



## **NOTICE OF DECISION**

**PURSUANT TO RICHLAND MUNICIPAL CODE SECTION 19.60.080 NOTICE IS HEREBY GIVEN THAT THE CITY OF RICHLAND BOARD OF ADJUSTMENT, ON APRIL 17, 2025, CONSIDERED THE VARIANCE APPLICATION FILED BY RICK SIMON, ON BEHALF OF THE PROPERTY OWNER KEENE ROAD LLC, LOCATED AT 466 KENNE ROAD AND APPROVED THE REQUEST (CITY FILE NO. PLN-T2-2025-00012) SUBJECT TO THE CONDITIONS LISTED BELOW:**

**DESCRIPTION OF ACTION:** Variance to RMC 23.22.040 allowing the construction of an approximately 9,193 square foot multi-tenant commercial building within 30 feet of the front property line, rather than 45 feet as per RMC 23.22.040.

**APPROVED.** The variance approval is subject to the following Findings of Fact and Conditions of Approval.

### **FINDINGS OF FACT**

1. Rick Simon of RPS Planning Consulting LLC has applied for a Variance on behalf of Adrian Garcia, property owner, allowing a multi-tenant commercial building to be built approximately 30 feet from the front property line, when the minimum front yard setback is 45 feet.
2. The subject property is located at 466 Keene Road.
3. The subject site is generally bordered by other commercial uses.
4. The subject site is approximately 38,920 square feet in size.
5. The lot is generally shaped like a fishhook, and the usable land is approximately 34,818 square feet in size.
6. The subject site is currently vacant.
7. Richland Municipal Code Section 23.22.040 imposes a forty-five (45) foot minimum front yard setback for commercial uses in the C-1 zoning district.
8. Pursuant to RMC 23.70.060 the Board of Adjustment is the authorized review body for Variance review proceedings.
9. The site is designated as Commercial by the City's Comprehensive Plan.
10. The site is not located within the jurisdiction of the City's Shoreline Master Program, nor does it contain any critical areas regulated by RMC 22.10.
11. All public notification requirements have been met.

12. No comments of concern from public agencies were received.
13. No public comments were received.
14. Requirements for granting variances are set forth in Richland Municipal Code (RMC) Sections 23.70.110, Applications and 23.70.140, Findings.
15. The requested variance is the minimum necessary to continue reasonable use of the property.
16. Literal interpretation of the ordinance does deny the applicant rights commonly enjoyed by other properties in the district.

**CONDITIONS OF APPROVAL:**

1. All landscaping along the inside of the curve on Englewood Drive shall afford a clear line of sight between those leaving the parking area and traffic coming past on Englewood Drive. Any/all obstructing vegetation shall be removed.

**DATE OF DECISION:** April 29, 2025

**PROJECT LOCATION:** 466 Keene Road, Richland, Washington.

**APPEAL PROCEDURES:** Appeals of the Variance may be made to Benton County Superior Court by any party of record. Said appeals shall be in accordance with the provisions of Richland Municipal Code (RMC) Sections 19.70.040, 19.70.060 and Revised Code of Washington (RCW) 36.70C. An appeal of the Variance must be filed within 21 days of date of issuance of this notice.



Mike Stevens  
Planning Manager

April 29, 2025  
Date