



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.

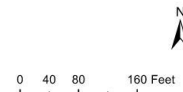
Comment Period Begins: May 25, 2025
Comment Period Ends: June 19, 2025

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





City of Richland
625 Swift Blvd
Richland WA 99352
(509) 942-7794

Plan Snapshot Report

Plan Type: Type 2	Plan #: PLN-T2-2025-00014	App Date: 04/21/2025
Work Class: T2 - Major Variance	District: City of Richland	Exp Date: 08/19/2025
Status: In Review		Completed: NOT COMPLETED
Description: Variance to RMC 23.18.040 Allowing the conversion of an existing carport into a garage and also building a Living room, Bedroom, Bathroom behind the garage within approximately 6 feet of the side yard property line rather than 10 feet as per RMC 23.18.040.		Approval Expire Date:

Parcel: 135084020824012	Main	Address: 92 Hodges Ct Richland, WA 99354	Main	Zone:
Property Owner Andrea Rhoten Mobile: (509) 420-0507	Property Owner Daniel Rhoten 92 Hodges Ct Richland, WA 99354 Home: (509) 420-0507 Mobile: (509) 460-1767	Applicant Daniel Rhoten 92 Hodges Ct Richland, WA 99354 Home: (509) 420-0507 Mobile: (509) 460-1767		

Plan Custom Fields

What unusual conditions exist on your property.	We are requesting a variance to convert our existing attached 2-car carport into a 2-car garage with living space behind it while keeping the same 6 ft side yard setback. This would allow for the minimum size needed for a 2-car garage. The current carport roof is leaking and is needing replaced. As a family of 9 we would like a space we can all fit in to gather together. Our home currently has 2 bathrooms and it would be nice to have more privacy and a place for aging parents to move into if needed. Our plot is 9ft more narrow at the street than at the rear yard. Due to narrow plot size, if we build a garage with 10 ft side yard setback (as required by RMC 23.18.040) it would be too narrow for the proposed structure. If we kept the carport/garage at 6ft and shifted the living space to be the required 10 ft, we would have a load bearing wall sticking out 7ft into the middle of the living room. On the roof line two valleys would converge forming a "dead valley" with risk of	an ice dam. Building this structure would greatly improve street/curb appeal while maintaining the overall feel of the neighborhood. The minimum side yard setback of 10 ft was created to protect against hazards and building congestion while providing for light, air flow and privacy. Our neighbors have a driveway along this property line leading to a garage so continuing to have a structure at 6ft from the side yard would continue to protect against hazards and building congestion while providing for light, air flow and privacy as no other buildings are near it.	Were these conditions caused directly by you.	The existing structure was built by the previous owner many years before the current owner purchased the property. Also, narrow plot shape is predetermined. Therefore the special conditions were not created by the applicant.
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PLAN SNAPSHOT REPORT (PLN-T2-2025-00014)

How does code deprive you rights enjoyed by others

The literal interpretation of the code would require us to demolish the existing structure and build a single car garage which we feel is insufficient for this size of home. The east side of the home has even less space for a structure. In view of this, placing the garage/living space along the west side yard is most appropriate. This layout gives us the best use of the remaining yard space. The literal interpretation of provisions of this title removes the ability to have 2-car covered parking and use the property effectively.

Does this variance create a special privilege.

Granting the variance would not confer a special privilege as city staff has entertained similar requests to convert existing structures into appropriate uses such as file no: PLN-T2-2024-00004 on Aug 15, 2024. Also, many properties in the neighborhood have existing structures that are closer than 6 ft to the property lines, such as the 5ft setback of the neighbors garage or a home a couple of blocks away that has a garage / addition that is very similar to what we are requesting to build. (1732 Horn Ave).

Other considerations.

