

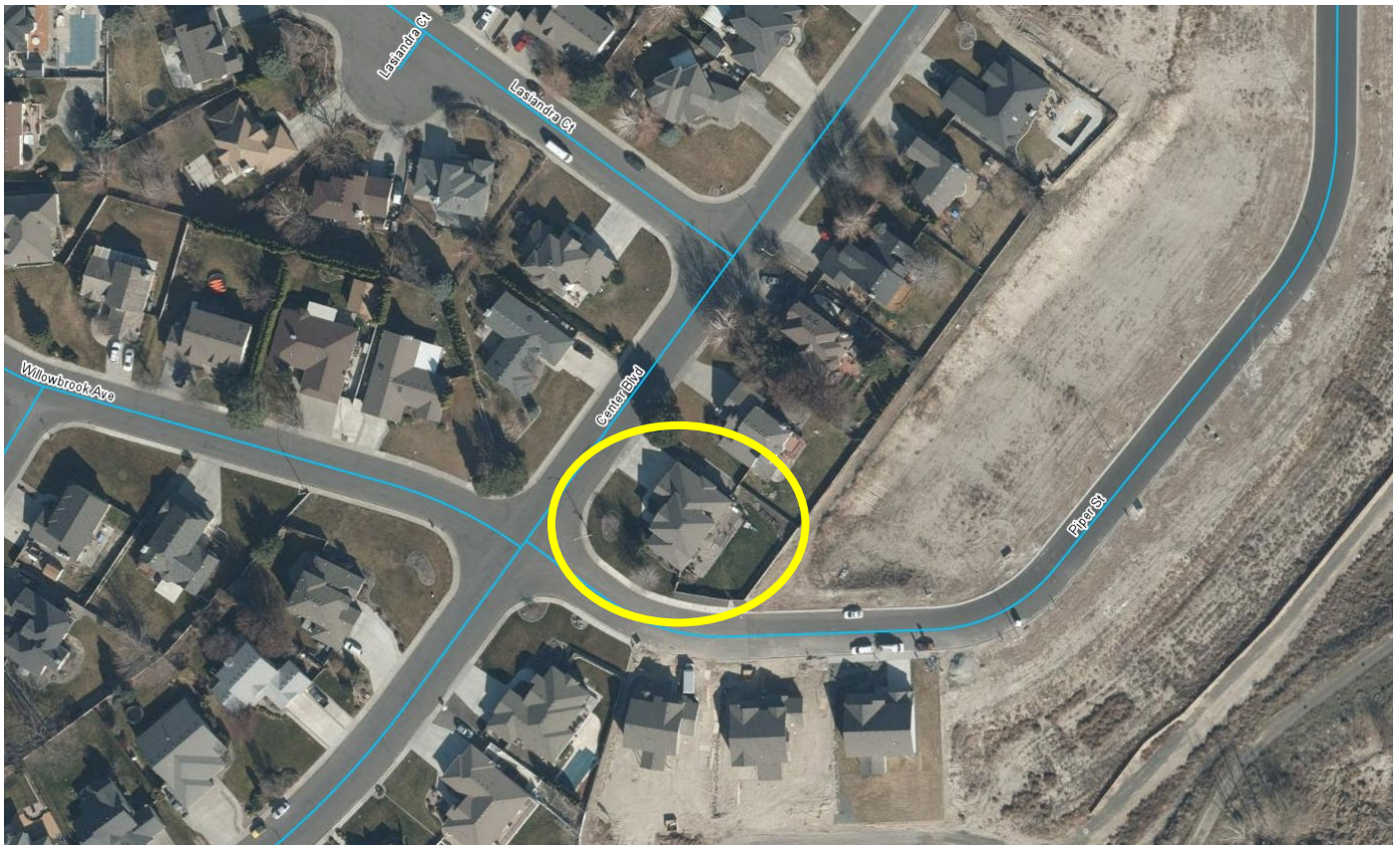


## CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (BA2022-102)

Notice is hereby given that Advanter Home Solutions, LLC has filed a variance application on behalf of Kellen & Mindy Stromberg requesting relief from the front yard setback requirement of the R-2 residential zoning district to allow construction of a garage addition to within approximately 17.30' from the front (north) property line. The subject site, addressed as 201 Center Blvd., 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](http://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](mailto: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.





## VARIANCE APPLICATION

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

### PROPERTY OWNER INFORMATION

☒ Contact Person

Owner: Kellen and Mindy Stromberg

Address: 201 Center Blvd.

