



Richland

CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T2-2024-00002)

Notice is hereby given that Zack McLeod of McLeod Home Design (applicant) has applied for a major variance on behalf of Thomas and Trudy Andersen (owners) requesting relief from the rear yard setback requirement of the R-1-10 residential zoning district to allow the construction of a residential addition to within approximately 16 feet of the rear property line, rather than 25 feet as typically required.

Project Site: The project site is located at 1837 Norwood Court (APN 1-03981050000003).

Public Hearing: The Richland Board of Adjustment will conduct a public hearing and review of the application at 6:00 p.m., Thursday, July 18th, 2024 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

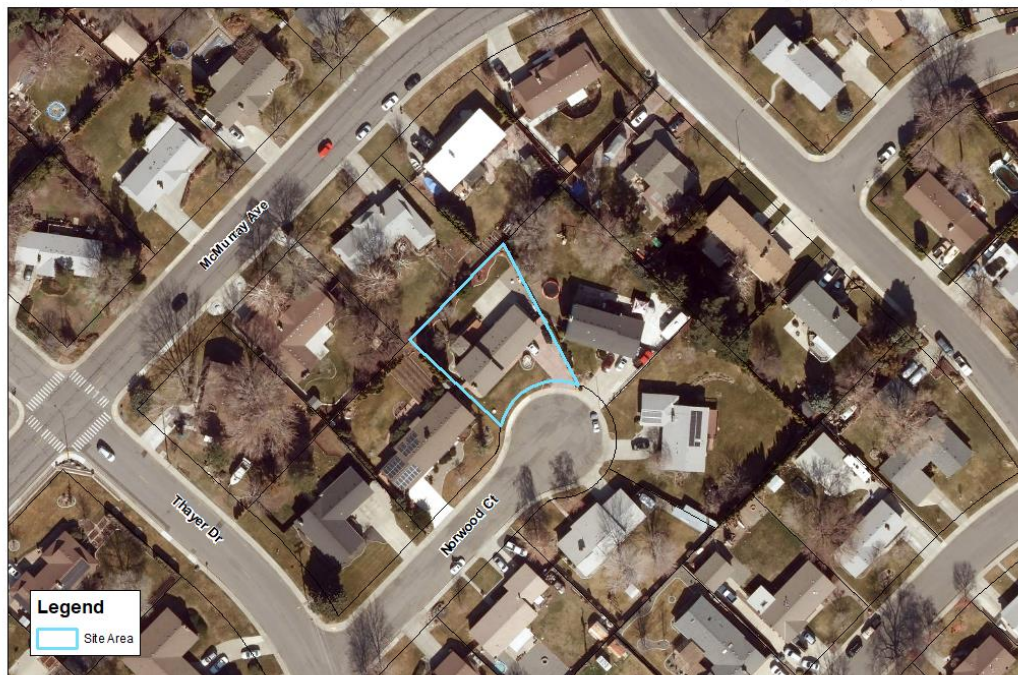
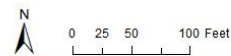
Environmental Review: The proposal is not subject to environmental review.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Wednesday, July 17th. However, written comments must be received no later than 5:00 p.m. on Wednesday, July 10, 2024 to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