This request of 6 foot side yard setback is the minimum necessary to make reasonable use of the property. It would maintain great light, airflow and privacy, while not encroaching any closer to the side yard property line. Approving this variance would be consistent with the general purpose and intent of the Code and would improve the overall feel of the surrounding neighborhood while making reasonable use of the property. We have already reviewed this with the neighbors along that property line and they approve (see attached letter). The proposed structure would not encroach on back yard easement and would be in line with front yard and back yard setbacks.

LEGAL DESCRIPTION:

**LOT 12, BLOCK 824, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.**

PARCEL NO:

1-3508-402-0824-012

VESTED IN:

DANIEL L. RHOTEN AND ANDREA T. RHOTEN, HUSBAND AND WIFE



CASCADE TITLE COMPANY

OF BENTON - FRANKLIN COUNTIES

8203 W. QUINAULT AVE., SUITE 10 • KENNEWICK, WA 99336
PHONE (509) 783-0660 • TITLE FAX (509) 783-0675 •
ESCROW FAX (509) 783-6612

100' VARIANCE REPORT

Order No.: CBF19602

To: Daniel Rhoten
92 Hodges Ct
Richland, WA 99352
509-460-1767

The ownership of the real property is based upon an examination of all official records of BENTON County, Washington, and the ownership is based upon the last Deed of record.

The liability of the Company under this certificate shall be limited to the amount of actual loss sustained by the addressee due to reliance on any incorrect information in the certificate up to and not to exceed the fee paid.

Record Examined to: April 3, 2025

LEGAL DESCRIPTION:

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PARCEL NO:

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VESTED IN:

DANIEL L. RHOTEN AND ANDREA T. RHOTEN, HUSBAND AND WIFE

Countersigned:

Melissa Scophi

NOTE: Please see attached Schedule A-1 for owners and addresses within 100 feet of exterior boundaries of property, as requested.

Variance Report

Parcel #	135084020823004	Site Address #	1924 Howell Ave Richland WA 99354
Owner	Colleran, Janice L 1924 Howell Ave Richland WA 99354	Acres	0.27 Acres
# Rooms	6	SqFt	1,518 SqFt
Bedrooms	4	Bathrooms	2
Assessed Total	\$418,570.00	Year Built	1948
Legal	PLAT OF RICHLAND, BLOCK 823 LOT 4. SUBJECT TO EASEMENTS & RESTRICTION OF RECORD.		

Parcel #	135084020823005	Site Address #	85 Hodges Ct Richland WA 99354
Owner	Shipp, Robert S 85 Hodges Ct Richland WA 99354	Acres	0.26 Acres
# Rooms	5	SqFt	1,459 SqFt
Bedrooms	3	Bathrooms	2
Assessed Total	\$438,970.00	Year Built	1948
Legal	PLAT OF RICHLAND, BLOCK 823 LOT 5. SUBJECT TO EASEMENTS & RESTRICTION OF RECORD.		

Parcel #	135084020824010	Site Address #	88 Hodges Ct Richland WA 99354
Owner	Ramsey, Marcie Jean 88 Hodges Ct Richland WA 99354	Acres	0.33 Acres
# Rooms	5	SqFt	1,459 SqFt
Bedrooms	1	Bathrooms	2
Assessed Total	\$318,190.00	Year Built	1948
Legal	PLAT OF RICHLAND, BLOCK 824 LOT 10.		

Parcel #	135084020824011	Site Address #	90 Hodges Ct Richland WA 99354
Owner	Hernandez, Elisa B 90 Hodges Ct Richland WA 99354	Acres	0.36 Acres
# Rooms	5	SqFt	1,232 SqFt
Bedrooms	3	Bathrooms	1.5
Assessed Total	\$337,390.00	Year Built	1948
Legal	PLAT OF RICHLAND, BLOCK 824 LOT 11. SUBJECT TO EASEMENTS & RESTRICTION OF RECORD.		