Phone: 801-898-1467

Email: mindystromberg@gmail.com

### APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Advanter Home Solutions LLC

UBI#:

Contact: Eli

Address:

Phone: 509-380-1416

Email: advanterhs@gmail.com

### DESCRIPTION OF REQUESTED VARIANCE

We would like to extend our main two-car garage by 3 feet toward the street. The single car garage will be extended 5 feet, as it currently sits back 2 feet from the double garage, so that the front of all 3 garages will be equal and flush. Extending these garages will allow us to be able to park our personal vehicles in our garage. The location of our HVAC system in the garage shortens the length available to park in the garage.

### PROPERTY INFORMATION

Parcel #: 101882020000005

Legal Description: Section 1 Township 8 Range 28 Quarter NW: Plat WILLOWBROOK NO.2 Phase No.1, Lot 5, AF#2005

Current Zoning: R-2

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.):

During construction of the Willowbrook development, it may have been proposed to carry Center Boulevard to Broadmoor, but Center does not extend across the subdivision. There is a larger Right-of-Way on Center Blvd than any other road in our neighborhood. This right of way requires us to have our home set back further from the street than most of the other homes in our neighborhood. This also means we have a far longer driveway than the majority of homes in our neighborhood. Currently, our property line begins approximately one third up the driveway due to the 80-foot right of way for Center Boulevard. Center Boulevard is not a through street, thus the 80-foot right of way does not appear appropriate for this road.  
We are a corner lot, which does not affect the proposed addition.

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:

Due to the right of way, our property line starts significantly further up our driveway than the large majority of homes in our neighborhood. We would like to be able to park our truck and our boat in our garage, as many of our neighbors are able to do. There is another neighbor in our development that recently extended their garage toward the street by 10 feet, we are only planning to extend our garage by 3 feet from the current double-car garage location (5 feet from the smaller, single garage).

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:

Granting this variance simply allows us the ability to be able to park our personal vehicles in our garage, as is the same with our neighbors. This doesn't allow any special privilege for us, but rather allows us to utilize our home and driveway like the majority of our neighbors in the Willowbrook Development.

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

Mindy has already spoken with Mike Stevens on several occasions regarding this variance. He has already seen and reviewed the Survey information, which has been emailed previously. Mindy has also spoken with Carlos from Public Works Department, in December 2021, to discuss the right of way and utility easement. He states that bringing the garage closer to the utility easement and right of way should not pose any problem for his department. The finished plans from the home designer are also attached.

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: Mindy Stromberg

Applicant Signature: 

Date 04/10/2022



www.mclodhomedesigns.com  
950 Fowler Street, Suite F  
Oakland, MA 06655  
508.278.3998

Kellen &amp; Mindy Stromberg

<b>Building Information:</b>	
Main Floor SQ. FT:	0
Second Floor SQ. FT:	0
Basement SQ. FT:	0
<b>TOTAL SQ. FT:</b>	<b>0</b>

**Copyright Disclaimer**

COPYRIGHT MACLEOD HOME DESIGNS LLC

- DESIGN CONCEPTS AND DRAWINGS ARE NOT TO BE USED WITHOUT WRITTEN CONSENT OF DESIGNER. DESIGNS ARE INTELLECTUAL PROPERTY OF MACLEOD HOME DESIGNS LLC.

THIS PLAN IS FOR ONE TIME CONSTRUCTION USE.

Elevations

Project Name  
0 SF Rancher

DWG	GARAGE ADDITION.dwg
Date	3/30/22 3:10 PM
By:	Mark McLeod
Scale	1/8" = 1'

5

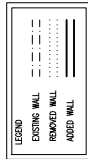
REV: 0	3/30/22
--------	---------

ELEVATION NOTES:

- 1) IRC 905.1.2 ROOF ICE BARRIER, PROVIDE 2 LAYERS OF #15 FELT OR SELF ADHESIVE POLYMER 36" MIN FROM EXTERIOR EDGE.
- 2) PROVIDE VENTILATION PER IRC AREA / 300, IF 50% IS PROVIDED BY SOFFIT VENT  
 $0 / 300 = 0.000$  SF OF VENT

