



STAFF REPORT

TO: BOARD OF ADJUSTMENT
FILE NO.: BA2022-102

PREPARED BY: MIKE STEVENS
DEVELOPMENT SERVICES

MEETING DATE: MAY 19, 2022

GENERAL INFORMATION

APPLICANT: KELLEN AND MINDY STROMBERG

REQUEST: VARIANCE TO RMC 23.18.040 TO ALLOW THE CONSTRUCTION OF A GARAGE ADDITION TO WITHIN APPROXIMATELY 17.30' OF THE FRONT PROPERTY LINE.

LOCATION: 201 CENTER BLVD.

ZONING: R-1-10 (LOW-DENSITY RESIDENTIAL)

LEGAL

DESCRIPTION: LOT 5, PLAT OF WILLOWBROOK NO. 2, PHASE 1

ADJACENT USES: ADJACENT LOTS ALL CONTAIN SINGLE-FAMILY RESIDENCES.

REASON FOR REQUEST

The applicant is requesting a variance from RMC 23.18.040 (Site requirements for residential use districts) to authorize the construction of a garage addition to within approximately 17.30' of the front property line. The minimum front yard setback in the R-1-10 zone is 20-feet (RMC 23.18.040).

Specifically, the proposal consists of extending the front of the garage out towards the front property line between 3' and 5'.

RICHLAND MUNICIPAL CODE PROVISIONS

RMC 23.18.040 (Site requirements for residential use districts) applies a twenty-foot minimum front yard setback to primary structures. For convenience, the pertinent setback requirement is highlighted below.

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Minimum Lot Area Requirement – One-Family Detached Dwelling	10,000 feet ¹	8,000 feet	6,000 feet	4,000 feet	4,000 feet
Minimum Lot Area Requirement – Two-Family Detached Dwelling	N/A	N/A	10,000 feet	7,000 feet	7,000 feet
Minimum Lot Area Requirement – One-Family Attached Dwellings	N/A	N/A	N/A	3,000 feet	3,000 feet

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Maximum Density – Multifamily Dwellings (Units/Square Foot)	N/A	N/A	N/A	N/A	1:3,000
Minimum Lot Width – One-Family Detached Dwelling	90 feet	70 feet	50 feet	42 feet	42 feet
Minimum Lot Width – Two-Family Detached Dwelling	N/A	N/A	70 feet	64 feet	64 feet
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	30 feet	30 feet
Average Lot Size Requirement ²	12,000	10,000	None	None	None
Minimum Front Yard Setback ³	20 feet	20 feet	20 feet	15 feet/18 feet ⁴	20 feet ^{6,10}
Minimum Side Yard Setback	10 feet	10 feet	6 feet	6 feet ⁵	6 ¹⁰
Minimum Alley/Private Access Easement Setback	6 feet	6 feet	6 feet	6 feet	6 feet
Minimum Rear Yard Setback	25 feet	25 feet	25 feet	20 feet/3 feet ⁷	25 feet ^{6,10}
Maximum Lot Coverage ⁸	40%	40%	40%	50%	33%/45% ^{9,10}
Maximum Building Height – Main Building	30 feet	30 feet	30 feet	30 feet	40 feet ¹⁰
Maximum Building Height – Detached Accessory Buildings ¹¹	16 feet	16 feet	16 feet	16 feet	16 feet

SITE DESCRIPTION

201 Center Blvd. is located at the corner of Center Blvd. and Piper St. The lot is 12,011 square-foot in size and contains an approximately 3,800 square-foot single-family home (including 3-car garage area). Other parcels in the neighborhood are similarly sized and contain similarly sized homes. According to the applicant, the special condition of the subject site relates to the width of the Center Blvd right-of-way, which extends approximately 16' from the back of the sidewalk onto the front yard area of the Stromberg's property. As a result, the front of the home at its closest point is approximately 36' from the back of the sidewalk.

ANALYSIS

The site plan illustrates the profile of the proposed garage addition to be approximately 17.30' from the front property line. However, the site plan does not include the additional 16' of area that consists of driveway and grass that is located within the Center Blvd. right-of-way.

The Center Blvd. right-of-way is 80' in width throughout this neighborhood. Typical road right-of-way widths in residential neighborhoods are 54'; however, when originally platted, Center Blvd. was provided with an 80' right-of-way width because it was thought to be a future collector road that would handle a larger volume of traffic than what ultimately resulted.

The controlling code section, in matrix form, is provided above for the Board's convenience.

The merits of this application are discussed below in terms of the applicable variance review criteria.

PUBLIC NOTICE

Application Date:

April 11, 2022

Notice of Application & Hearing Mailed:

April 26, 2022

Notice of Application & Hearing Posted:

April 29, 2022

Public Hearing:

May 19, 2022

A combined Notice of Application & Hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site, publication in the *Tri-City Herald* and posting on the City's website.

COMMENTS

At the time this report was prepared, the City received no comments of concern from public agencies; However, one letter in opposition was received from the neighbor who lives directly across the street at 204 Center Blvd. A copy of the public comment is provided within Exhibit 6.

STAFF FINDINGS

The following are Staff's findings relative to the requirement for the granting of a variance as set forth in Richland Municipal Code (RMC) Sections 23.70.110, Applications and 23.70.140, Findings.

1. Special conditions and circumstances exist which are peculiar to the subject property and not applicable to other properties in the same zoning district.

According to the applicant, the special condition that exists is the fact that the front yard of their property appears to be larger than what it is because of the 80' width of the Center Blvd. right-of-way.

The 80' width of the Center Blvd. right-of-way is not isolated to the applicant's property. This portion of Center Blvd. extends approximately 1,350 lineal feet and 26 other properties have the same, or similar, circumstance of that of the applicants.

2. Literal interpretation of the ordinance would deny the applicant rights commonly enjoyed by other properties in the district.

According to the applicants their front property line starts significantly further up the driveway than the large majority of homes in their neighborhood. They would like to be able to park their truck and boat in their garage as other neighbors do.

Literal interpretation of RMC 23.18.040 imposes a 20' front yard setback for primary structures such as what is being proposed. The 20' setback requirement currently precludes the applicants of adding on to the front of their garage.

3. The special conditions and circumstances do not result from actions of the applicant.

The applicant indicates that the special condition/circumstance that exists is the fact that the Center Blvd. right-of-way is 80' in width, which is considerably greater than most other right-of-way widths in the Willowbrook neighborhood.