Parcel #	135084020824013	Site Address #	94 Hodges Ct Richland WA 99354
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Owner	Crockett, Dean 94 Hodges Ct Richland WA 99354	Acres	0.33 Acres
# Rooms	5	SqFt	1,411 SqFt
Bedrooms	3	Bathrooms	1.5
Assessed Total	\$362,390.00	Year Built	1948
Legal	PLAT OF RICHLAND, BLOCK 824 LTO 13. SUBJECT TO EASEMENTS & RESTRICTION OF RECORD.		

Parcel #	135084020824014	Site Address #	81 Newcomer St Richland WA 99354
Owner	Jensen, Eric J 2038 Davison Ave Richland WA 99354	Acres	0.27 Acres
# Rooms	5	SqFt	1,459 SqFt
Bedrooms	3	Bathrooms	1.5
Assessed Total	\$357,030.00	Year Built	1948
Legal	PLAT OF RICHLAND, BLOCK 824 LOT 14.		

Parcel #	135084020824015	Site Address #	79 Newcomer St Richland WA 99354
Owner	Langdon, Jim 79 Newcomer St Richland WA 99354	Acres	0.22 Acres
# Rooms	5	SqFt	1,411 SqFt
Bedrooms	2	Bathrooms	1.5
Assessed Total	\$368,100.00	Year Built	1948
Legal	PLAT OF RICHLAND, BLOCK 824 LOT 15. SUBJECT TO EASEMENTS & RESTRICTION OF RECORD.		

Parcel #	135084020824016	Site Address #	77 Newcomer St Richland WA 99354
Owner	Bliss, Mary 77 Newcomer St Richland WA 99354	Acres	0.24 Acres
# Rooms	5	SqFt	1,459 SqFt
Bedrooms	2	Bathrooms	2
Assessed Total	\$371,850.00	Year Built	1948
Legal	PLAT OF RICHLAND, BLOCK 824 LOT 16. SUBJECT TO EASEMENTS & RESTRICTION OF RECORD.		

Parcel #	135084020824017	Site Address #	75 Newcomer Ave Richland WA 99354
Owner	Sparrow, Andrew 75 Newcomer Street Richland WA 99354	Acres	0.23 Acres
# Rooms	5	SqFt	1,411 SqFt

Bedrooms 3

Bathrooms 2

Assessed \$392,600.00

Year Built 1948

Total

Legal

PLAT OF RICHLAND, BLOCK 824 LOT 17. SUBJECT TO EASEMENTS & RESTRICTION
OF RECORD.



HODGES CT. (60°)

SCALE: 1" = 25'

