

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 – September 2, 2010 – 7 p.m.
Benton County Planning Department - Planning Annex
1002 Dudley Avenue, Prosser, WA 99350

CALL TO ORDER

APPROVAL OF JULY 1, 2010 and AUGUST 5, 2010 MINUTES

CONSENT AGENDA:

SP 08-14 – WALTER BEAR – EXTENSION REQUEST

CUP 07-07 – KEITH/TERRY BURKHART – EXTENSION REQUEST

UNFINISHED BUSINESS:

SPECIAL USE PERMIT – SP 10-09 – amending Special Use Permit – SP 04-16 to allow for the hauling of “hulk” vehicles. The site is located on Lot 2 of Short Plat 1475 in Section 26, Township 8 North, Range 30 East, W.M. Applicant: Pat/Korene Redman – 191520 E 47th Avenue – Kennewick, WA 99337

SPECIAL USE PERMIT – SP 10-13 - operation of a mechanical repair business to include vehicles, boats, ATVs, etc. The site is located at 5601 W Lattin Road – West Richland in portion of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 18, Township 9 North, Range 28 East, W.M., lying North of the Kennewick Irrigation Canal Right of Way and South of Keene Road. Applicant: Mariya Tarasyuk – 5601 W Lattin Road – West Richland, WA 99353.

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. **APPLICANT REQUESTING A CONTINUANCE OF THIS ACTION TO OCTOBER 7, 2010.**

SPECIAL USE PERMIT – SP 10-14 – the applicant is 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

NEW BUSINESS:

SPECIAL USE PERMIT – SP 10-12/EA 10-22 – The applicant is requesting a special use permit for a project that involves the storage and repair of heavy construction equipment and trucks. The repair work will be done in an existing 3600 square foot shop, 1300 square foot welding shop and an existing 1728 square foot manufactured home to be utilized as an office. The site is located at 1115 S Clodfelter Road – Kennewick on Lot 2 of Short Plat 2849 in the Northeast Quarter of Section 12, Township 8 North, Range 28 East, W.M. The written date of completeness on this action was July 15, 2010. Applicant: Apollo, Inc. ATTN: Kevin Burke – 1133 W Columbia Drive – Kennewick, WA 99336