As indicated previously, Center Blvd. was originally intended to be a collector street that was to accommodate a larger number of vehicles than what ultimately occurred. This condition was in no way the responsibility of the applicants. It should be noted that while the right-of-way width is not the responsibility of the applicants, the fact that they now have large vehicles that they want to have parked inside could be considered as a direct action of the applicants.

4. The requested variance will not confer a special privilege to the applicant that is denied others in the same use district.

According to the applicants, the granting of the requested variance will allow them the ability to park their personal vehicles in their garage, as is the same with their neighbors. They believe that this doesn't give them any special privilege, but rather allows them to utilize their home and driveway as to others in their neighborhood.

The requested variance is difficult to review in that there does not appear to be many other options for the applicants when it comes to constructing more covered parking for their vehicles. However, there are no requirements that they park their vehicles inside. It appears that the real reason for the variance request is that the applicants have purchased vehicles that are unable to be parked within their existing garage without it needing to be enlarged. Technically, as noted previously, this could be seen as a direct action of the applicants.

5. Justification for granting the variance.

The justification for the granting of the variance from the applicant's perspective is the width of the Center Blvd. right-of-way. While the right-of-way width in this area is larger than in other areas, the real reason behind the variance request appears to be the need to park vehicles that are larger than what the existing garage bays will accommodate.

6. The variance is the minimum necessary to make reasonable use of the property.

The requested variance appears to be the minimum necessary to provide relief. However, the main issue before the Board is whether or not a variance is necessary based upon the fact that the applicants have purchased vehicles that are larger than would fit within their garage.

7. The variance would be consistent with the general purpose and intent of the Code and would not be injurious to the surrounding neighborhood or detrimental to the public welfare.

The requested variance appears to be consistent with the general purpose and intent of the Code; however, it could be considered to be detrimental to the public welfare due to the fact that the next door neighbor would likely have reduced vision when backing out onto Center Blvd. due to the existence of a large tree that sits between the sidewalk and the front of the garage. This existing tree appears to limit the vision of the applicant and the neighbor when backing out onto Center Blvd. Further reducing the setback between the garage and front property line may exacerbate the vision clearance issue for the subject property and the neighbor.

SUGGESTED CONCLUSIONS OF LAW

1. The Board of Adjustment has jurisdiction to hold a public hearing and issue a decision for the proposed Zoning Variance.
2. The Board of Adjustment is unable to grant the proposed Variance request as the requested Variance is not the minimum necessary to make reasonable use of the property and is not consistent with the general purpose and intent of the Code.
3. Literal interpretation of the ordinance would not deny the applicant of rights commonly enjoyed by other properties in the district as the site currently contains an existing single-family residence with 3 bay-garage.

SUGGESTED FINDINGS OF FACT:

1. Kellen and Mindy Stromberg have applied for a Variance authorizing the construction of a garage addition to within approximately 17.30' of the front property line.
2. The subject property is located at 201 Center Blvd.
3. The subject site is bordered on each side by other single-family homes.
5. The subject site is approximately 9,600 square feet in size (80' x 120').
6. The subject site contains a single-family home.
7. Richland Municipal Code Section 23.18.040 imposes twenty (20) foot minimum front yard setbacks for homes 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. One public comment was received and is included as part of Exhibit 6.
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 not the minimum necessary to make 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.

RECOMMENDED MOTION:

I move that the Board of Adjustment concur with the Findings and Conclusions set forth in the staff report and **DENY** the variance to RMC 23.18.040 authorizing construction of a garage addition to within approximately 17.30' from the front property line.

EXHIBIT LIST:

- Exhibit 1 – Variance application
- Exhibit 2 – Site plans
- Exhibit 3 – Vicinity map

Exhibit 4 – Site Map
Exhibit 5 – Site photo
Exhibit 6 – Public notice & affidavits



Exhibit 1

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
(509) 942-7794
(509) 942-7764

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:

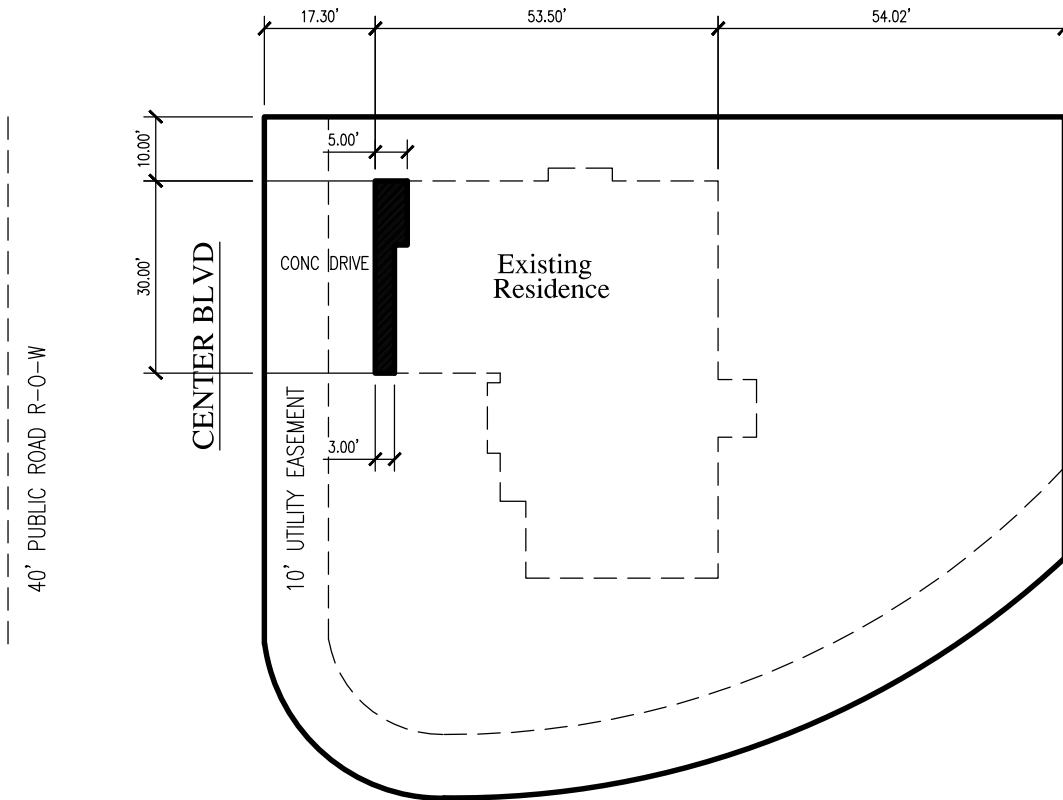
1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I 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:  eSigned via SeamlessDocs.com
Key: aaf90ce915416a84b07c15254ebe3755