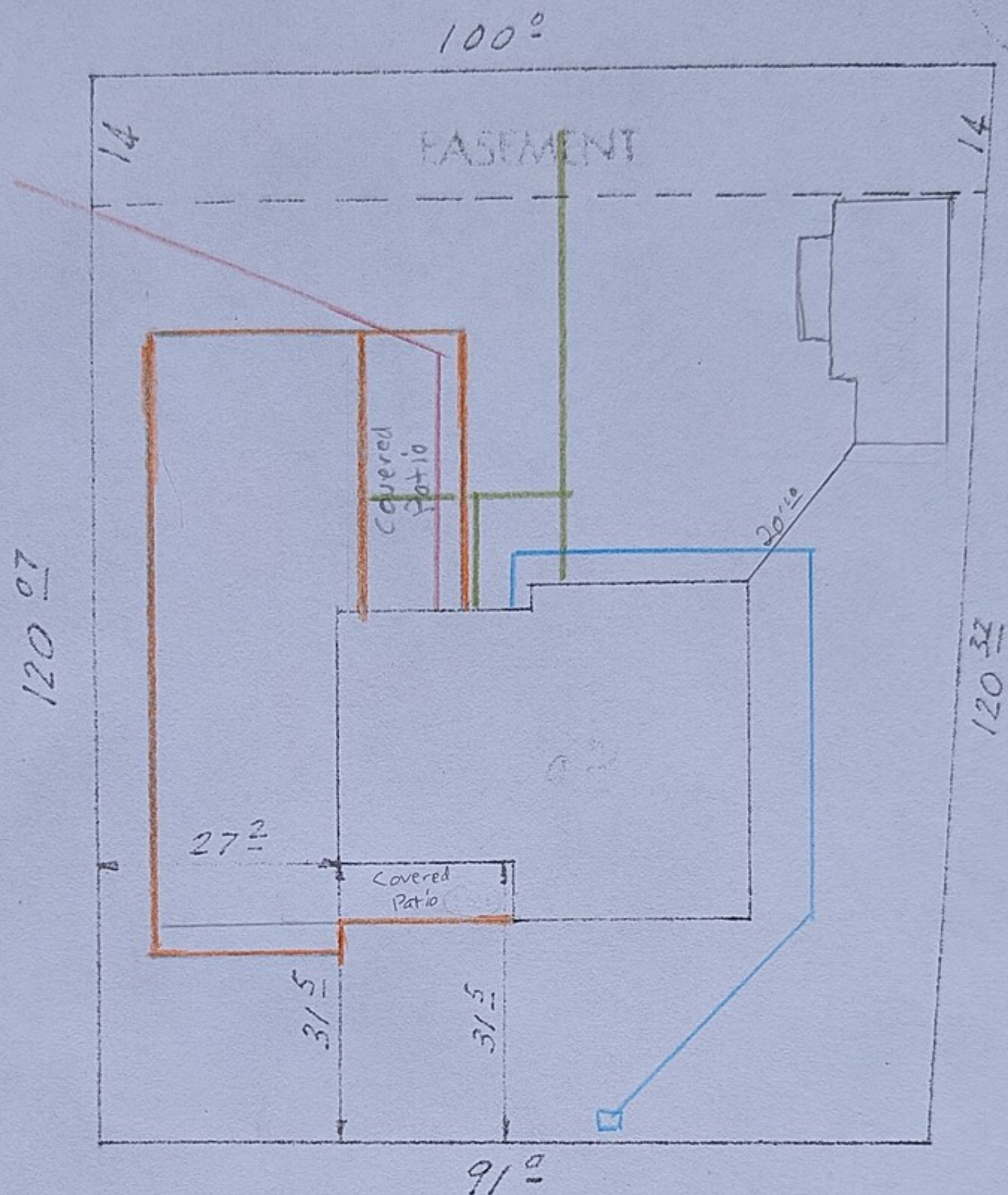
LOT 12 BLOCK 824
PLAT OF RICHLAND
BENTON COUNTY WASH.

I, the undersigned, have examined the above plat and find the same to be correct and true to the original survey and the same will be recorded.

W. T. Worley



Lot Coverage:
 Sq ft all Buildings: 4,066
 Sq ft Land: 11,460
 35% lot coverage



HODGES CT. (60°)

SCALE: 1" = 25'

