANCE CO.



Dated February 20 19 87

Charles H. Gross
CHARLES H. GROSS
Eva S. Gross
EVA S. GROSS

By _____

By _____

81.00719
BENTON COUNTY
EXCISE TAX PAID

STATE OF WASHINGTON
COUNTY OF Benton

STATE OF WASHINGTON
COUNTY OF _____

On the day personally appeared before me
CHARLES H. GROSS and
EVA S. GROSS

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they

signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

On the _____ day of _____ 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____ to me known to be the _____ President and _____ Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on each stated that _____

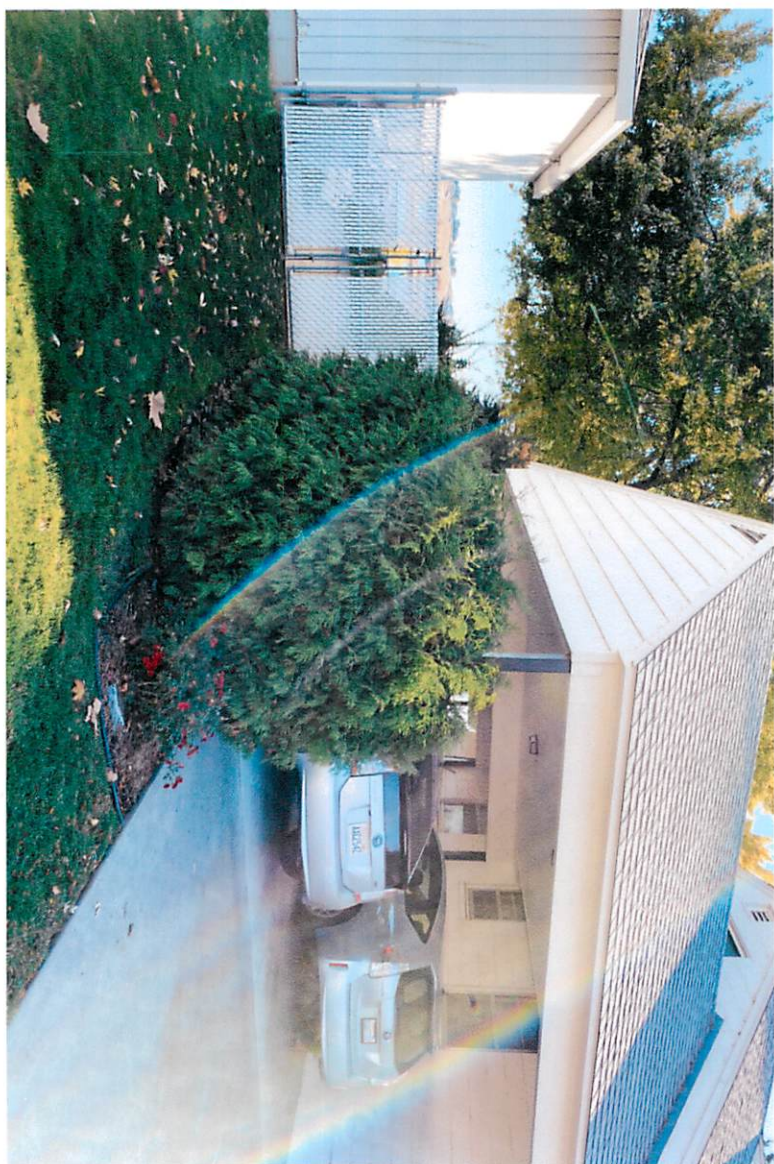
authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation

Witness my hand and official seal hereto affixed the day and year first above written