Date 04/10/2022



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

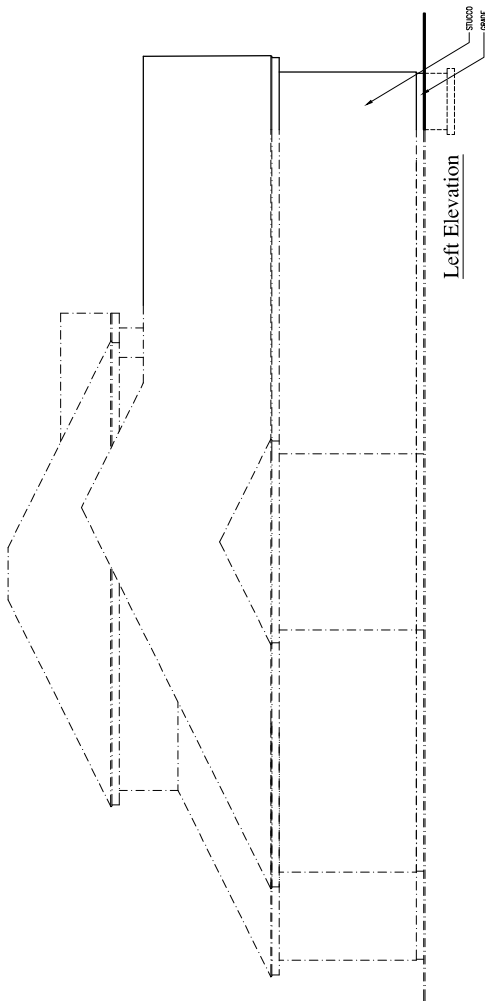
TAX PARCEL #: 101882020000005

Kellen & Mindy Stromberg

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

LEGEND:

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





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

Kellen & Mindy Stromberg

Building Information:
 Main Floor SQ FT:
 Second Floor SQ FT:
 Basement SQ FT:
 TOTAL SQ FT:

Unfinished SQ FT:
 Average SQ FT:
 Covered Area SQ FT:

Copyright Disclaimer

MAIN FINDINGS

Project Name
0 SF Rancher

DATE	3/30/22	3:10:PM
BY	Mark McLeod	
TIME	3/4" =	

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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

EDITIONS / REMODELS

LEGEND

EXISTING WALL	---
REMOVED WALL
ADDED WALL	==

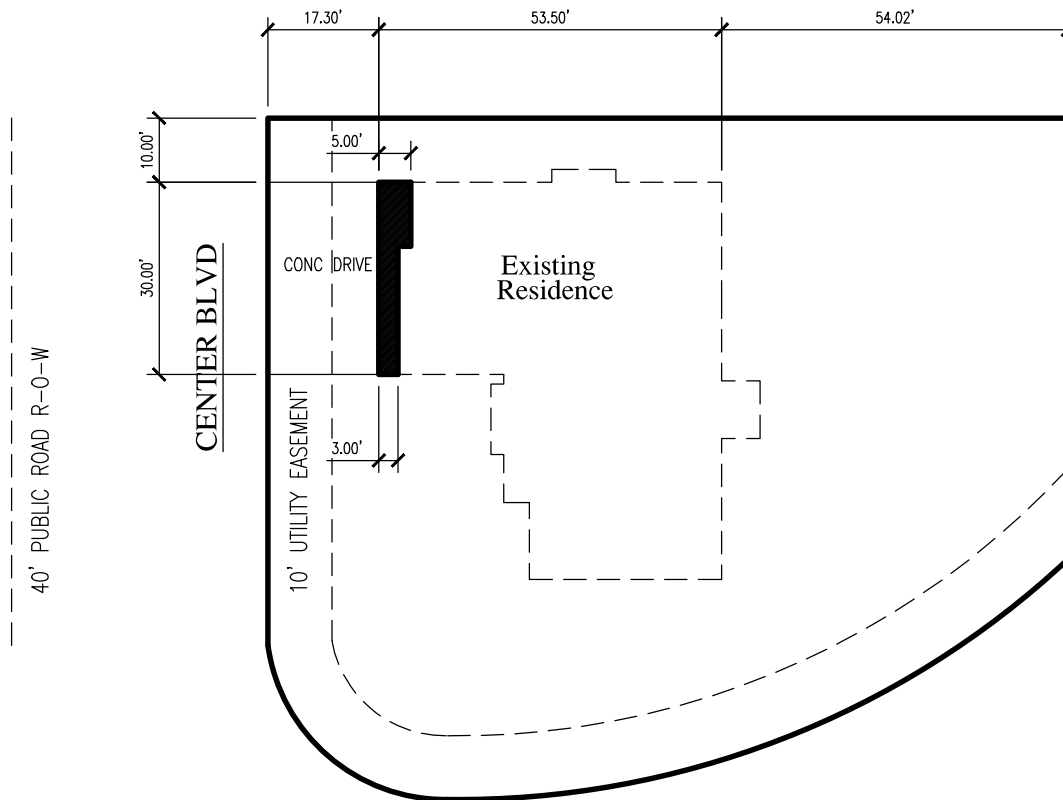
WIND LOAD = 115
SEISMIC ZONE = C
GROUND SNOW LOAD = 30 PSF
GROUND BEARING SOIL = 1500 PSF
FLOOR LOAD = 40 LL, 10 DL
ROOF LOAD = 30 LL, 10 DL
DECK LOAD = 60 LL, 10 DL

Builder/Owner Responsibility

THIS DRAWING IS IN PART DOCUMENTAL AND DOES NOT SHOW IN DETAIL HOW THE FOUNDATIONS, MATERIAL AND INSTALLATION OF MATERIAL ARE TO BE BROUGHT TOGETHER TO COMPLETE THE WHOLE STRUCTURE. IT IS THE RESPONSIBILITY OF THE BUILDER TO BUILD THE STRUCTURE TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, CITY CODES AND ANY APPLICABLE CODE COMPONENT.

General Notes:

ALL FINISH GRADE WORK SHALL BE NO CLOSER THAN 6" TO FINISH SOING.
ALL HEADER MATERIAL FOR BEARING WALLS TO BE 3 1/4" x 9" C.L. OR (2) 2X10
HEADER STOCK UNLESS OTHERWISE NOTED.