 $0 / 300 = 0.000 \text{ SF OF VENT}$ 

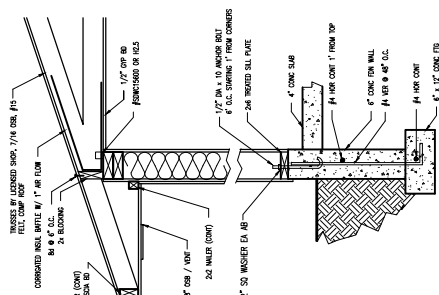
ADDITIONS / REMODELS



**BUILDER TO VERIFY ALL EXISTING DIMENSIONS  
BEFORE BUILDING AND ORDERING TRUSSES**

**BUILDER TO VERIFY AND MATCH EXISTING:**

- FLOOR ELEVATION
- SOFTIE HEIGHT
- MATCHING MATERIAL



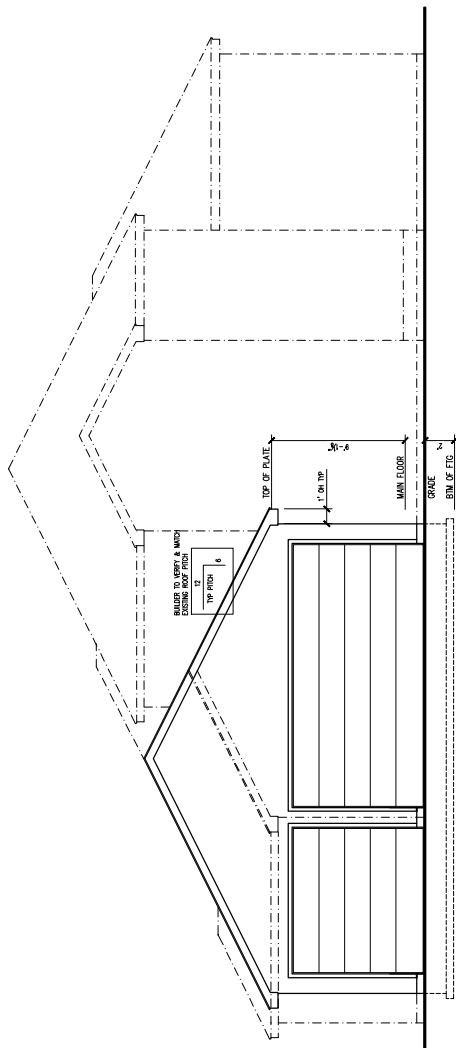
NOTE

1. The net free ventilation area shall be not less than 150 of the area of the space ventilated, except that the area may be 1/300 provided at least 80% of the req'd vent. area is provided by ventilators located in the upper portion of the space to be ventilated at least 3'-0" above some or cornice vents with the balance of the req'd ventilation provide by eave or cornice vent.
2. Soffit vents must be 3"-0" min. from any opening in exterior envelope (for 3" cont., if locally accessed).

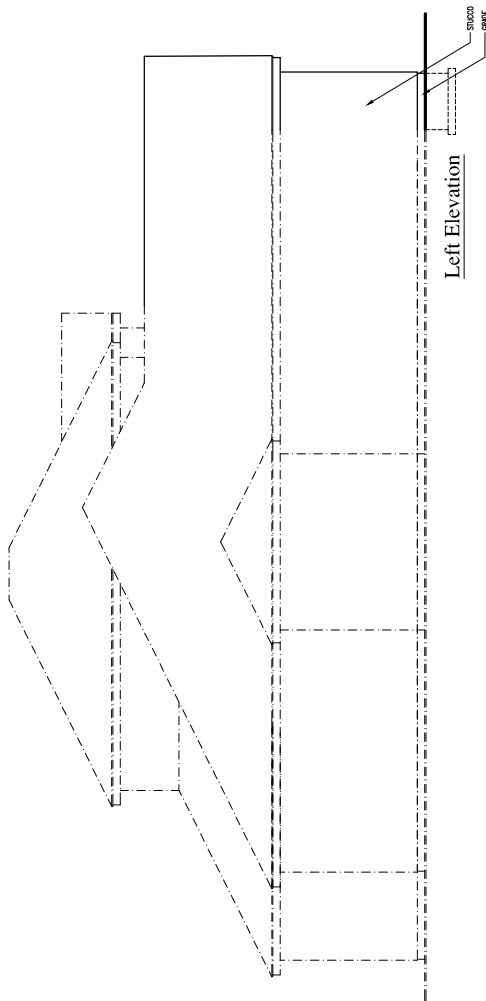
plywood to be APA  
CONSTRUCTION NOTES

NOTES:  
Floor @ 40# per sf LL - 10# per SF DL  
Roof @ 30# per SF LL - 10# per SF DL Stair @ 100#  
per SF LL

4. Framing Lumber – Fir and Larch S4S – 1200# per SF for vertical and 1500# per SF horizontal. All lumber in contact with concrete to be Redwood or pressure treated.
5. Approved sill anchors to start 1'-0" from all corners and 6'-0" O.C.



