



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 JULY 17, 2025, CONSIDERED THE VARIANCE APPLICATION FILED BY BRIAN DIXON, ON BEHALF OF THE PROPERTY OWNER, SPENCER DIXON, LOCATED AT 615 CHERRYWOOD LOOP, AND DENIED THE REQUEST (CITY FILE NO. PLN-T2-2025-00013).

DESCRIPTION OF ACTION: Variance to RMC 23.18.040 allowing the conversion of an existing shop into an accessory apartment. Variances were being requested from: 1) the setback distance from the rear property line; 2) height and single-story restrictions; 3) compatible style and color provisions, and 4) 800 square foot limitations. The requirements for an accessory apartment are described in RMC Chapter 23.42.020 – Accessory Apartments.

DECISION: DENIED. The variance DENIAL is subject to the following Findings of Fact.

FINDINGS OF FACT

1. Brian Dixon has applied for a Variance on behalf of Spencer Dixon, property owner, allowing for the conversion of the existing shop into an accessory apartment.
2. The subject property is located at 615 Cherrywood Loop.
3. The subject site is generally bordered by other residential uses and a public pedestrian walking trail to Lynnwood Park and Carriage Avenue.
4. The subject site is approximately 17,650 square feet in size.
5. The lot is generally shaped like a polygon-shaped with a small stub along the south property line connecting the lot to an existing pedestrian trail.
6. There are four (4) different easements recorded on the property, which restrict placement of accessory structures. The usable (net) land for this parcel is approximately 14,017 square feet in size.
7. The subject site currently has an existing one-family detached dwelling and a detached shop.
8. Richland Municipal Code Chapter 23.42.020 imposes multiple restrictions for detached accessory apartments, including, but not limited to, setbacks, building height, limitation of a single-story, and exterior appearance compatibility to the primary residence.
9. Pursuant to RMC 23.70.060 the Board of Adjustment is the authorized review body for Major Variance review proceedings.

10. The site is designated as Low-Density Residential by the City’s Comprehensive Plan.
11. 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.
12. All public notification requirements have been met.
13. No comments of concern from public agencies were received.
14. One (1) public comment of concern was received.
15. Requirements for granting variances are set forth in Richland Municipal Code (RMC) Sections 23.70.110 – Applications and 23.70.140 – Findings.
16. The requested variance is not the minimum necessary to continue reasonable use of the property.
17. Literal interpretation of the ordinance does not deny the applicant rights commonly enjoyed by other properties in the district.

DATE OF DECISION: July 17, 2025

PROJECT LOCATION: 615 Cherrywood Loop, 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

July 24, 2025
Date