LOT 12 BLOCK 824

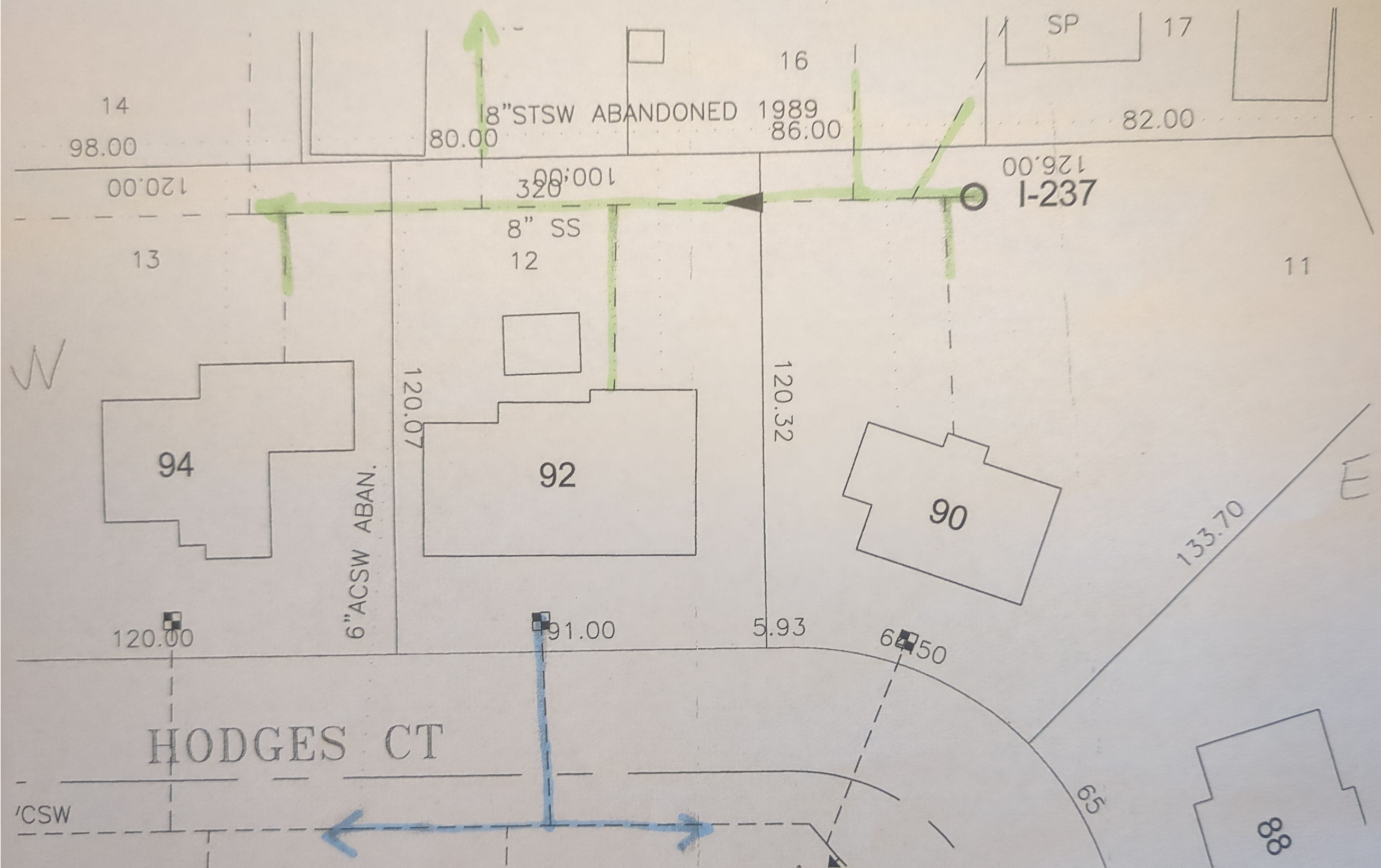
PLAT OF RICHLAND

BENTON COUNTY WASH.

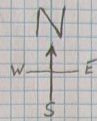
I, the undersigned, have examined the above described
 property and find the map, plan or plat to be correct and
 true to the original survey and to the record thereof.

Date: 1/1/1911 L. T. Worley





with SS info copy only
Daniel Rihten



100'

25' minimum

24'

21'

35'

34'

75'

27'

23'

22'

25'

37'

14' 6"

24'

20'

16" Door

22'

14'

7' 0"

11'

6'

25'

