



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 AUGUST 15, 2024, CONSIDERED THE VARIANCE APPLICATION FILED BY ANDRES HERRERA, ON BEHALF OF THE PROPERTY OWNER ADRIAN GARCIA, LOCATED AT 507 GEORGE WASHINGTON WAY AND APPROVED THE REQUEST (CITY FILE NO. PLN-T2-2024-00004) SUBJECT TO THE CONDITIONS LISTED BELOW:

DESCRIPTION OF ACTION: To allow the conversion of an existing garage structure into a residential office, within 3 feet of the side and rear property lines.

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

FINDINGS OF FACT

1. Andres Herrera of Affordable Handyman Services has applied for a Variance on behalf of Adrian Garcia, property owner, authorizing the conversion of an existing garage into a home office, which was originally built within 3 feet of the property line.
2. The subject property is located at 507 George Washington Way.
3. The subject property is located along a particularly busy portion of George Washington Way, approximately 180 feet northwest from the Bradley Boulevard Intersection.
4. The subject site is bordered by a variety of uses.
5. The subject site is approximately 10,244 square feet in size.
6. The subject site contains a 2,150 square foot single-family dwelling.
7. Richland Municipal Code Section 23.18.040 imposes twenty-five (25) foot minimum rear yard setbacks for residential uses in the R-2 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 designated as Medium-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 met.

12. No comments of concern from public agencies were received.
13. No public comments 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.
18. There is an approximately 43 square foot area of easement about 30 feet east of the existing accessory structure. This proposal does not appear to conflict with said easement.

CONDITIONS OF APPROVAL:

1. The detached accessory structure shall not be used as a residence for habitation. Habitation shall be defined as overnight sleeping or permanent living arrangements within the structure that would allow any person to independently live in the structure in relation to the primary residence. The structure may be used for home occupation, home office, home gym, or other typical relaxation uses of the property owner that does not signify permanent habitation and on average lasts less than a full day.
2. Any home occupation that wishes to use this accessory structure shall apply for a Washington business license, and shall follow the home occupation regulations described in the Richland Municipal Code.
3. No address shall be assigned to the structure.

DATE OF DECISION: August 20, 2024

PROJECT LOCATION: 507 George Washington Way, 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

August 20, 2024
Date