### Front Elevation



Left Elevation





**w.mclodhomedesigns.com**  
Fowler Street, Suite F  
and, WA 99352 509-528-2844

Kellen & Mindy Stromberg

**Building Information:**

1st Floor	SQ FT:
2nd Floor	SQ FT:
Basement	SQ FT:
<b>TOTAL</b>	<b>SQ FT:</b>

Finished	SQ FT:
Average	SQ FT:
Covered Area	SQ FT:

Copyright Disclaimer  
 UPRIGHT MCLEOD HOME DESIGNS LLC  
 ALL DESIGN CONCEPTS AND DRAWINGS ARE  
 TO BE USED WITHOUT WRITTEN  
 PERMISSION OF DESIGNER. ALL DESIGNS ARE  
 THE INTELLECTUAL PROPERTY OF MCLEOD  
 HOME DESIGNS LLC.  
 THIS PLAN IS FOR ONE TIME  
 CONSTRUCTION USE.

## Main Floor Plans

**Project Name** 0 SF Rancher

Garage Addition, d.w.	
3/30/22 3:10:PM	
Mark McLeod	
3/4" =	

ଆ

EV: 0 | 3/30/22

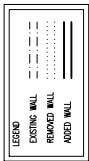
**BUILDER TO VERIFY ALL EXISTING DIMENSIONS**

**BUILDER TO VERIFY AND ORDERING TRUSSES**

**BEFORE BUILDING AND MATCH EXISTING:**

**BUILDER TO VERIFY AND MATCH EXISTING:**

- FLOOR ELEVATION
- SOFFIT HEIGHT
- SIDING MATERIAL



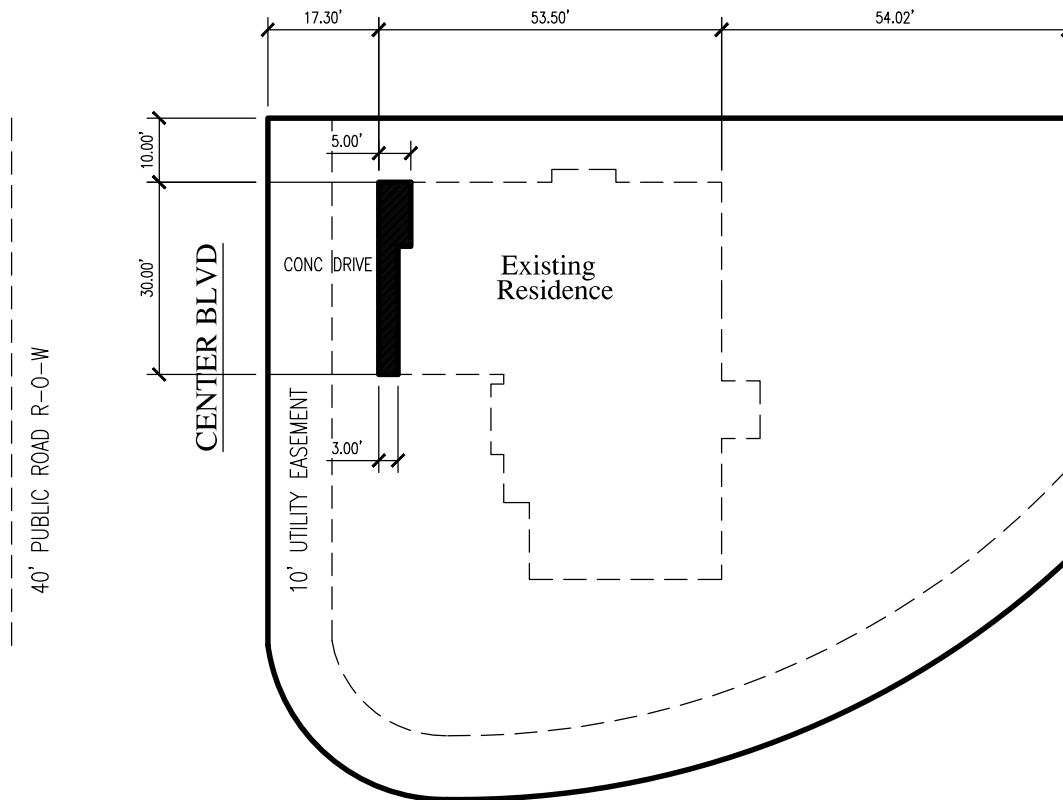
WIND LOAD = 115  
SEISMIC ZONE = C  
GROUND SNOW LOAD = 30 PSF  
GROUND BEARING SOIL = 1500 PSF  
FLOOR LOAD = 40 LL, 10 DL  
ROOF LOAD = 30 LL, 10 DL  
DECK LOAD = 60 LL, 10 DL

## Builder/Owner Responsibility

General Notes:

1. DO NOT SCALE THESE DRAWINGS.
2. ALL FINISH GRADE WORK SHALL BE NO CLOSER THAN 6" TO FINISH SURF.
3. ALL HEADER MATERIAL FOR BEARING WALLS TO BE 3 1/2" x 9" G.L. OR (2) 2X10 HEADER STOCK UNLESS OTHERWISE NOTED.

