

Benton County Planning Department

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Benton County Board Of Adjustment
Regular Hearing – APRIL 5, 2012– 7 P.M.
PLANNING ANNEX – 1002 DUDLEY AVENUE, Prosser, WA 99350

CALL TO ORDER

7:22:23 PM

PRESENT: Dean Burows
Brent Chigbrow
Bob Page

ABSENT: None

APPROVAL OF MINUTES

January 5, 2012

January 26, 2012

MOTION

Dean Burows moved that the minutes for Jan 5th and Jan 26th, 2012 be approved as written, seconded by Bob Page

7:23:06 PM

Vote: 3-0
Yes: Dean Burows
Brent Chigbrow
Bob Page

No: None

Abstained: None

Absent: None

Motion Passed.

FINDINGS OF FACT TO BE SIGNED:

CUP 11-10 – JEFFREY/YVETTE FITZGARRALD

The Findings were signed by the Board members.

Clark Posey, Planning Staff read through the ex parte issue questions and those wishing to testify during the meeting were sworn in.

CONSENT AGENDA:

EXTENSION REQUEST – SP 11-01 – BRUCE ETZEL

EXTENSION REQUEST – SP 11-03 – ALEXANDRIA NICOLE CELLARS

EXTENSION REQUEST – SP 10-02 – KURK WATTS

Dean Burows moved that the consent agenda be approved, seconded by Brent Chigbrow.

7:32:13 PM

<u>Vote:</u>	3-0
Yes:	Dean Burows Brent Chigbrow Bob Page
No:	None
Abstained:	None
Absent:	None

Motion Passed.

NEW BUSINESS:

VARIANCE REQUEST- VAR 12-01 - The applicant is requesting a variance to BCC 11.13.080(2). This county code is a rear yard setback of twenty-five (25) feet from the property line for any building. This variance would allow the applicant/owner approval to encroach into the setback area 10 feet, thereby leaving a 15-foot rear yard setback for the enlargement of the family room of the existing residence. The parcel is zoned Urban Growth Area Residential. Location: 501 East 31st Court on Lot 10 of Hidden Meadows Subdivision in Section 18, Township 8 North, Range 30 East, W.M. Applicant: Link Sherman – 501 East 31 Court – Kennewick, WA 99337.

Clark Posey summarized the memo for the Board members and entered the exhibits into the record.

APPLICANT TESTIMONY:

Link Sherman, pointed out his property on the aerial site. It is 25 feet from the structure to the property line right now. He stated that he was requesting a 10 foot encroachment into the setback. It would encroach for a distance of 10 feet and then would be away far enough from the property line due to the shape of the lot..

The Board noted that the lots in the area are all odd shaped lots and that the applicant's lot was also irregular in shape.

Bob Page asked if cars ran along the ditch bank. Mr. Sherman noted that they did but that the ditch bank was elevated about 10 feet higher than his lot.

Mr. Sherman noted that he was on city water and sewer. He stated that the fence would stay put and the structure will be 15 feet from the fence. He noted that there was a buffer area between the fence and the top of the ditch bank.

Mr. Sherman noted that he had talked with the Irrigation District and they did not have a problem with his proposal.

No Proponent or Opponent Testimony.

The public portion of the hearing was closed and after Board discussion the Findings of Fact were completed.

7:42:15 PM

MOTION

Dean Burows moved that the Chairman in conjunction with the Secretary of the Board of Adjustment, prepare and adopt written findings and conclusions that articulate and are consistent with the findings, conclusions and decisions made by the Board of Adjustment to approve the variance to BCC 11.13.080(2) allowing the applicant/owner to encroach into the setback area 10 feet, thereby leaving a 15-foot rear yard setback for the enlargement of the family room of the existing residence, seconded by Bob Page.

7:47:01 PM

<u>Vote:</u>	3-0
Yes:	Dean Burows Brent Chigbrow Bob Page
No:	None
Abstained:	None
Absent:	None

Motion Passed

PLANNING DEPARTMENT REPORTS AND DISCUSSION:

Interview of potential candidate for the Board of Adjustment vacancy

Aimee introduced herself. Explained why she wished to be on the board. The members explained how the board worked and expressed their gratitude for her wishing to be on the Board. All Board members indicated their approval of Aimee as a member of the Board.

There being no further business before the Board of Adjustment the meeting was adjourned at 7:57 p.m.

 5/10/2012
BRENT CHIGBROW, Chairman
Benton County Board of Adjustment