



Richland

## CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T2-2025-00014)

**Notice** is hereby given that Daniel and Andrea Rhoten, have applied for a major variance, to seek a reduced side yard setback from ten (10) feet, as required in RMC 23.18.040 for the R-1-10 zoning district, to six (6) feet, to allow for the conversion of an existing carport into a garage and add a living room, bedroom, and bathroom behind the garage. Additional information can be found on this webpage:

<https://www.ci.richland.wa.us/departments/development-services/planning/land-use>.

**Project Site:** The project site is located at 92 Hodges Court (APN 135084020824012).

**Public Hearing:** The Richland Board of Adjustment will conduct a public hearing and review of the application at 6:00 p.m., Thursday, June 19, 2025 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

**Environmental Review:** The proposal is not subject to environmental review.

**Public Comment:** Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Ryan Nelson, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to [planning@ci.richland.wa.us](mailto:planning@ci.richland.wa.us).

**Comment Period Begins:** May 25, 2025  
**Comment Period Ends:** June 19, 2025

Written comments must be received no later than 5:00 p.m. on Wednesday, June 11th, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

**Appeal:** The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning and Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

### Vicinity Map

Item: 92 Hodges Ct - Major Variance  
Applicant: Daniel and Andrea Rhoten  
File #: PLN-T2-2025-00014