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



BC CALC® Member Report

PASSED

Build 8104

March 30, 2022 14:48:45

Job name: Single

File name: stromberg

Address:

Specifier:

City, State, Zip:

Designer: Mark McLeod

Customer:

Company: McLeod Home Designs

Code reports: PR-L313

Member Summary

Design	Description	Results	Product	Plies	Control
Design					
RB01	3rd bay beam	Passed	3-1/8" x 12" BOISE GLULAM® 24F-V4/DF	1	Live Load Deflection 93.0%

Disclosure

Use of the Boise Cascade Software is subject to the terms of the End User License Agreement (EULA). Completeness and accuracy of input must be reviewed and verified by a qualified engineer or other appropriate expert to assure its adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design properties and analysis methods. Installation of Boise Cascade engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

BC CALC®, BC FRAMER®, AJS™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®, VERSA-RIM®, VERSA-STRAND®, VERSA-STUD® are trademarks of Boise Cascade Wood Products L.L.C.

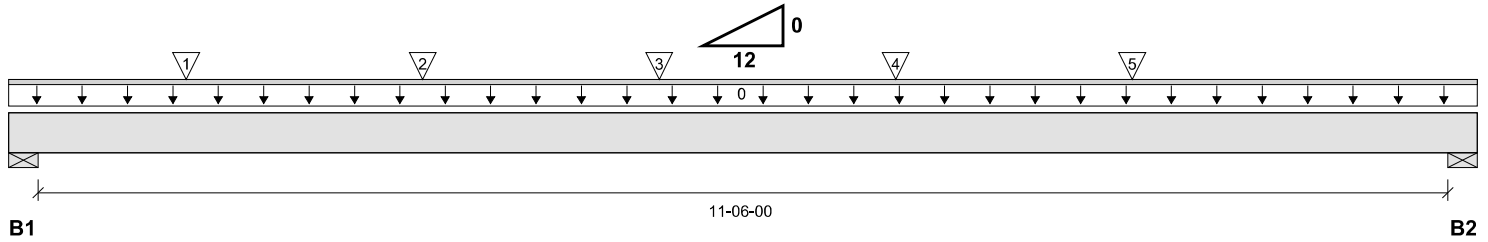

RB01 (Roof Beam)

BC CALC® Member Report

March 30, 2022 14:48:45

Description: 3rd bay beam

This report has a cover page. See the cover page(s) for project data and important information regarding this analysis and product installation.



Total Horizontal Product Length = 12-05-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 5-1/2"	2966 / 0	57 / 0			
B2, 5-1/2"	3334 / 0	57 / 0			

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live	Dead	Snow	Wind	Roof Live	Tributary
							100%	90%	115%	160%	125%	
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	12-05-00	Top		9				00-00-00
1	j1	Conc. Pt. (lbs)	L	01-06-00	01-06-00	Top	400					n/a
2	j2	Conc. Pt. (lbs)	L	03-06-00	03-06-00	Top	400					n/a
3	grider	Conc. Pt. (lbs)	L	05-06-00	05-06-00	Top	2500					n/a
4	truss	Conc. Pt. (lbs)	L	07-06-00	07-06-00	Top	1500					n/a
5	truss	Conc. Pt. (lbs)	L	09-06-00	09-06-00	Top	1500					n/a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	12894 ft-lbs	86.0%	100%	1	05-06-00
End Shear	3377 lbs	51.0%	100%	1	10-11-08
Total Load Deflection	L/382 (0.365")	62.8%	n/a	1	06-02-12
Live Load Deflection	L/387 (0.36")	93.0%	n/a	5	06-02-12
Max Defl.	0.365"	36.5%	n/a	1	06-02-12
Span / Depth	11.6				

Bearing Supports

	Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B1	Wall/Plate 5-1/2" x 3-1/8"	3023 lbs	28.1%	27.1%	Douglas Fir
B2	Wall/Plate 5-1/2" x 3-1/8"	3391 lbs	31.6%	30.3%	Douglas Fir

Cautions

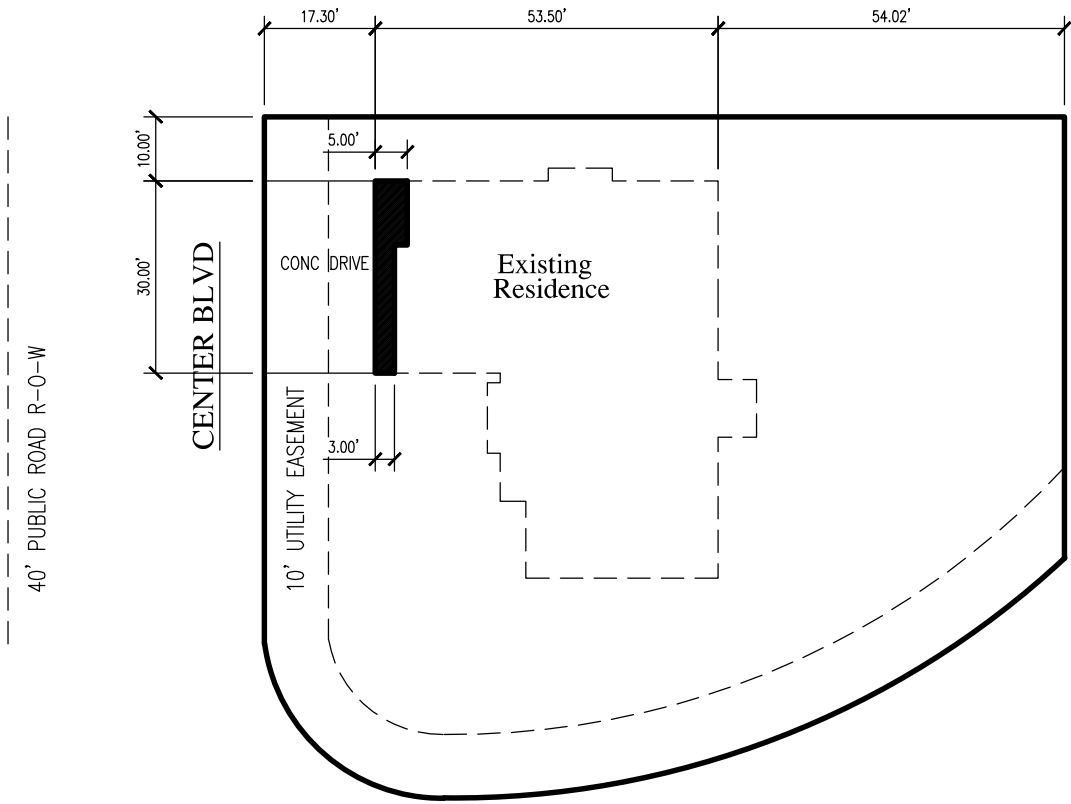
For roof members with slope (1/4)/12 or less final design must ensure that ponding instability will not occur.