## Main Floor Plan



## Site Plan

SCALE: 1" = 30'

File: GARAGE ADDITION.dwg A4 - 8 1/2" X 11 PAPER

### LEGAL DESCRIPTION:

LOT 5 PLAT OF WILLOWBROOK NO. 2 PH. 1,  
BENTON COUNTY, CITY OF RICHLAND, WA

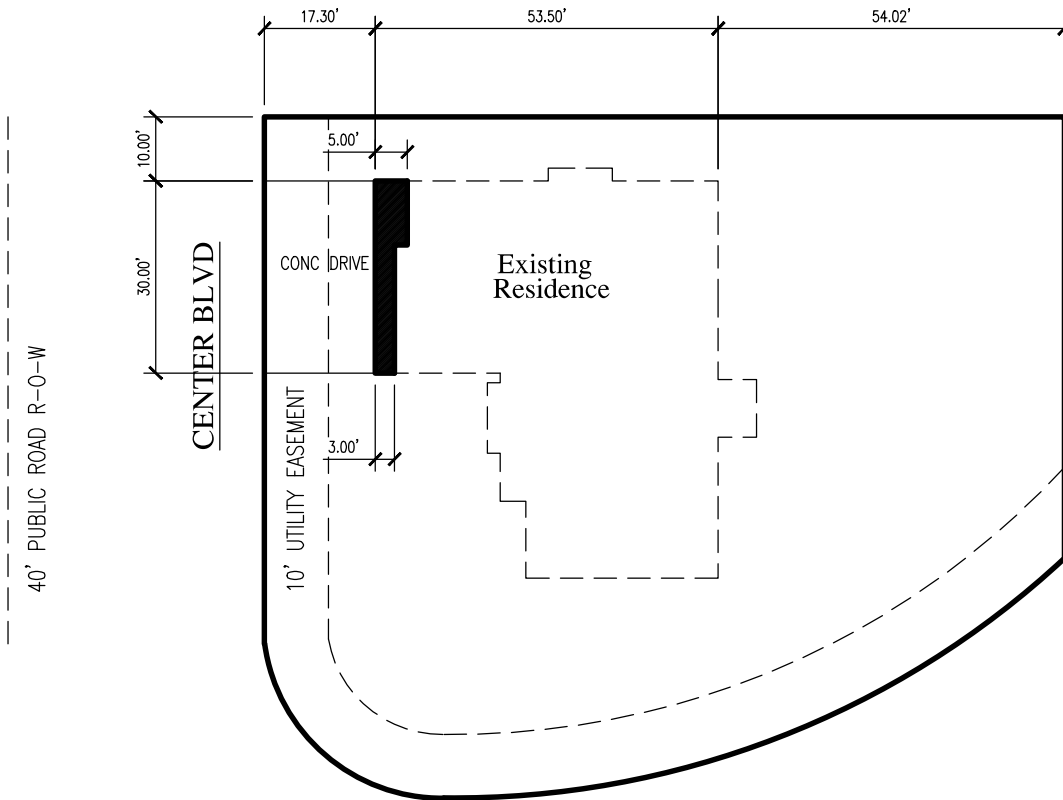
TAX PARCEL #: 101882020000005

### Kellen & Mindy Stromberg

TOTAL LIVABLE SF:	0
GARAGE SF:	0
COVERED AREA SF:	0

### LEGEND:

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



## Site Plan

SCALE: 1" = 30'

File: GARAGE ADDITION.dwg A4 - 8 1/2" X 11 PAPER

### LEGAL DESCRIPTION:

LOT 5 PLAT OF WILLOWBROOK NO. 2 PH. 1,  
BENTON COUNTY, CITY OF RICHLAND, WA

TAX PARCEL #: 101882020000005

### Kellen & Mindy Stromberg

TOTAL LIVABLE SF:	0
GARAGE SF:	0
COVERED AREA SF:	0

### LEGEND:

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