



Richland

## **NOTICE OF DECISION**

**PURSUANT TO RICHLAND MUNICIPAL CODE SECTION 19.60.080 NOTICE IS HEREBY GIVEN THAT THE CITY OF RICHLAND BOARD OF ADJUSTMENT, ON JULY 18, 2024, CONSIDERED THE VARIANCE APPLICATION FILED BY ZACK MCLEOD, ON BEHALF OF THE PROPERTY OWNERS THOMAS AND TRUDY ANDERSEN, LOCATED AT 1837 NORWOOD COURT AND APPROVED THE REQUEST (CITY FILE NO. PLN-T2-2024-00002) SUBJECT TO THE CONDITIONS LISTED BELOW:**

**DESCRIPTION OF ACTION:** To allow the construction of the proposed home addition, with ADA features, to within 16.44 feet of the rear yard property, when the rear yard setback in the residential zone is normally 25 feet.

**APPROVED.** The variance approval is subject to the following Findings of Fact and Conditions of Approval.

### **FINDINGS OF FACT**

1. Zack McLeod of McLeod Home Design has applied for a Variance on behalf of Thomas and Trudy Andersen, property owners, authorizing the construction of a new home addition including a bedroom, bathroom, and laundry rooms within approximately 16.44' of the rear property line.
2. The subject property is located at 1837 Norwood Court, Richland, Washington.
3. The subject property is at the terminus of a cul-de-sac, creating an unusually shaped front yard.
4. The subject site is bordered on each side by other single-family homes.
5. The subject site is approximately 10,388 square feet in size.
6. The subject site contains a single-family home.
7. Richland Municipal Code Section 23.18.040 imposes twenty-five (25) foot minimum rear yard setbacks for homes and attached home additions in the R-1-10 zoning district.
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 of concern from public agencies were received.

13. No public comments from citizens 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.
15. The requested variance is the minimum necessary to continue reasonable use of the property.
16. Literal interpretation of the ordinance does not deny the applicant rights commonly enjoyed by other properties in the district.
17. All neighboring homes appear to be compliant with the minimum rear yard setback.
18. There is an approximately 5' wide easement along the rear property line. This proposal does not appear to conflict with said easement.

**CONDITIONS OF APPROVAL:**

1. None

**DATE OF DECISION:** July 22, 2024  
**PROJECT LOCATION:** 1837 Norwood Court, Richland, Washington.

**APPEAL PROCEDURES:** Appeals of the Variance may be made to Benton County Superior Court by any party of record. Said appeals shall be in accordance with the provisions of Richland Municipal Code (RMC) Sections 19.70.040, 19.70.060 and Revised Code of Washington (RCW) 36.70C. An appeal of the Variance must be filed within 21 days of date of issuance of this notice.



Mike Stevens  
Planning Manager

July 24, 2024  
Date