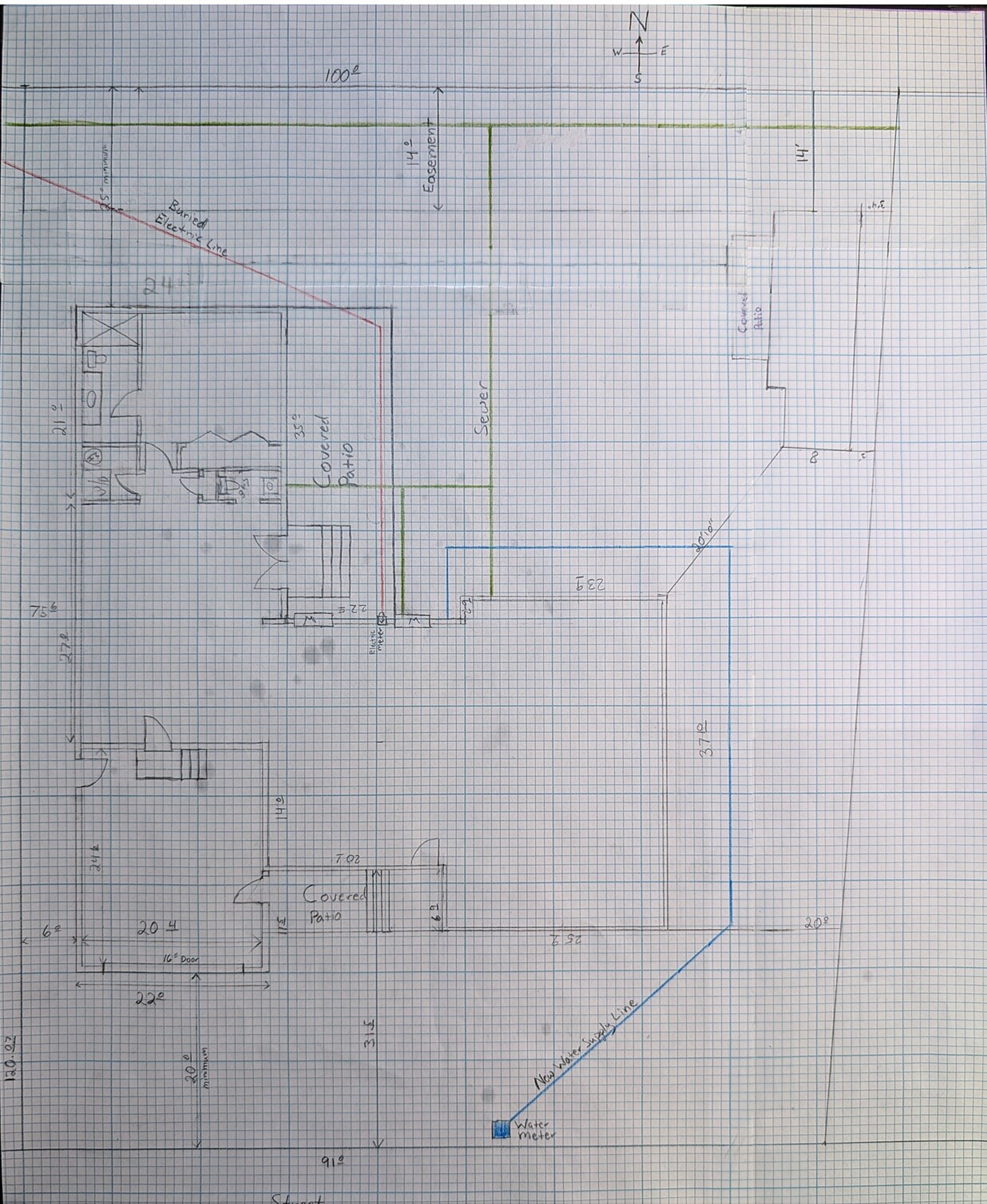
31'

120.22

20' minimum

91'