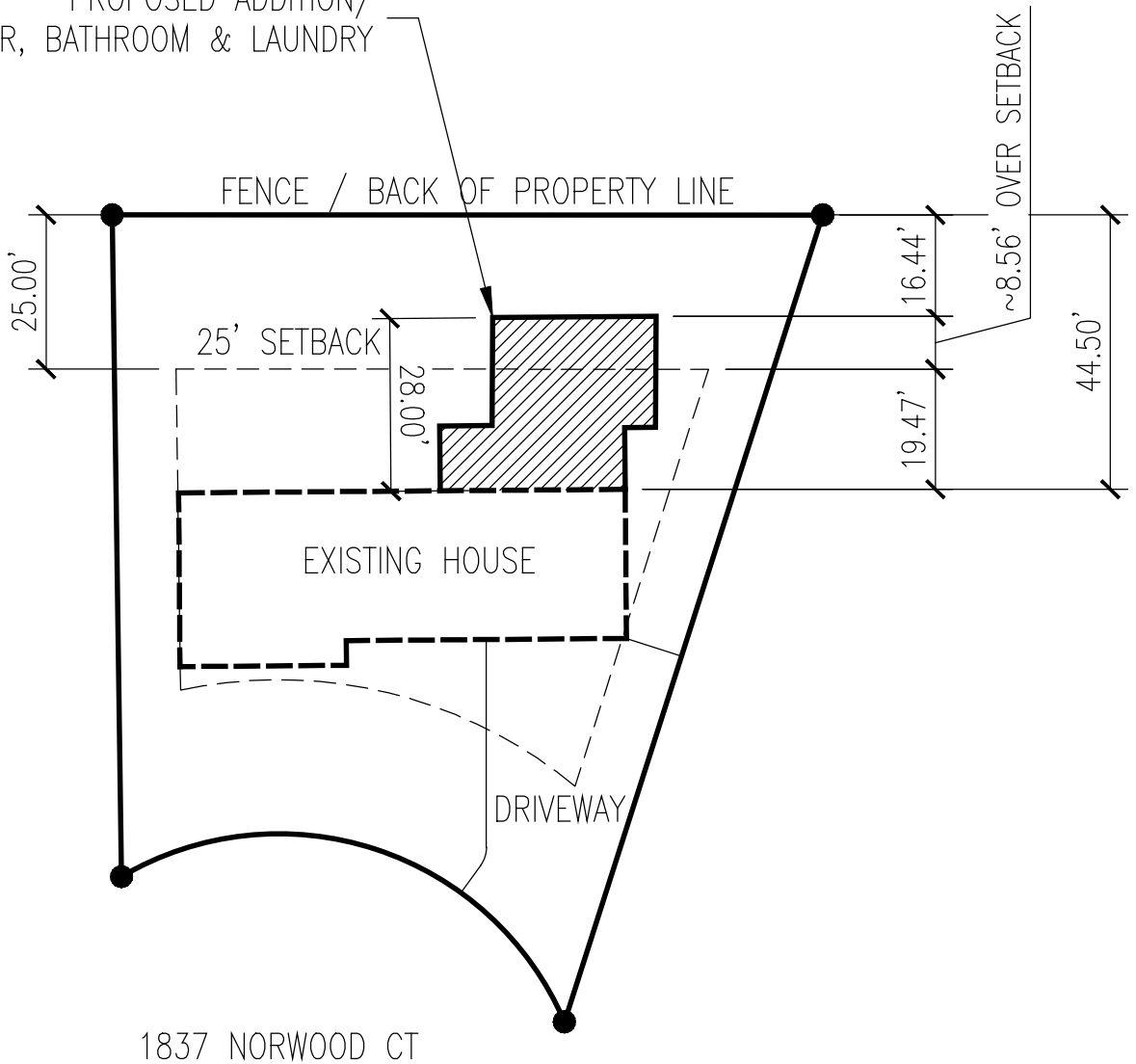
Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning and Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: 1837 Norwood Court Variance
Applicant: Zack McLeod
File #: PLN-T2-2024-00002



PROPOSED ADDITION/
MASTER, BATHROOM & LAUNDRY



1837 NORWOOD CT



Site Plan

SCALE: 1" = 30'

File: Anderson Addition - Site Plan.dwg A4 - 8 1/2" X 11 PAPER

LEGAL DESCRIPTION:

