

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

NOTE – DATE CHANGE OF BOARD MEETING FROM DECEMBER 1, 2011 TO DECEMBER 8, 2011

Benton County Board of Adjustment
Regular Hearing – DECEMBER 8, 2011– 7 P.M.
BENTON COUNTY PLANNING DEPARTMENT
PLANNING ANNEX – 1002 DUDLEY AVENUE
Prosser, WA 99350

CALL TO ORDER

APPROVAL OF MINUTES – September 1, 2011 and October 6, 2011

CONSENT AGENDA – EXTENSION REQUESTS:

SPECIAL USE PERMIT – SP 10-19 – DAVID ROBERTS/DENICE RUNYON

SPECIAL USE PERMIT – SP 08-08 – MAYFLOWER METALS – ALAN FINCH

NULL AND VOID:

SPECIAL USE PERMIT – SP 10-06 – AMERICAN ROCK PRODUCTS

NEW BUSINESS:

VARIANCE REQUEST – VAR 11-04 – the applicant is requesting a variance from BCC 11.16A.080 for a 25 foot reduction from the required 55 foot front yard setback from the centerline of the county road for the construction of a shop. The application was deemed complete for processing on October 7, 2011. The site is located at 210105 E Perkins Road – Kennewick, WA 99337 in Section 16, Township 8 North, Range 30 East, that portion of the West 202 feet of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter, lying North of the County Road, except for the road right of way on the North. Applicant: Carol Sollars – 210505 E Perkins Road, Kennewick, WA 99337.

VARIANCE REQUEST – VAR 11-05 – the applicant is requesting a variance from BCC 11.13.080 for a garage to be located 21 feet from the northwest edge of the pavement of Neel Loop Road. BCC 11.13.080 requires a 25-foot front yard setback from the property line bordering any public road right of way for any construction. The application was deemed complete for processing on October 12, 2011. The site is located at 1244 N Neel Loop- Kennewick on Lot 40 of Lampson Homesites in Section 34, Township 9 North, Range 29 East, W.M. Applicants: Darrell/Jolea Nickerson – 1244 N Neel Loop – Kennewick, WA 99336.

CONDITIONAL USE PERMIT – CUP 11-08 – the applicant is requesting to amend the approved Special Use Permit – SP 10-14 for the addition of three (3) employees Monday thru Thursday with hours of operation from 11:00 a.m. to 6:00 p.m. and by appointment only for the tasting room of 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 October 7, 2011. Applicant: Paul/Vickie Kitzke – 72308 E 260 PR NE – Richland, WA 99352.

VARIANCE REQUEST- VAR 11-06 - The applicant is requesting a variance to BCC 11.16A.080 (3). This county code is a side yard setback of ten (10) feet from the property line for any building. This variance would allow the applicant/owner approval to leave his shed constructed on the property line, making a reduction of the required ten (10) foot side yard setback, or no setback for this for his pre-existing 8X16 shed constructed in 2004. The Parcel is located in the Rural Lands 5 Zoning District. Location: 20026 S Finley Road – Kennewick, WA 99337 on Lot 1, Short Plat 1580

in Section 15, Township 8 North, Range 30 East, W.M. The written date of completeness on this action is November 9, 2011. Applicant: Mike Russell – 20026 S Finley Road – Kennewick, WA 99337.

CONDITIONAL USE PERMIT – CUP 11-09 – The applicant is applying for a conditional use permit for the operating of an outdoor special event center for weddings of up to six to eight per year during the months of June, July and August and up to 100 parking spots. The written date of completeness on this action is October 14, 2011. Location: 28104 S 959 PR SE – Kennewick, WA 99338 in the on Lot 1 of Short Plat 2717 in the Northwest Quarter of Section 22, Township 8 North, Range 28 East, W.M. Applicant: Jeff/Patti Thompson – 28104 S 959 PR SE – Kennewick, WA 99338-9334.

PLANNING DEPARTMENT REPORTS AND DISCUSSION: NONE

Dated this 22nd day of November, 2011.

CLARK A. POSEY, SENIOR PLANNER 
BENTON COUNTY PLANNING DEPARTMENT