

EXHIBIT LIST FOR VAR 13-06
APPLICANTS: CODY/CHARMAINE BENDER

The Exhibit Numbers are located in the top right hand corner of each document.

BOAM – Board of Adjustment Record Exhibits

BOAR – Board of Adjustment Memo Exhibits

BOAH 1 - Documents submitted during the hearing

BOARD OF ADJUSTMENT STAFF MEMO EXHIBIT LIST			
BOAM 1 INCLUDES	EXHIBIT #	DOCUMENT NAME	DATE
	BOAM 1.1	Staff Memo	November 21, 2013
	BOAM 1.2	Notice of Open Record Hearing	November 15, 2013
	BOAM 1.3	Comments – Benton Co. Bld. Dept.	November 14, 2013
	BOAM 1.4	Comments – Benton Co. Fire Marshal	November 14, 2013
	BOAM 1.5	Comments – Badger Mt. Irrigation Dist.	November 15, 2013
	BOAM 1.6	Comments – Benton Franklin Health Dist.	November 18, 2013
	BOAM 1.7	Comments – Benton PUD	November 18, 2013
	BOAM 1.8	Aerial of the site	November 7, 2013
	BOAM 1.9	Site Plan	November 7, 2013
	BOAM 1.10	Four pictures of the site (two pages)	November 14, 2013
BOARD OF ADJUSTMENT RECORD EXHIBIT LIST			
BOAR 1 INCLUDES	EXHIBIT #	DOCUMENT NAME	DATE
	BOAR 1.1	Variance Application (three pages)	November 7, 2013
	BOAR 1.2	Plot Plan	November 7, 2013
BOARD OF ADJUSTMENT HEARING EXHIBIT LIST DECEMBER 5, 2013			
BOAH 1 INCLUDES	EXHIBIT #	DOCUMENT NAME	DATE
	BOAH 1.1		

Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

BOAM 1.1

MEMO DATE: NOVEMBER 21, 2013
HEARING DATE: DECEMBER 5, 2013
TO: BENTON COUNTY BOARD OF ADJUSTMENT
FROM: BENTON COUNTY PLANNING DEPARTMENT
CLARK A. POSEY, SENIOR PLANNER 
RE: VARIANCE APPLICATION – VAR 13-06

**APPLICANTS/
PROPERTY OWNERS:** CODY & CHARMAINE BENDER
85411 E. BADGER VIEW DRIVE
KENNEWICK, WA 99338

SPECIFIC REQUEST

The applicant is requesting an eight foot (8) variance to BCC 11.13.080(2) which is a setback of twenty-five (25) feet from the rear property line for the construction of a swimming pool, which would leave 17 feet from the edge of the property line to Reata Road. The application was deemed complete for processing on November 14, 2013. Location: 85411 Badger View Drive – Kennewick on Lot 12 of the Final Plat of Reata Place in the southwest Quarter of Section 4, Township 8 North, Range 28 East, W.M. Applicant: Cody Bender

BACKGROUND

Site Location: The site is located at 85411 E. Badger View Drive – Kennewick, WA 99338 in the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 4, Township 8 North, Range 28 East, W.M.

Land Use: The surrounding land uses are developed as residential with single-family residential structures.

Zoning & Comprehensive Plan Designation: Site/surrounding areas: UGAR (Urban Growth Area Residential).

APPLICABLE DEVELOPMENT REGULATIONS

1. **The Revised Code of Washington RCW 36.70.810**, requires that the following findings be made prior to the granting of the variance and the applicant should be prepared to demonstrate before the Board of Adjustment that such findings exist.
 - a. Variances granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations on the other properties in the vicinity and the zone in which the property is situated.