Notary Public in and for the State of Washington, reading at

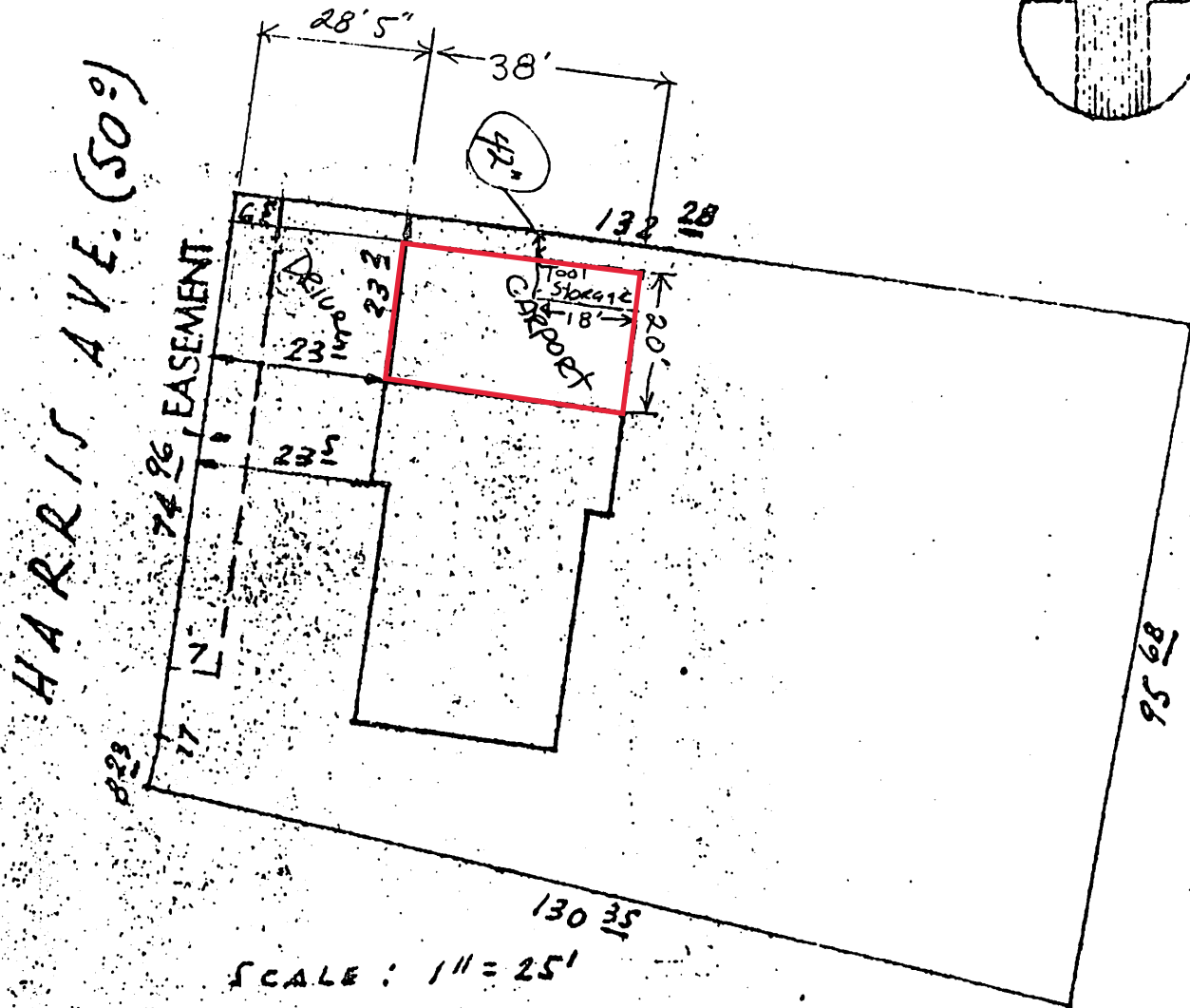
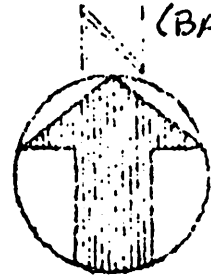
GIVEN under my hand and official seal this _____ day of _____ 19____

[Signature]
Notary Public in and for the State of Washington, reading at
Kennelwick
My commission expires on: 3/27/87





PLOT PLAN
 (BA4-86)



LOT 11 BLOCK 829
PLAT OF RICHLAND
BENTON COUNTY WASH

haveby carefully examined the above described property and find the improvements to be situated thereon as shown and there are no encroachments.

Date June 7, 1967



Exhibit 3 Vicinity Map

Item: Zoning Variance (RMC 23.18.040)
Applicant: Edward and Susan Miller
File #: BA2021-102