1837 NORWOOD CT, RICHLAND WA

TAX PARCEL #: XXXXXXXXXXXXXXXXXXXX

ANDERSEN ADDITION

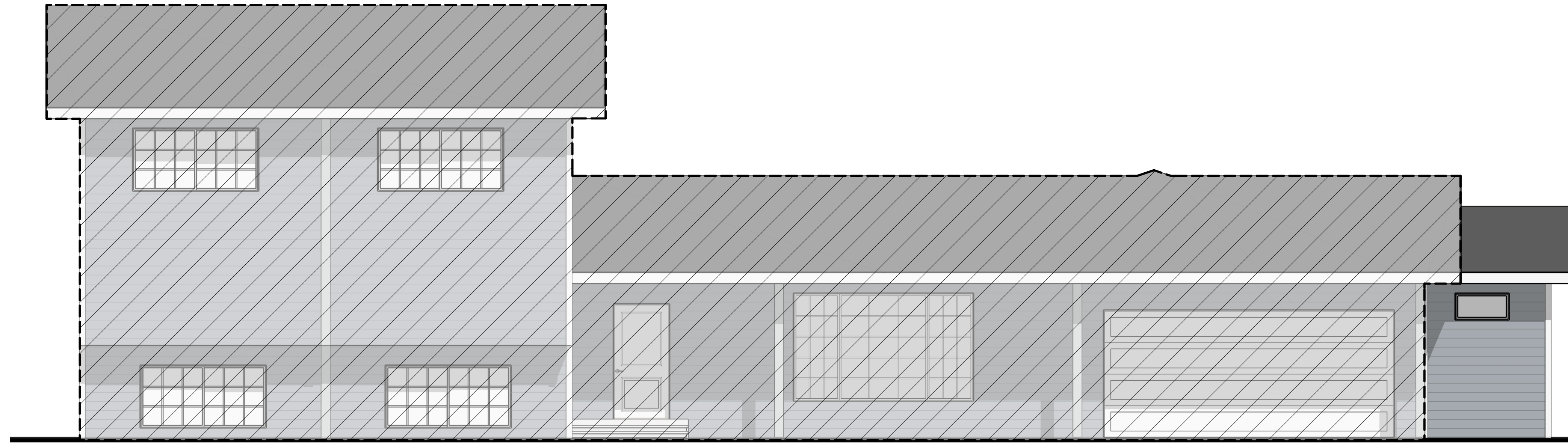
LEGEND:

- W=WATER
- I=IRRIGATION
- S=SEWER
- P=POWER

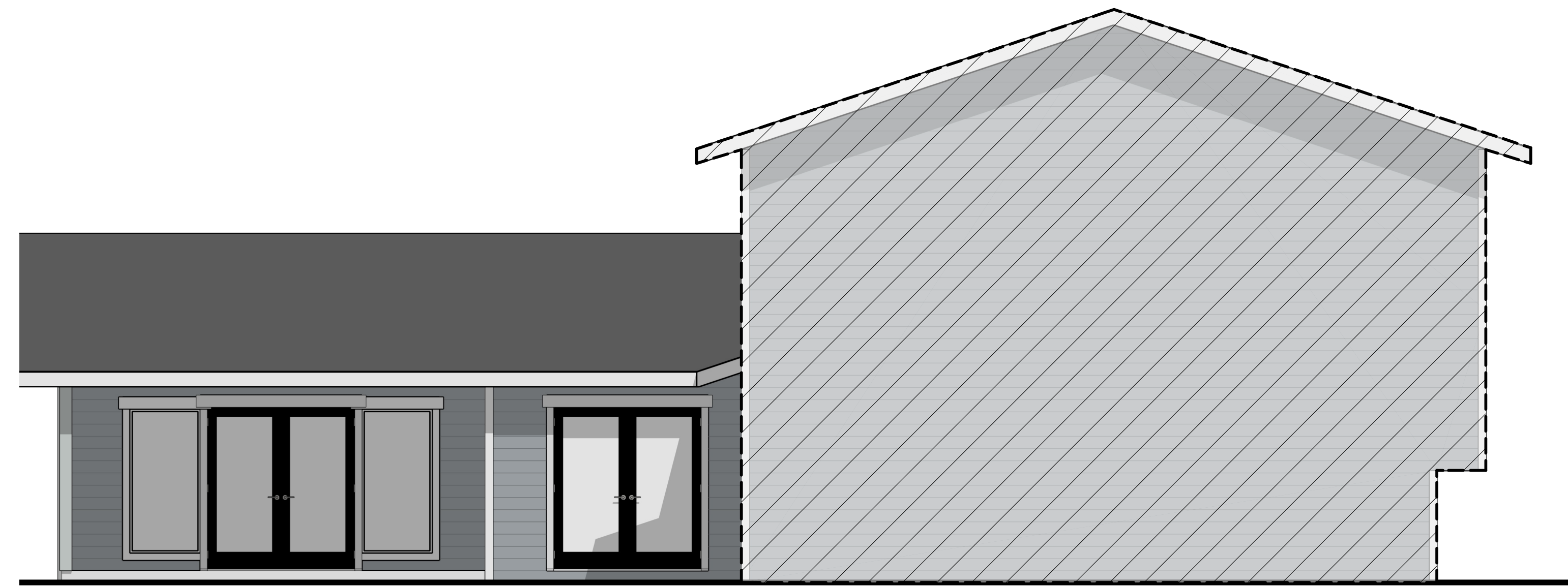
FILE: ANDERSEN REMODEL-ADDITION
DATE: 5/27/2024
TIME: 11:26:05 PM
REV: 0
SCALE: 1/4" = 1'
DESIGNER: MARK MCLEOD
CELL: 509-528-2884
WWW.MCLEODHOMEDESIGNS.COM
1900 FOWLER ST., #F, RICHLAND, WA