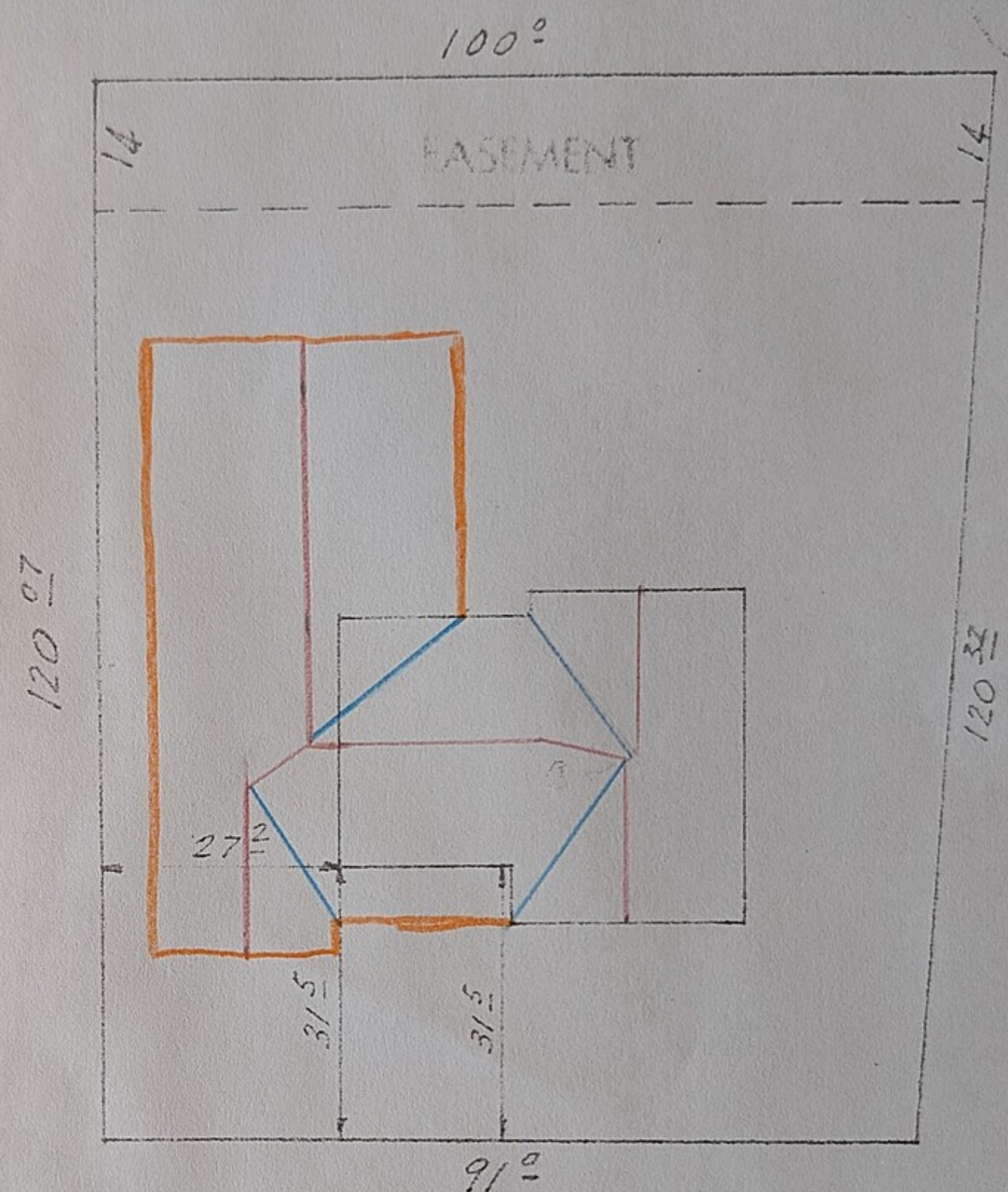
Street



Roof Plan



- Ridge line
- Valley line
- Addition



HODGES CT. (60°)

SCALE: 1" = 15'

LOT 12 BLOCK 824
PLAT OF RICHLAND
BENTON COUNTY WASH.



I have examined the above plan and property and find the same correctly shown and the same to be in accordance with the original survey.

Witness my hand and seal this 1st day of July 1964.

C. E. Worley





