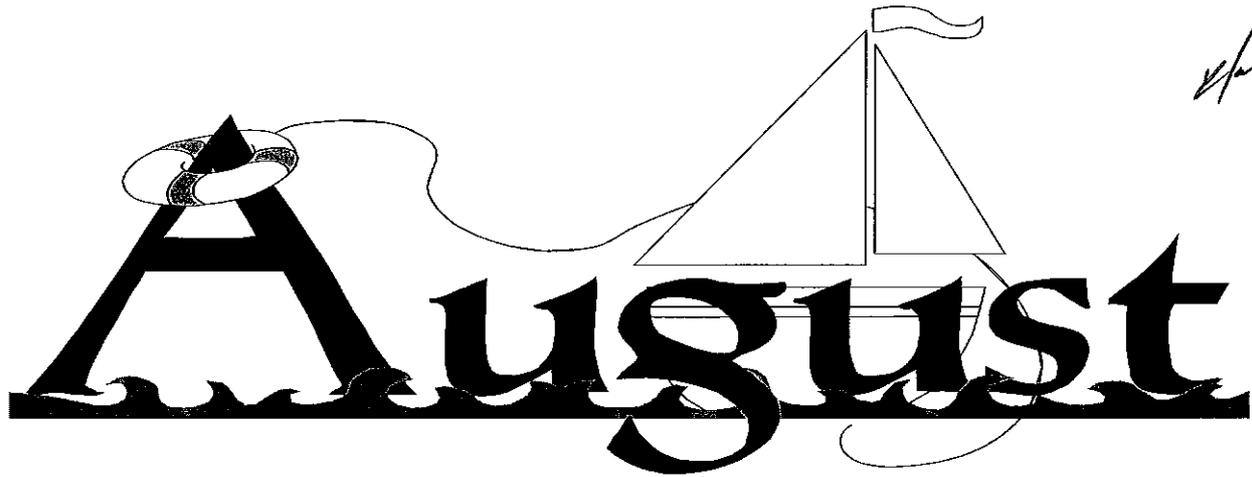


# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629



Benton County Board of Adjustment  
Regular Hearing – August 5, 2010 – 7 p.m.  
Benton County Planning Department - Planning Annex  
1002 Dudley Avenue, Prosser, WA 99350

## CALL TO ORDER

APPROVAL OF JULY 1, 2010 MINUTES

## UNFINISHED BUSINESS:

**SPECIAL USE PERMIT – SP 10-04** – for the operation of a manufactured home setup business including storage of supplies. The site is located at 19201 N Webber Canyon Road on Lot 1 of Short Plat 1884 in Section 29 and 30, Township 9 North, Range 27 East, W.M. Applicant: Roy R. Conley Jr. 19201 N Webber Canyon Road – Benton City, WA 99320

## NEW BUSINESS:

**VARIANCE REQUEST – VAR 10-02** – the applicant is requesting a variance from BCC 11.12.040 for a four foot reduction from the required 10 foot side yard setback and a variance from BCC 11.12.050 for a 21 foot reduction from the required 25 foot back yard setback. The site is located at 1244 N Neel Loop on Lot 40 of Lampson Homesites in Section 34, Township 9 North, Range 29 East, W.M. The written date of completeness on this action was July 12, 2010. Applicant: Darrell/Jo Lea Nickerson – 1244 N Neel Loop, Kennewick, WA 99337.

**SPECIAL USE PERMIT – SP 10-14** – the applicant is a requesting a special use permit for the addition of a tasting room for Kitzke Cellars, LLC. The site is located at 72308 E 260 PR NE – Richland on Lot 2 of Short Plat 1619 in Section 20, Township 9 North, Range 28 East, W.M. The written date of completeness on this action was July 7, 2010. Applicant: Paul/Vickie Kitzke – 72308 E 260 PR NE – Richland, WA 99352

## PLANNING DEPARTMENT REPORTS AND DISCUSSION:

Dated this 28<sup>TH</sup> day of July 2010