ADDITION SF: 711
2ND FLOOR SF: NA
BASEMENT SF: NA
TOTAL FINISHED SF: 711

UNFINISHED SF: NA
COVERED SF: NA
GARAGE SF: NA



FRONT ELEVATION

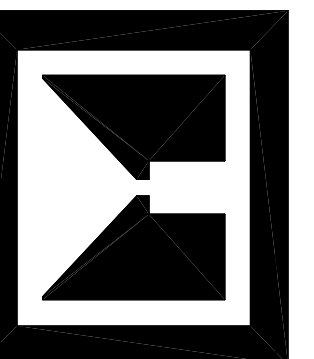


LEFT ELEVATION

ELEVATIONS

NEW CREATION HOMES
ANDERSON REMODEL/ADDITION

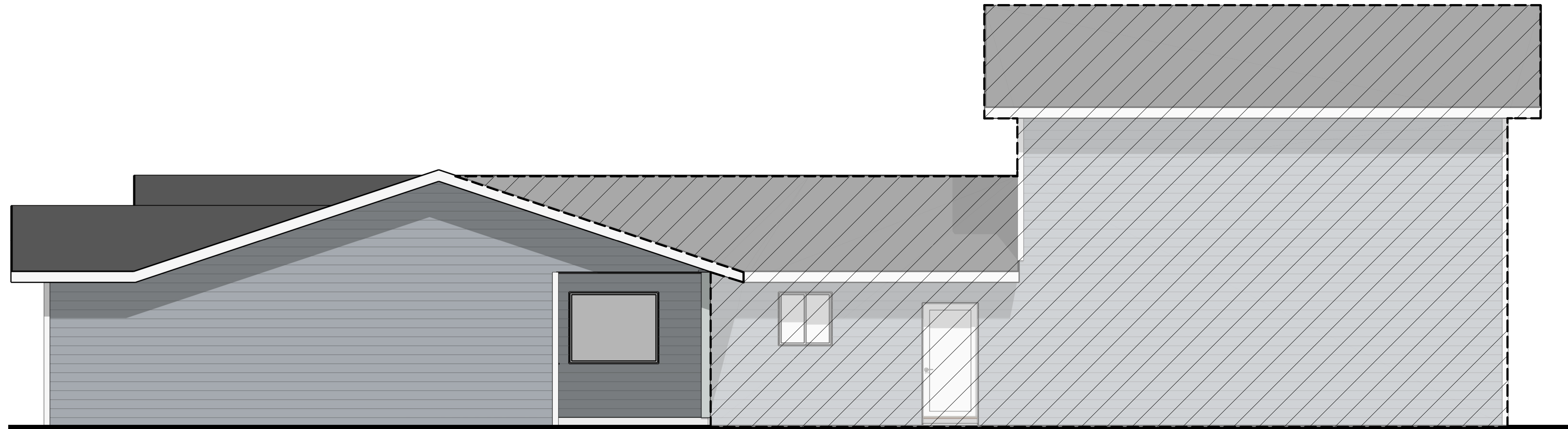