For roof members with slope (1/2)/12 or less final design must account for Rain-on-Snow surcharge load.

Notes

Design meets User specified (L/240) Total load deflection criteria.
 Design meets User specified (L/360) Live load deflection criteria.
 Design meets arbitrary (1") Maximum Total load deflection criteria.
 BC CALC® analysis is based on IBC 2009.
 Design based on Dry Service Condition.
 Calculations assume member is fully braced.

Exhibit 2



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

Exhibit 3

BA2022-102
201 Center Blvd.

VICINITY MAP



SITE

Exhibit 4

PLAT OF
WILLOWBROOK NO. 2

PHASE ONE

LOCATED IN THE NW 1/4 OF SECTION 1,
TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

PLAT OF WILLOWBROOK NO. 2, PHASE ONE

REAL PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, BEING A PORTION OF TRACT "J" OF THE PLAT OF WILLOWBROOK NO. 1 AS RECORDED IN VOLUME 14 OF PLATS, PAGE 13, RECORDS OF BENTON COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 00°23'20" EAST, 618.57 FEET ALONG THE WEST LINE OF SAID SECTION 1 TO A POINT ON THE EAST LINE OF LESLIE ROAD SAID POINT BEING ON THE ARC OF A 612.96 FEET RADIUS CURVE (RADIUS POINT BEARS SOUTH 68°47'52" WEST); THENCE SOUTHERLY, 222.67 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST LINE THROUGH A CENTRAL ANGLE OF 20°48'51"; THENCE SOUTH 00°23'20" EAST, 276.98 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF THE PLAT OF WILLOWBROOK NO. 1; THENCE NORTH 89°35'09" EAST, 95.00 FEET ALONG THE SOUTH LINE OF SAID BLOCK 1; THENCE NORTH 78°01'27" EAST, 195.00 FEET ALONG SAID SOUTH LINE; THENCE NORTH 47°39'55" EAST, 103.90 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 4 OF SAID BLOCK 1 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 36°46'21" WEST, 116.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 SAID POINT BEING ON THE SOUTH LINE OF CENTER BOULEVARD SAID POINT ALSO BEING ON THE ARC OF A 710.37 FEET RADIUS CURVE (RADIUS POINT BEARS NORTH 28°28'21" WEST); THENCE NORTHEASTERLY, 314.88 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH LINE OF CENTER BOULEVARD THROUGH A CENTRAL ANGLE OF 29°13'49"; THENCE NORTH 36°07'50" EAST, 283.38 FEET ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 5, BLOCK 5 OF SAID WILLOWBROOK NO. 1 PLAT; THENCE SOUTH 53°56'14" EAST, 125.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 36°10'47" WEST, 69.58 FEET; THENCE SOUTH 01°58'38" EAST, 54.00 FEET; THENCE SOUTH 88°01'22" WEST, 15.66 FEET TO THE BEGINNING OF A 177.00 FEET RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY, 75.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°16'42"; THENCE SOUTH 16°55'46" WEST, 143.46 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID TRACT "J"; SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH 00°23'20" EAST, 45.22 FEET ALONG THE EAST LINE OF SAID TRACT "J" AND THE WEST LINE OF SAID SECTION SUBDIVISION; THENCE SOUTH 83°35'58" WEST, 51.20 FEET; THENCE SOUTH 53°28'08" WEST, 127.34 FEET; THENCE SOUTH 36°02'01" EAST, 13.36 FEET TO THE BEGINNING OF A 220.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY, 22.26 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°47'48"; THENCE LEAVING SAID CURVE RADIALY SOUTH 59°45'45" WEST, 54.00 FEET; THENCE SOUTH 66°52'09" WEST, 91.56 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 1.70 ACRES.

DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN HEREON AND THE UTILITY EASEMENTS AND RIGHTS OF WAY ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC AND THAT SAID SUBDIVISION SHALL HEREAFTER BE DESIGNATED BY THE NAME: "PLAT OF WILLOWBROOK NO. 2, PHASE ONE"

John P. Roden 2-4-05

John P. Roden

JOHN P. RODEN

JEAN D. RODEN

ACKNOWLEDGMENTS

STATE OF WASHINGTON } S.S. 4th Feb 2005
COUNTY OF BENTON

THIS IS TO CERTIFY THAT ON THIS 13th DAY OF JAN 2005 PERSONALLY APPEARED BEFORE ME JOHN P. RODEN AND JEAN D. RODEN TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING "DEDICATION", AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR VOLUNTARY ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Nancy M Coleman

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Seattle Federal Way

MY COMMISSION EXPIRES: 11-13-08 S/H/O/T



APPROVALS

THIS PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

City Manager
1-26-05
DATE

City Clerk
1-26-05
DATE

City Engineer
1-26-05
DATE

Chairman City Planning Commission
1-26-05
DATE

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2005.

Dhane A. Davidson by [Signature]
BENTON COUNTY TREASURER
1-31-05
DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ROGERS SURVEYING, RECORDED IN VOLUME 15 OF PLATS, PAGE 263.

RECORDS OF BENTON COUNTY, WASHINGTON, AT 23 MINUTES PAST 4:00 P.M., THIS 7 DAY

OF FEB 2005 A.D.