- b. That strict application of the Zoning Ordinance is found to deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under identical zoning classification because of special circumstances applicable to subject property including size, shape, topography, location or surroundings
 - c. That the granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity and zone in which the subject property is situated.
2. **Benton County Code Section 11.52.088(b) states:**
"Variance—General Standards. The variance application process allows the Board of Adjustment in specific cases, as provided in RCW 36.70.810, to grant a variance to the provisions of this title when it can be demonstrated that such variance is in harmony with the general purpose and intent of this title and is accordance with the requirements of this section. However, the Board of Adjustment shall not grant variances to land uses or density requirements."
3. **Benton County Code Section 11.52.088(e) provides:**
"Variance—Permit Granted. (1) A variance shall be granted only if the Board of Adjustment concludes that based on its findings and the conditions imposed, if any, that:
- (i) granting of the proposed variance will not permit a use that is not classified as an allowable or conditional use in the zoning district wherein the use would be located;
 - (ii) special circumstances such as lot size, slope, topography or necessary size or shape of the building prevent compliance with the applicable property development standards;
 - (iii) due to special circumstances applicable to the subject property, strict application of the zoning district property development standards would deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning district classification;
 - (iv) the problem sought to be addressed by the variance is related to the physical features of the particular property or building and would exist regardless of the identity of the owner;
 - (v) the problem sought to be addressed is not common for other properties in the surrounding area;
 - (vi) the variance would not be materially detrimental to public welfare or injurious to the property or improvements in the vicinity under the same zoning classification;

- (vii) the variance will not adversely affect the health or safety or persons residing or working in the neighborhood in which the variance is being requested; and,
- (viii) the variance would not deny the preservation and enjoyment of substantial property rights of those owning property in the vicinity.

The Board of Adjustment may grant a variance subject to specified conditions designed to ensure that the purpose and intent of this title and the Comprehensive Plan will not be violated; provided, the specified conditions are needed to make the conclusions required by subsection (e)(1) above.

3.24.005 ADOPTION OF UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE. The 1997 Edition of the Uniform Swimming Pool, Spa and Hot Tub Code published by the International Association of Plumbing and Mechanical Officials as now adopted or hereafter amended, is hereby adopted by Benton County and all swimming pools, spas, hot tubs and structures hereafter constructed, enlarged, altered, repaired, relocated and added to shall be done in conformity with the provisions of the Uniform Swimming Pool, Spa and Hot Tub Code, except as expressly provided herein.

3.24.010 DEFINITIONS

(b) "Private swimming pools" shall mean pools capable of holding water of a depth of 24 inches or more which are located on property occupied by a single family residence and maintained for

3.24.016 ACCESSORY STRUCTURE. A swimming pool, spa and hot tub is an accessory structure, building and/or land use for zoning purposes as used in Title 11 BCC as now adopted or hereafter amended.

3.24.030 PRIVATE SWIMMING POOLS - FENCING REQUIRED. (a) The area in which a private swimming pool is located shall be totally surrounded by a building and/or fence of at least five feet in height.

(b) No such building or fence shall be located less than five feet from the edge of the swimming pool.

(c) All fence gates shall be provided with a latch operable only from the pool-side of the fence.

(d) Covers which may be used to enclose or cover the pool shall not be considered to qualify as a substitute for the required fence as a means of providing minimum safeguards to the pool area.

3.24.045 VARIANCES. (a) The Benton County Board of Adjustment may grant variances to the provisions of this chapter that require setbacks between structures or between structures and property lines. Any person seeking such a variance shall submit to the Building Department the following:

(1) A completed application supplied to the Benton County Planning Department, which includes an accurate drawing, drawn at a scale showing the following:

- (i) The boundaries and dimensions of the site.
- (ii) Existing streets, roads, and highways bordering or crossing the site.
- (iii) Interior private roads.
- (iv) Location and uses of existing and proposed structures.
- (v) Location of parking facilities, including access points.
- (vi) Scale and North Arrow.
- (vii) Vicinity Map showing adjacent properties.
- (viii) Location of drainage facilities.
- (ix) Location of utilities easements.

(2) A non-refundable application fee as established by resolution of the Board of Benton County Commissioners.