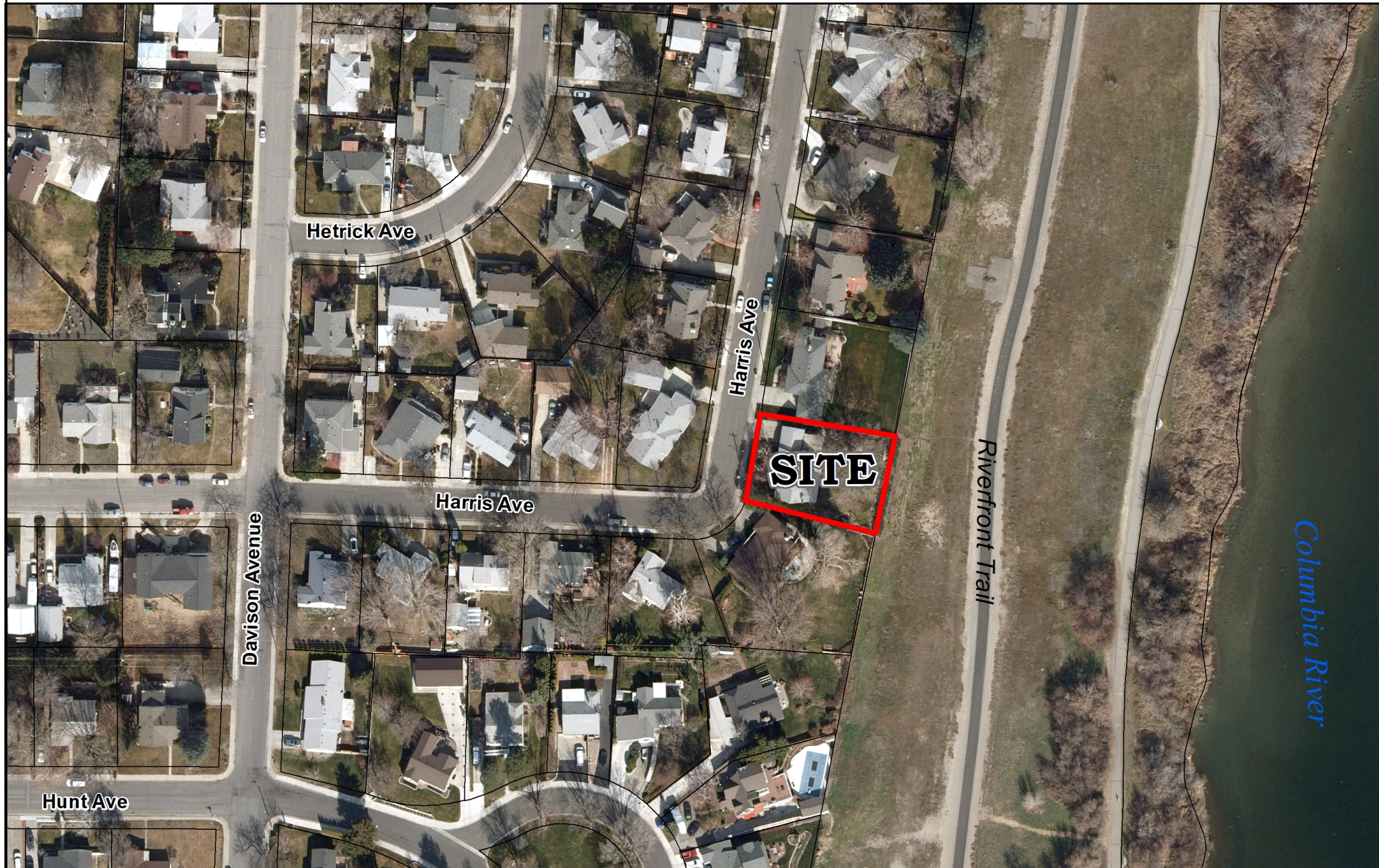


Exhibit 4 Site Map

Item: Zoning Variance (RMC 23.18.040)
Applicant: Edward and Susan Miller
File #: BA2021-102





Approx. Prop. Line



1922 Harris

1920
Harris

Approx. P.L.



Looking West



Harris Avenue



7111

ETR
610919



Richland

**NOTICE OF PENDING
LAND USE ACTION**

FOR MORE INFORMATION:
(509) 942-7776

www.ci.richland.wa.us/landuse



CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (BA2021-102)

Notice is hereby given that Edward & Susan Miller have filed a variance application requesting relief from side yard setback requirement of the R-1-10 residential zoning district to allow an existing attached carport to be fully enclosed. The subject site, addressed as 1920 Harris Avenue, is indicated in the map below.

The Richland Board of Adjustment will conduct a virtual public hearing and review of the application at 6:00 p.m., Thursday, January 20, 2022. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland's website (www.ci.richland.wa.us).

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 625 Swift Boulevard, MS #35, Richland, WA 99352. Comments may also be emailed to soneill@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Thursday, January 13, 2022 to be incorporated into the staff report. Comments received after that date will be entered into the record during the hearing.