MCLEOD
HOME DESIGNS



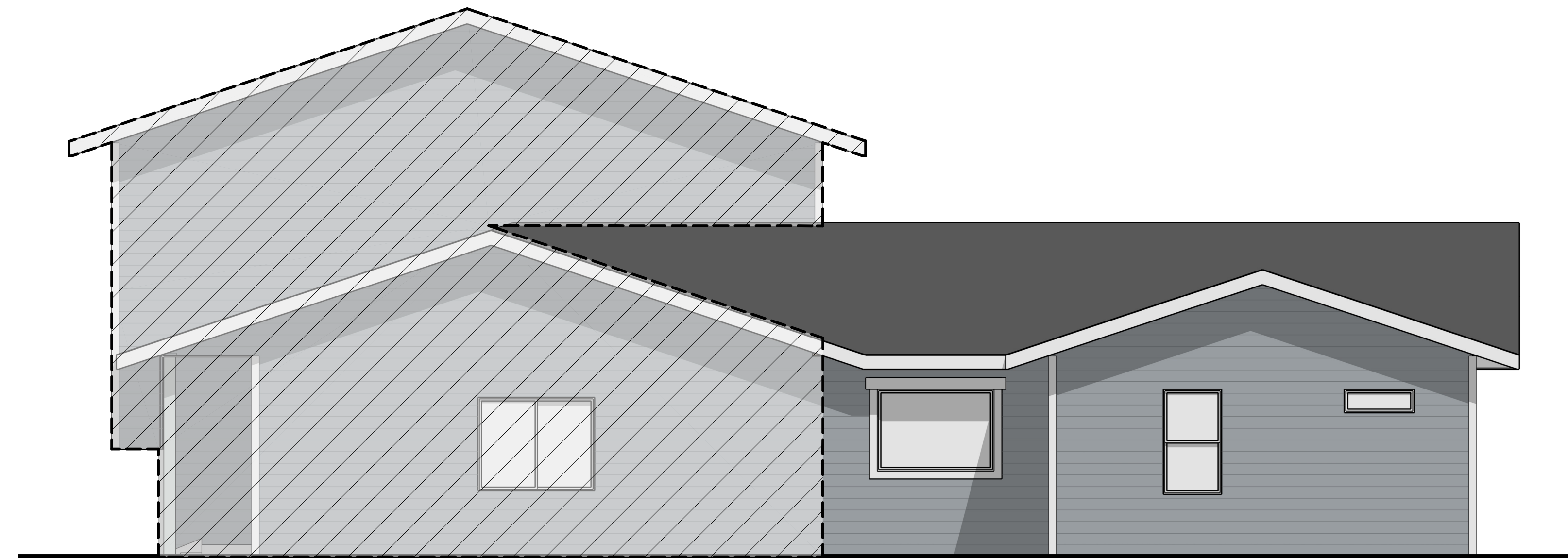
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DATE: 5/27/2024
TIME: 11:26:07 PM
REV: 0
SCALE: 1/4" = 1'
DESIGNER: MARK MCLEOD
CELL: 509-528-2884
WWW.MCLEODHOMEDESIGNS.COM
1900 FOWLER ST., #F, RICHLAND, WA