Bobbie Gagnee by [Signature]
BENTON COUNTY AUDITOR
2005-004045
FEE NUMBER

ROGERS SURVEYING INC.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
WWW.ROGERSSURVEYING.COM

27604P1.DWG REV. 12/21/04

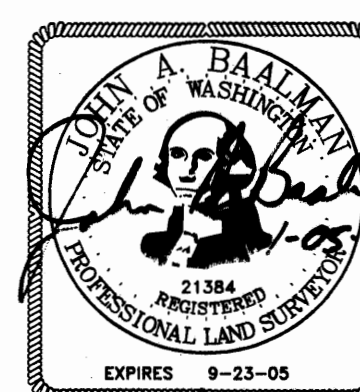
PLAT CLOSURE									
BEARING	DISTANCE	COSINE	SINE	N	S	E	W		
N36°46'21"W	116.52	0.80101879	0.59863921	93.33			69.75		
N48°49'44"E	312.31	0.69831000	0.75274693	205.60		235.09			
N36°07'50"E	283.38	0.80767555	0.58962717	228.88		167.09			
S53°56'14"E	125.11	0.58867132	0.80837248		73.65	101.14			
S36°10'47"W	69.58	0.80716929	0.59032004		56.16		41.07		
S01°58'38"E	54.00	0.99940462	0.03450219		53.97	1.86			
S88°01'22"W	15.66	0.03450219	0.99940462		0.54		15.65		
N79°50'17"W	74.44	0.17643100	0.98431301	13.13			73.27		
S16°55'46"W	143.46	0.95666407	0.29119386		137.24		41.77		
S00°26'34"E	45.22	0.99997014	0.0072785		45.22	0.35			
S83°35'58"W	51.20	0.11147857	0.99376684		5.71		50.88		
S53°26'08"W	127.34	0.59572656	0.80318731		75.86		102.28		
S36°02'01"E	13.36	0.80867205	0.58825974		10.80	7.86			
S33°08'08"E	22.25	0.83737967	0.54662171		18.63	12.16			
S59°45'45"W	54.00	0.50368551	0.86394539		27.19		46.65		
S66°52'09"W	91.56	0.39283206	0.91961023		35.97		84.20		
				540.94	540.94	825.55	525.52		

R=612.96'
L=222.67'
D=20°48'51"
T=112.58'

FOUND BRASS CAP IN CASE (N 0.24")

NOTES:

- BEARINGS SHOWN ARE GRID, WASHINGTON STATE PLANE COORDINATE SYSTEM NAD83/91, SOUTH ZONE BASED ON TIES TO MONUMENTS SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS PAGE 1970, RECORDS OF BENTON COUNTY, WASHINGTON.
- = SET 5/8" X 24" REBAR WITH YELLOW CAP STAMPED 'RSI-JAB 21384' AT ALL CORNERS OR AS NOTED.
- = FOUND MONUMENT AS NOTED.
- ⊙ = INSTALLED BRASS CAP STAMPED 'JAB 21384', SET IN MON. CASE.
- ⊕ = FOUND BRASS CAP IN MON. CASE.
- EQUIPMENT AND PROCEDURES USED: TOPCON GTS 225 (5 SECOND 2mm+2ppm) CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED.
- [2805] = ADDRESS.
- (P) = RECORD BEARING PER THE PLAT OF WILLOWBROOK NO. 1 PHASE ONE.
- CENTER BOULEVARD IS CLASSIFIED AS A "NEIGHBORHOOD COLLECTOR STREET".



SURVEYOR'S CERTIFICATE

I, JOHN A. BAUMAN, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG.#21384) HEREBY CERTIFY THAT THE PLAT OF WILLOWBROOK NO. 2 PHASE ONE, AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED AS SHOWN ON THE PLAT.

1-05-05
DATE

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON, I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 2005 A.D.

[Signature]
KENNEWICK IRRIGATION DISTRICT

1/24/05
DATE

201 Center Blvd.

BA2022-102

Exhibit 5

Legend

201 Center Blvd





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) 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.



1
2 **AFFIDAVIT OF MAILING**

3
4 STATE OF WASHINGTON)
5) ss.
6 COUNTY OF BENTON)

7 COMES NOW, Kevin Damrell, who, being first duly sworn upon oath deposes and says:


8 1. I am an employee in the Planning Division of the Development Services Department for the
9 City of Richland.

10 2. On the 26th day of April, 2022, I mailed a copy of the attached NOTICE OF APPLICATION
11 AND PUBLIC HEARING (BA2022-102) to the attached list of individuals via regular USPS on the
12 date indicated above. The Richland Board of Adjustment will conduct a virtual public hearing and
13 review of the application on Thursday, May 19, 2022.