Exhibit 3 Vicinity Map

Item: Zoning Variance (RMC 23.18.040)
Applicant: Edward and Susan Miller
File #: BA2021-102



AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

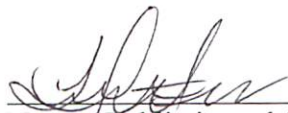
COMES NOW, Briana Ghbein, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 22nd day of December, 2021, I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING (BA2021-102) to the attached list of individuals via regular USPS on the date indicated above. The Richland Board of Adjustment will conduct a virtual public hearing and review of the application on Thursday, January 20, 2022.


Signed: Briana Ghbein

SIGNED AND SWORN to before me this 22nd day of December, 2021 by Briana Ghbein.




Notary Public in and for the State of Washington,


Print Name
Residing at 1258 Swift Blvd, Richland 99352
My appointment expires: 4-25-23

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 21st day of December 2021, I posted the attached NOTICE OF PUBLIC HEARING, File Number BA2021-102 in the following location:

Adjacent to the southwest corner of 1920 Harris Avenue, Richland WA, Benton County Tax Parcel # 1-02981020829011


Signed: Shane O'Neill

SIGNED AND SWORN to before me this 21st day of December 2021, by Shane O'Neill.




Signature of Notary

Briana C. Ghbein
Printed Name

Notary Public in and for the State of Washington,

Residing in Benton county, WA

My appointment expires: 4-25-23

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0054478

External Order #:

193838

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

TRI - Legal Ads

Final Cost:

91.43

Payment Type:

Account Billed

User ID:

IPL0024915

ACCOUNT INFORMATION

CITY OF RICHLAND/LEGALS IP

625 SWIFT BLVD. MS-11

RICHLAND, WA 99352

509-942-7547

AccountsPayable@ci.richland.wa.us

CITY OF RICHLAND/LEGALS

TRANSACTION REPORT**Date**

December 27, 2021 2:05:25 PM EST

Amount:

93.89

Date

December 27, 2021 2:31:25 PM EST

Amount:

(2.46)

SCHEDULE FOR AD NUMBER IPL00544780

January 9, 2022

Tri-City Herald

PREVIEW FOR AD NUMBER IPL00544780

**CITY OF RICHLAND
NOTICE OF APPLICATION &
PUBLIC HEARING**

Notice is hereby given that Edward & Susan Miller have filed a variance application (BA2021-102) requesting relief from the side yard setback requirement of the R-1-10 residential zoning district to allow an existing attached carport to be fully enclosed. The subject site is addressed as 1920 Harris Avenue, Richland, WA 99354.

The Richland Board of Adjustment will conduct a virtual public hearing and review of the application on **Thursday, January 20, 2022 at 6:00 p.m.** All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland's website at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be emailed to soneill@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Thursday, January 13, 2022 to be incorporated into the staff report. Comments received after that date will be entered into the record during the hearing.

Published: Sunday, January 9, 2022

IPL0054478

Jan 9 2022

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ONeill, Shane

From: Carrie Green <barcobarkley@gmail.com>
Sent: Monday, January 3, 2022 12:02 PM
To: ONeill, Shane
Subject: BA2021-102 Zoning Variance, 1920 Harris Ave

Hi Shane!

I live on Harris Avenue, opposite the river side. While I do not live directly across the street from 1920, I do have some thoughts regarding enclosing their carport. Many construction projects cut views of the river from the homes on the opposite side of the street. Looking through their carport you can see quite a bit of the Columbia River; an enclosed garage will eliminate that view.

It is a tough call...people should have the freedom to make improvements to their homes as they see fit. However, this construction will increase the property value of the current owners while diminishing the value of the properties across the street. Those of us on the opposite side truly value that slice of the Columbia we can see from our homes.

Thank you for accepting these comments.

--

Carrie

Carrie Green

ONeill, Shane

From: Patty Wilburn <pattywilb@gmail.com>
Sent: Tuesday, January 11, 2022 7:14 AM
To: ONeill, Shane
Subject: Edward and Susan Miller application for zoning variance

Hello, I am the next-door neighbor to the Millers, living at 1922 Harris Ave, Richland. My husband and I are completely sympathetic, and in favor of the Miller's enclosing their double car-port and turning it into a garage. They have experienced consecutive thefts of two of their bicycles which they use very frequently (obviously not in winter!), and there have been other thefts on our block, even car thefts (cars parked on the street). Ours is a block of Gov't houses and not all of them have garages or car ports.

It will not inconvenience anyone -- us in particular! -- to have Millers enclose their open carport so that it becomes less likely for our local (?) thieves to continue pursuing their activities.

Sincerely,
Patty and Lino Niccoli
1922 Harris, and owners of 1923 Harris
Richland, WA 9935