



Richland

## **CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T2-2025-00016)**

**Notice** is hereby given that KT's Construction Services, on behalf of the property owner, Micheal Ferry, has applied for a major variance, requesting to construct a 5' x 14' addition to the rear of the existing home. The variance, as proposed, would encroach into the minimum twenty-five (25) foot rear yard setback for the single-family residential – 10,000 (R-1-10) zoning district. 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 323 Seaside Court (APN 126084060001035).

**Public Hearing:** The Richland Board of Adjustment will conduct a public hearing and review of the application at 6:00 p.m., Thursday, August 21, 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:** July 27, 2025

**Comment Period Ends:** August 20, 2025 @ 5:00pm

Written comments must be received no later than 5:00 p.m. on Wednesday, August 13th, 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: Major Variance - 323 Seaside Ct  
Applicant: KT's Construction Services LLC  
File #: PLN-T2-2025-00016



0 30 60 120 Feet