14
15 
16 Signed: Kevin Damrell

17 SIGNED AND SWORN to before me this 26th day of April, 2022 by Kevin Damrell.



23 
24 Notary Public in and for the State of Washington,

25 Print Name

Residing at Jennifer Schuster
625 Swift Blvd, Richland

My appointment expires: 4-25-23

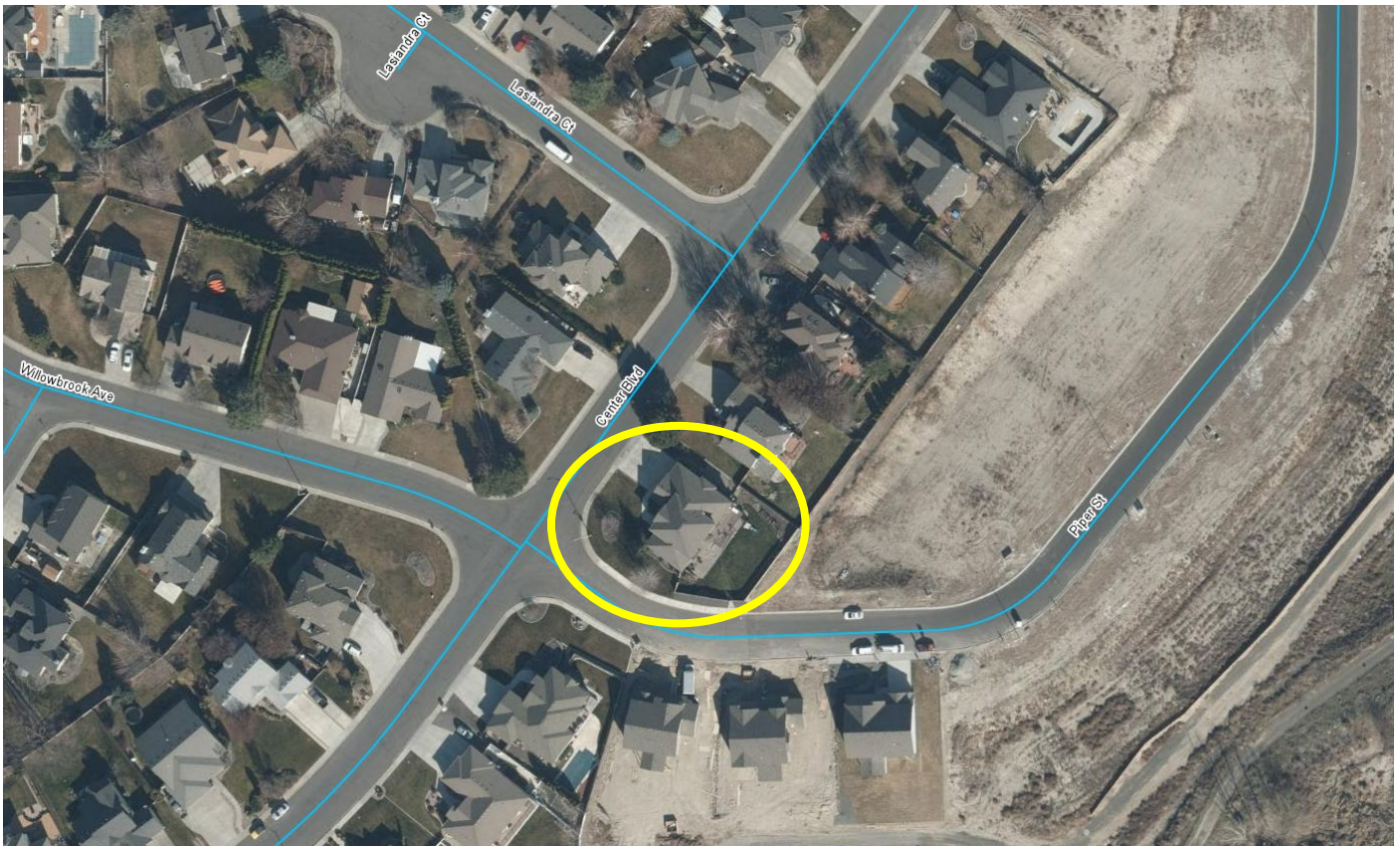


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CRANDLEMIRE TRISTAN & JENNIFER	ELMO DANNY J & TAMMY L	STROMBERG KELLEN J & MINDY S
147 CENTER BLVD	185 CENTER BLVD	201 CENTER BLVD
RICHLAND , WA 99352	RICHLAND, WA 99352	RICHLAND, WA 99352
WADLOW TRUSTEE DARLENE RAE	MORRIS WAYNE A	GLENN DAVID A & SARA A
163 CENTER BLVD	134 CENTER BLVD	140 CENTER BLVD
RICHLAND, WA 99352	RICHLAND, WA 99352	RICHLAND, WA 99352
LEONARD ANDREW & OPACIC BOJANA	MARKS DOUGLAS E & KATHLEEN L	MILLER DARYL D & LAURA M
223 LASIANDRA COURT	217 LASIANDRA CT	2756 WILLOWBROOK AVE
RICHLAND , WA 99352	RICHLAND, WA 99352-8709	RICHLAND, WA 99352
SWIFT KATHY A	THORNTON JOHN M & ALYSSA M	CASCIATO WILLIAM K & MELANIE R
2750 WILLOWBROOK AVE	429 N VALENCIA ST	2749 WILLOWBROOK AVE
RICHLAND , WA 99352	GLENDORA, CA 91741	RICHLAND , WA 99352
GROCE CAROL BOND	SIDIBE AISSATA	STAHL CRAIG ALLEN & MARIA TERESA H
204 CENTER BLVD	99302 E SIDIBE PR SE	230 LASIANDRA CT
RICHLAND, WA 99352-8712	KENNEWICK, WA 99338	RICHLAND, WA 99352
FOLLETT JORDAN R & LAURA J	WOLCOTT DANIEL & SARAH	BESIC DINO
222 CENTER BLVD	216 CENTER BLVD	211 CENTER BLVD
RICHLAND, WA 99352-8710	RICHLAND, WA 99352	RICHLAND, WA 99352-8713
PEKOUR MIKHAIL S	HAYTER JONATHAN A & SUSAN E	HAWK KEVIN
223 CENTER BLVD	217 CENTER BLVD	205 CENTER BLVD
RICHLAND, WA 99352	RICHLAND, WA 99352	RICHLAND , WA 99352
CITY OF RICHLAND	HANSEN CLAY ANDERSON & STEPHANIE	KRANTZ TIMOTHY & SHERRI DAWN
625 SWIFT BLVD. MS-09	2831 BELLA CT	2822 BELLA COURT
RICHLAND , WA 99352	RICHLAND, WA 99352	RICHLAND, WA 99352
JAMESON ANDREW M	SMITH TRACY ET AL	DEVOIR TYLER D & JENNI
250 GAGE BLVD APT 2040	220 TRACIE ROAD	436 PIPER ST
RICHLAND, WA 99352	PASCO , WA 99301	RICHLAND , WA 99352
ISLEY DAVID MICHAEL & MEYER CASSANDRA L	VANGUARD LLC	ZUNIGA EDUARDO LUIS
442 PIPER ST	4429 85TH PLACE SW	454 PIPER ST
RICHLAND, WA 99352	MUKILTEO, WA 98275	RICHLAND, WA 99352

MADSEN KAREN

460 PIPER ST

RICHLAND, WA 99352

FARRAR KELLY R & KARYN R

437 PIPER ST

RICHLAND, WA 99352

NIELSEN JASON & SARAH DAVIS

419 PIPER ST

RICHLAND, WA 99352

SOMSEN KYLE J & MADISEN

466 PIPER ST

RICHLAND, WA 99352

CHESNUT DANIEL C & COURTNEY A

431 PIPER ST

RICHLAND, WA 99352

ZOBELL JONATHAN & MEGAN

472 PIPER ST

RICHLAND, WA 99352

AYRES CHRISTOPHER & CHELSEA

425 PIPER ST

RICHLAND, WA 99352

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Mike Stevens**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

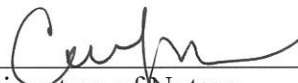
2. On the 29th day of April 2022, I posted the attached NOTICE OF PUBLIC HEARING, File Number BA2022-102 in the following location:

In the front yard of 201 Center Blvd, Richland WA, Benton County Tax Parcel # 1-01882020000005



Signed: Mike Stevens

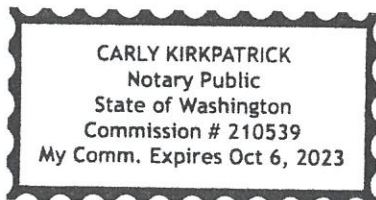
SIGNED AND SWORN to before me this 13th day of May 2022, by Mike Stevens.