ADDITION SF: 711
2ND FLOOR SF: NA
BASEMENT SF: NA
TOTAL FINISHED SF: 711

UNFINISHED SF: NA
COVERED SF: NA
GARAGE SF: NA



BACK ELEVATION

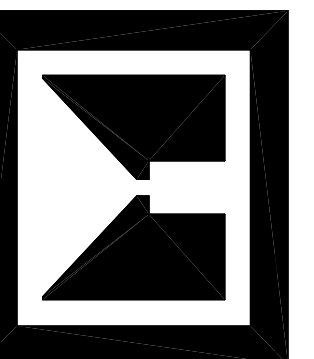


RIGHT ELEVATION

ELEVATIONS

NEW CREATION HOMES
ANDERSON REMODEL/ADDITION

MCLEOD
HOME DESIGNS



FILE: ANDERSEN REMODEL-ADDITION
 DATE: 5/27/2024
 TIME: 11:26:08 PM
 REV: 0
 SCALE: 1/4" = 1'
 DESIGNER: MARK MCLEOD
 CELL: 509-528-2884
 WWW.MCLEODHOMEDESIGNS.COM
 1900 FOWLER ST., #F, RICHLAND, WA

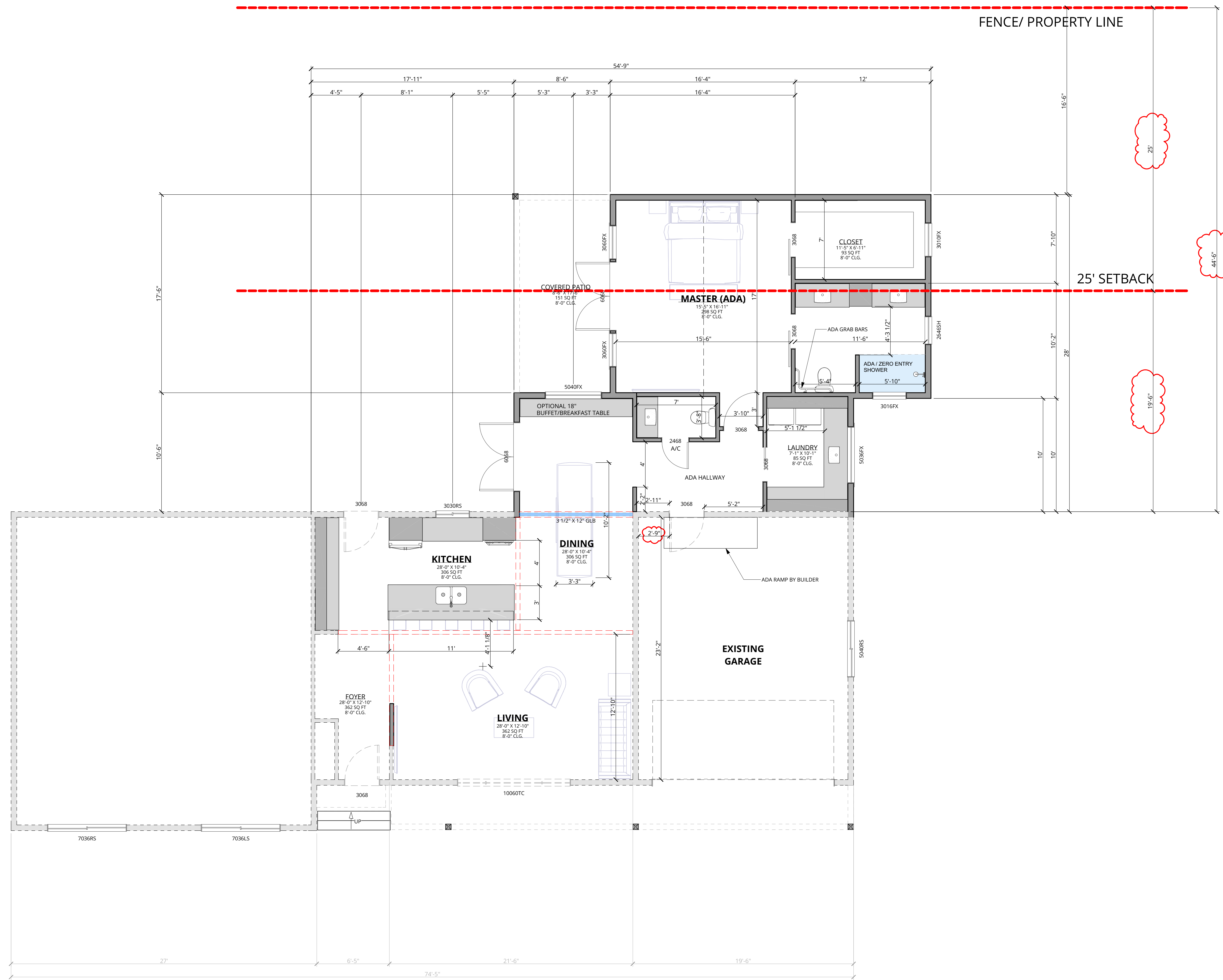
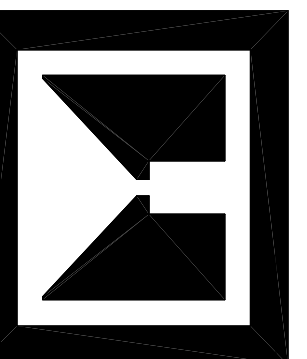
ADDITION SF: 711
 2ND FLOOR SF: NA
 BASEMENT SF: NA
 TOTAL FINISHED SF: 711

