



CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (BA2022-101)

Notice is hereby given that Level Up General Construction has filed a variance application on behalf of Charles and Elena Conners requesting relief from the rear yard setback requirement of the R-1-10 residential zoning district to allow construction of a second-story deck within 21.5-feet of the rear property line. The subject site, addressed as 617 Meadows Drive South, is indicated in the map below.

The Richland Board of Adjustment will conduct a public hearing and review of the application at 6:00 p.m., Thursday, May 19, 2022. All interested parties are invited to attend in-person and present testimony at the public hearing or by visiting the City of Richland website (www.ci.richland.wa.us) and joining via Zoom.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS #35, Richland, WA 99352. Comments may also be emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Thursday, May 12, 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: Level Up General Construction
File #: BA2022-101





VARIANCE APPLICATION

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Charles and Elena Conners

Address: 617 Meadows Dr S

Phone: 509-539-6863

Email: CCONNERS@BASINGOLD.COM

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Level Up General Construction

UBI#: 604-487-865

Contact: Joe Rohrer

Address: 99304 E Clover Rd Kennewick, WA 99338

Phone: 509-460-0461

Email: Joe.Levelupconstruction@gmail.com

DESCRIPTION OF REQUESTED VARIANCE

Requesting a rear setback to patio cover / deck of 21'6"

PROPERTY INFORMATION

Parcel #: 136981040001004

Legal Description: THE MEADOWS SOUTH, BLOCK #1, LOT #4:

Current Zoning: R-1-10

Current Land Use Designation: Medium Density Residential

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.):

The rear of the home borders property with Meadow Springs Country Club. The proposed deck/patio cover wouldn't encroach upon another residential neighbors back yard. The existing deck has an actual setback of 20'10"

Were the special conditions and/or circumstances caused directly by you (the applicant)?:
no

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:
Other properties described below enjoy 2nd story decks and covered patios with a 16' rear setback

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:
541 Meadows Dr S, and 609 Meadows Dr S both have second story patio cover/decks, and both appear to have a 16' rear setback

Provide any other information you would like to add that supports your request:
See Current plot plan for 617 Meadows Dr S "Van Beek" 1998 (Showing 20' Rear setback)
See Proposed plot plan 2022 (Showing Proposed Setback)

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: Joe Rohrer

Applicant Signature: _____

eSigned via SeamlessDocs.com

Key: aaf90ce915416a84b07c15254ebe3755

Date 03/14/2022



City of Richland
Development Services

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

Pre-Application Conference Waiver

PROPERTY OWNER INFORMATION		<input type="checkbox"/> Contact Person
Owner: CHARLES & ELNA CONNERS		
Address: 617 MEADOWS DR S.		
Phone: 509-539-6863	Email: CCONNERS@BASINGOLD.COM	

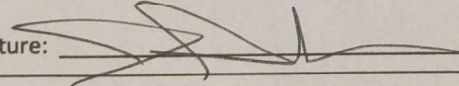
APPLICANT/CONTRACTOR INFORMATION (if different)		<input checked="" type="checkbox"/> Contact Person
Company: LEVEL UP General Construction	UBI# 604-487-865	
Contact: Joe Rohrer		
Address: 99304 E. CLOVER RD Kennewick, WA 99338		
Phone: 509-460-0461	Email: JOE.LEVELUPCONSTRUCTION@gmail	

PROPERTY INFORMATION
Parcel #: 136981040001004
Legal Description: THE MEADOWS SOUTH, BLOCK #1, LOT #4

TYPE II APPLICATIONS		TYPE III APPLICATION	
<input type="checkbox"/>	Flood Plain Variance	<input type="checkbox"/>	Non-residential Shoreline Substantial Development
<input type="checkbox"/>	Critical Areas & Resource Lands Variance/Viable Use	<input type="checkbox"/>	Residential Shoreline Substantial Development
<input type="checkbox"/>	Binding Site Plan	<input type="checkbox"/>	Shoreline Variance/Conditional Use
<input type="checkbox"/>	Administrative Variance	<input type="checkbox"/>	Conditional Use
<input type="checkbox"/>		<input type="checkbox"/>	Subdivision
<input type="checkbox"/>		<input type="checkbox"/>	Rezone (site specific)
<input type="checkbox"/>		<input type="checkbox"/>	Vacation/Alteration of a Subdivision
<input type="checkbox"/>		<input checked="" type="checkbox"/>	Variance
<input type="checkbox"/>	Other:		

I understand the waiver of a pre-application conference increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

Applicant Printed Name: Joe Rohrer

Applicant Signature:  Date 3-23-2022

CHARLES & ELENA CONNERS
617 MEADOWS DR S. → N
Richland, WA
#136981040001004 2022