Signature of Notary

Carly Kirkpatrick

Printed Name



Notary Public in and for the State of Washington,

Residing in Richland, WA

My appointment expires: Oct 6, 2023

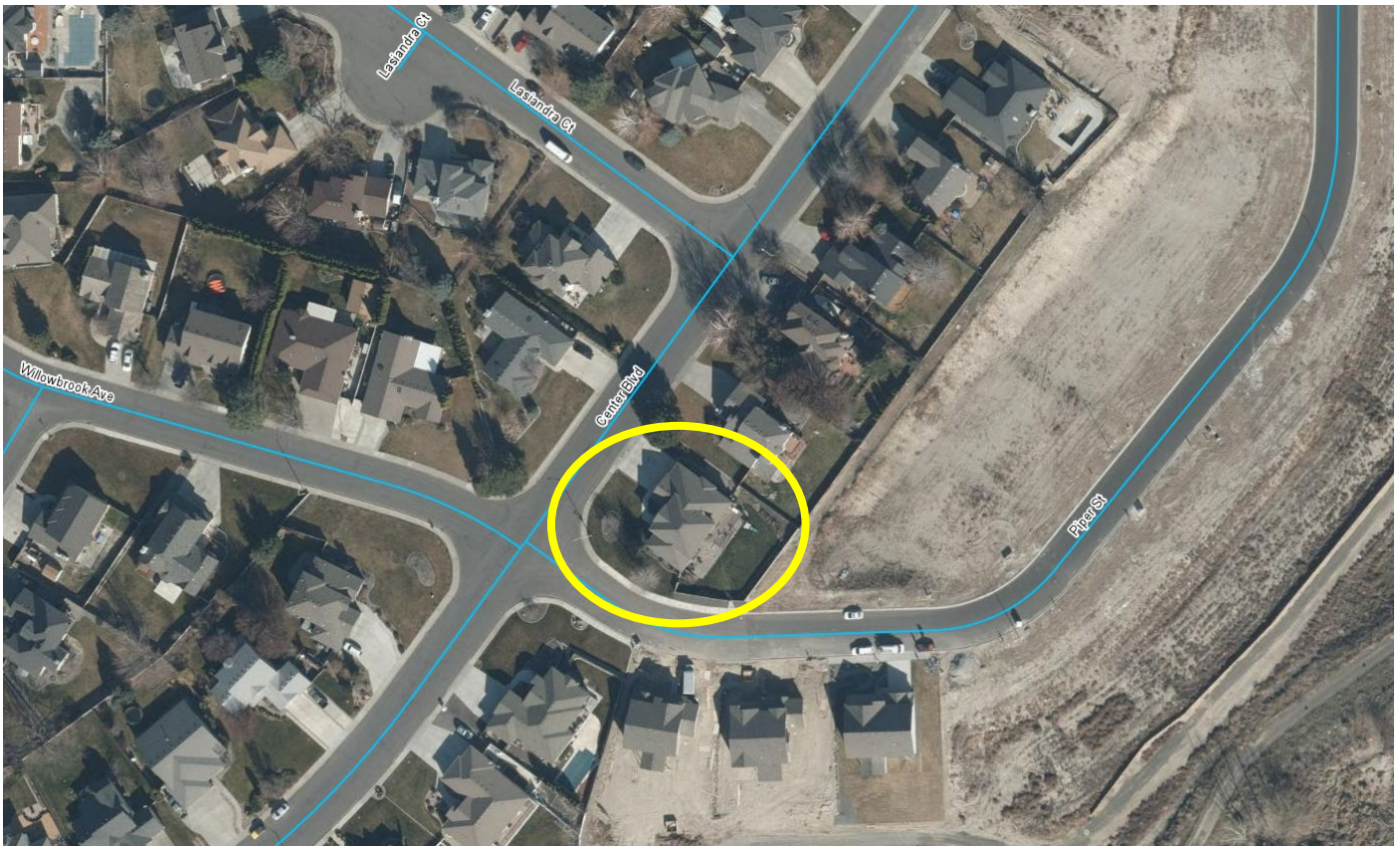


CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (BA2022-102)

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) and joining via Zoom.

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Beaufort Gazette
Bellefonte News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	254353	Print Legal Ad - IPL0070703	BOA PHN - BA2022-102	\$98.82	1	40 L

Attention: Jana Duncan

CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-05
RICHLAND, WA 99352

CITY OF RICHLAND NOTICE OF APPLICATION & PUBLIC HEARING

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 is located at 201 Center Blvd.

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

Date Published: Sunday, May 1, 2022
IPL0070703
May 1 2022

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

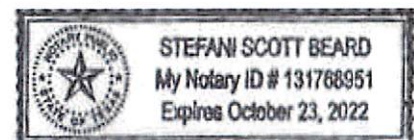
Keriann Leenerts, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 05/01/2022, and ending on 05/01/2022 and that said newspaper was regularly distributed to its subscribers during all of this period.

(Signature of Legals Clerk)

Sworn to and subscribed before me this 2nd day of May in the year of 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

Carol B. Groce
204 Center Blvd.
Richland, WA 99532
cbondg@msn.com

May 3, 2022

City of Richland
Mike Stevens, Planning Manager
625 Swift Blvd, MS #35
Richland, WA 99352

RE: BA2022-102

Dear Mr. Stevens,

I am Carol Groce, and I live directly across the street from the house at 201 Center Blvd., Richland; which is requesting relief from the front yard setback requirement of the R-2 residential zoning district to allow construction of a garage addition to within 17.3' from the north property line. The intent of this letter is to state my strong opposition to the granting of their request.

Even without seeing a photo, or a diagram, of the building plans; I highly object to the house being altered in any way from how it currently looks. We live in a neighborhood with a HOA that has set high standards of covenants, conditions and restrictions. Has our HOA been notified of this request? Changing the look of the house will not only affect the property value around it, but in our neighborhood as a whole. Won't this garage addition shorten their driveway to where no car can park on the driveway without it overlapping onto the sidewalk? Won't the extended garage make it more visually difficult for neighbors backing out of their driveways onto the street?

My feeling is that these neighbors want to add to their garage in order to make it easier for them to park their boat in their garage, along with their other vehicles. And in doing so they are not taking into consideration how their house will look in our neighborhood, on our street, and compared to all the other homes in Willowbrook. People in our neighborhood either park their boat behind a fence, such as in a side yard or their backyard, or they rent a suitable space somewhere appropriate for boats.

Thank you for your time, and please do not support this zoning exception. I anticipate the neighbor's request to fail and hope to hear back from the city with their decision.

Sincerely,

Carol Groce

Carol Groce