



## **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 MAY 19, 2022, CONSIDERED THE VARIANCE APPLICATION, FILED BY KELLEN AND MINDY STROMBERG, OWNERS OF 201 CENTER BLVD AND DENIED THE REQUEST (CITY FILE NO. BA2022-102).**

**DESCRIPTION OF ACTION:** 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).

**DENIED.** The variance DENIAL is subject to the following Findings of Fact and Conditions of Approval.

### **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.
4. The subject site is 12,011 square feet in size.
5. The subject site contains a single-family home.
6. Richland Municipal Code Section 23.18.040 imposes twenty (20) foot minimum front yard setbacks for homes in the R-1-10 zoning district.
7. 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.
8. 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.
9. 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.
10. All public notification requirements have been fulfilled.
11. No comments of concern from public agencies were received.

12. One public comment was received and is included as part of Exhibit 6.
13. Requirements for granting variances are set forth in Richland Municipal Code (RMC) Sections 23.70.110, Applications and 23.70.140, Findings.
14. The requested variance is not the minimum necessary to make reasonable use of the property.
15. Literal interpretation of the ordinance does not deny the applicant rights commonly enjoyed by other properties in the district.

**DATE OF DECISION:** May 19, 2022  
**PROJECT LOCATION:** 201 Center Blvd.

**APPEAL PROCEDURES:** Appeals of the Variance decision 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. This notice is issued as of May 26, 2022.



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Mike Stevens  
Planning Manager

May 26, 2022  
Date



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