UNFINISHED SF: NA
 COVERED SF: NA
 GARAGE SF: NA

MAIN FLOOR PLAN

NEW CREATION HOMES
 ANDERSON REMODEL/ADDITION

MCLEOD
 HOME DESIGNS



PRELIMINARY ONLY

LIVING AREA
 826 SQ FT

SCHEDULE B

This policy does not insure against loss or damage, nor against costs, attorneys' fees or expenses, any or all of which arise by reason of the following:

GENERAL EXCEPTIONS

1. Encroachments or questions of location, boundary and area, which an accurate survey may disclose.
2. Public or private easements, streets, roads, alleys or highways, unless disclosed of record by recorded plat or conveyance, or decree of a court of record.
3. Rights or claims of persons in possession, or claiming to be in possession, not disclosed by the public records.
4. Material or labor liens, or liens under the Workmen's Compensation Act not disclosed by the public records.
5. Water rights or matters relating thereto.
6. Any service, installation or construction charges for sewer, water, electricity, or garbage removal.
7. Mining claims, reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
8. General taxes not now payable; matters relating to special assessments and special levies, if any, preceding the same becoming a lien.
9. Right of use, control or regulation by the United States of America, in the exercise of powers over navigation.
10. Any prohibition of or limitation of the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now or has been formerly covered by water.

SPECIAL EXCEPTIONS

1. Utility easements as shown upon face of plat.
2. Restrictions imposed by instrument recorded July 25, 1969, under Auditor's File No. 603609.
3. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR:	Thomas D. Andersen and Trudy Andersen, husband and wife
TRUSTEE:	Transamerica Title Insurance Company
BENEFICIARY:	Capital Savings Bank, F.A.
AMOUNT:	\$71,600.00
DATED:	September 26, 1986
RECORDED:	September 29, 1986
RECORDING NO.:	86-14837

SCHEDULE A

Amount of Insurance \$ 89,500.00

Policy No. 91048-8,
B-7015
Prem: \$440.00

Date of Policy September 30, 1986 at 8:00 A. M.

1. Name of Insured:

THOMAS D. ANDERSEN and TRUDY ANDERSEN, husband and wife

2. The estate or interest in the land described herein and which is covered by this policy is:

Fee simple estate

3. The estate or interest referred to herein is at Date of Policy vested in:

The named insured

SCHEDULE A—Continued

The land referred to in this policy is situated in the State of Washington, County of
Benton, and is described as follows:

Lot 3, Norwood Heights, according to Plat thereof recorded
in Volume 8 of Plats, Page 110, records of Benton County;
situate in the City of Richland, County of Benton, State of
Washington.