

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 – MAY 1, 2014 - 7 P.M.
BENTON COUNTY PLANNING DEPARTMENT
1002 DUDLEY AVENUE
PROSSER, WA 99350**

CALL TO ORDER

APPROVAL OF MINUTES MARCH 6, 2014

CONSENT AGENDA:

- 1) EXTENSION REQUEST – SP 11-03 – APPLICANT: ALEXANDRIA NICOLE CELLARS
- 2) EXTENSION REQUEST – SP 10-02 – APPLICANT: KURK WATTS
- 3) EXTENSION REQUEST – CUP 2013-002 – APPLICANTS: CLIFTON R./CLIFTON D AND SHIRLEY STEELMAN

NULL AND VOID:

- 1) CUP 2013-005 – APPLICANTS: ED MCCLELLAN/KAYE SCANTLIN

NEW BUSINESS

CONDITIONAL USE PERMIT – CUP 2014-002 – The applicant is requesting a conditional use permit for the crushing of concrete waste existing on site. This material needs to be removed from the current stockpile area along the East side of Demoss Road. The site is located along the eastern right-of-way of North Demoss Road, Benton City, WA 99320 in the Southwest Quarter of the Northwest Quarter of Section 8, Township 9 North, Range 27 East, W.M. Applicant: Walt Meglasson

VARIANCE REQUEST – VAR 2014-001 – The applicant is requesting a variance from BCC 11.52.060(3) to allow access to a single parcel of land on a 5.2 acre site that does not have a perpetual, non-exclusive access easement. Access across the United States Department of the Interior – Bureau of Land Management property is needed for an ingress and egress right-of-way. The site is located in the West Half of the Northwest Quarter of the Northeast Quarter, lying westerly of the canal in Section 18, Township 8 North, Range 28 East, W.M. Applicants: Tyler/Eva Tapani.

CONDITIONAL USE PERMIT – CUP 2014-001 – The applicant is requesting a conditional use permit for the operation of the following business to be conducted on the same site (1) vehicle and furniture upholstery repair business and (2) a retail tool sales business. The site is located at 201104 E Bowles Road Kennewick on Lot 1 of Short Plat 395 in the West Half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 17, Township 8 North, Range 30 East, W.M. containing 1.25 more or less. Applicant: Dan Flanagan.

VARIANCE REQUEST – VAR 2014-002 – The applicant is requesting a seven (7) foot variance to BCC 11.16A.080(4) which is a setback of ten (10) feet from the sideyard property line for the location of an existing storage container. The site is located at 201104 E Bowles Road Kennewick on Lot 1 of Short Plat 395 in the West Half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 17, Township 8 North, Range 30 East, W.M. containing 1.25 more or less. Applicant: Dan Flanagan.

PLANNING DEPARTMENT REPORTS AND DISCUSSION

ADJOURNMENT

DATED THIS 21ST DAY OF APRIL, 2014.

BRENT CHIGBROW, CHAIRMAN
BENTON COUNTY BOARD OF ADJUSTMENT