(3) Additional information as required by the Planning Director.

(b) Before granting any variance under the provisions of this section, the Board of Adjustment shall hold an open record hearing, at which time the applicant and other interested parties will be given an opportunity to be heard. The open record hearing shall be held not less than ten (10) days after legal notice is given.

FINDINGS OF FACT

If the Board of Adjustment makes a decision to either approve or deny this proposal, the Board shall include in a written record of the case the findings of fact upon which the action is based. The following information is compiled by the Planning Staff as of the date of this memo. The following should be considered by the Board of Adjustment and may be used in the Board's findings of fact for this proposal.

- 1. The property owner/applicant is Cody Bender, 85411 E. Badger View Drive, Kennewick, WA 99338.
- 2. The applicants are requesting an eight foot (8) variance to BCC 11.13.080(2) which is a setback of twenty-five (25) feet from the rear property line for the construction of a swimming pool, which would leave 17 feet from the edge of the property line to Reata Road. The application was deemed complete for processing on November 14, 2013. Location: 85411 Badger View Drive – Kennewick on Lot 12 of the Final Plat of Reata Place in the Southwest Quarter of Section 4, Township 8 North, Range 28 East, W.M. Applicant: Cody Bender
- 3. The site is located at 85411 E. Badger View Drive – Kennewick, WA 99338 in the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 4, Township 8 North, Range 28 East, W.M.
- 4. The application for VAR 13-06 was submitted to Benton County on November 7, 2013 and was determined a complete application for processing on November 14, 2013.

5. The proposed variance application did not require that a Notice of Application be published.
6. The notice for the Benton County Board of Adjustment Open Record Hearing for application VAR 13-06 was published on November 21, 2013, in the Tri-City Herald and mailed to property owners of record within 300 feet of the outer boundaries of the parcel. The Open Record Hearing is scheduled for December 5, 2013.
7. The Planning Department would support this variance request because of the larger than normal right-of-way of 80' for Reata Road. The normal setback is 60'.

DISPOSITION OF THE APPLICANT'S REQUEST

A variance shall be granted only if the Board of Adjustment concludes that based on its findings and the conditions imposed, if any, that:

- (i) Granting of the proposed variance will not permit a use that is not classified as an allowable or conditional use in the zoning district wherein the use would be located;
- (ii) special circumstances such as lot size, slope, topography or necessary size or shape of the building prevent compliance with the applicable property development standards;
- (iii) due to special circumstances applicable to the subject property, strict application of the zoning district property development standards would deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning district classification;
- (iv) the problem sought to be addressed by the variance is related to the physical features of the particular property or building and would exist regardless of the identity of the owner;
- (v) the problem sought to be addressed is not common for other properties in the surrounding area;
- (vi) the variance would not be materially detrimental to public welfare or injurious to the property or improvements in the vicinity under the same zoning classification;
- (vii) the variance will not adversely affect the health or safety or persons residing or working in the neighborhood in which the variance is being requested; and,
- (viii) the variance would not deny the preservation and enjoyment of substantial property rights of those owning property in the vicinity.

CONDITIONS

The Board of Adjustment may grant a variance subject to specified conditions designed to ensure that the purpose and intent of this title and the Comprehensive Plan will not be violated; provided, the specified conditions are needed to make the conclusions required by the subsection above. If the Board of Adjustment decides to approve Variance Request – VAR 13-06 then the following are suggested conditions recommended by the Planning Department:

1. Any conditions imposed by the Board of Adjustment shall be completed prior to the Planning Department issuing the variance. The applicants shall notify the Benton County Planning Department in writing when the conditions set forth herein have been completed. The variance shall not become effective until issued by the Planning Department.
2. If the conditions of approval have not been met and the Planning Department does not issue the variance within one (1) year from the time the Board of Adjustment conditionally approved the variance, the Board of Adjustment may declare its approval null and void at a regular Board of Adjustment meeting. Prior to doing so, the applicants shall be notified in writing at the applicants' last known address at least twelve (12) days in advance of the upcoming Board of Adjustment meeting.
3. The applicants will need to obtain a building permit from the Benton County Building Department for the construction of the swimming pool.
4. A fence surrounding the pool must be constructed before the pool can be filled and used.

Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-2022

NOTICE OF OPEN RECORD HEARING(S)

BOAM 1.2

NOTICE IS HEREBY GIVEN that the following application(s) have been proposed to the Benton County Board of Adjustment, Benton County, Washington.

VARIANCE REQUEST – VAR 13-06: The applicant is requesting an eight foot (8) variance to BCC 11.13.080(2) which is a setback of twenty-five (25) feet from the rear property line for the construction of a swimming pool, which would leave 17 feet from the edge of the property line to Reata Road. The application was deemed complete for processing on November 14, 2013. Location: 85411 Badger View Drive – Kennewick on Lot 12 of the Final Plat of Reata Place in the southwest Quarter of Section 4, Township 8 North, Range 28 East, W.M. Applicant: Cody Bender

NOTICE IS GIVEN that said application(s) will be considered by the Board of Adjustment of Benton County, Washington at the public hearing(s) on **Thursday, December 5, 2013 beginning at the hour of 7 p.m. in the Planning Annex – 1002 Dudley Avenue – Prosser, WA 99350.** All concerned persons may appear and present any support for or objections to the applications or provide written testimony to the Board of Adjustment in care of the Planning Department on or before the date of the hearings. More information concerning these actions can be obtained by contacting Clark A. Posey, Senior Planner at the Benton County Planning Department, 1002 Dudley Avenue, P O Box 910, Prosser, WA 99350 or by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser).

NOTE: ANY INFORMATION SUBMITTED TO BENTON COUNTY IS SUBJECT TO THE PUBLIC RECORDS DISCLOSURE LAW FOR THE STATE OF WASHINGTON (RCW CHAPTER 42.17) AND ALL OTHER APPLICABLE LAW THAT MAY REQUIRE THE RELEASE OF THE DOCUMENTS TO THE PUBLIC.

It is Benton County's policy that no qualified individual with a disability shall, by reason of such disability be excluded from participation in or be denied the benefits of its services, programs, or activities or be subjected to discrimination. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please download and submit the Accommodation Request Form 48 hours prior to the date of the meeting. The form is located on the Benton County website which is www.co.benton.wa.us under the Personnel Department or contact the Benton County Planning Department at the numbers noted above for assistance.

It is suggested that if you plan on attending the hearing that you call the Benton County Planning Department the afternoon of the hearing by 4 p.m. to confirm that the hearing will be conducted as scheduled.

Dated at Prosser, Washington on this 15th day of November, 2013.

BRENT CHIGBROW, Chairman
BENTON COUNTY BOARD OF ADJUSTMENT


CLARK A. POSEY, SENIOR PLANNER
BENTON COUNTY PLANNING DEPARTMENT

PUBLISH: THURSDAY, November 21, 2013

Donna Hutchinson

From: Steve Brown
Sent: Thursday, November 14, 2013 4:21 PM
To: Planning Department
Subject: RE: Utility Review Letter for VAR 13-06 Cody Bender

Permit req. – Steve Brown, Building Dept. Manager

From: Planning Department
Sent: Thursday, November 14, 2013 4:12 PM
To: Benton-Franklin Dist. Health Dept.; FIRE DISTRICT NO. 1; BENTON PUD; Badger Mountain Irrigation; Jeff Liner; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Benton PUD - Sunford; Benton PUD - Vosahlo; BENTON, PUD - Smith
Subject: Utility Review Letter for VAR 13-06 Cody Bender

Attached to this email is the Utility Review letter pertaining to a variance request from Cody Bender for a rearyard setback of 8 feet for the construction of a swimming pool.

Please review these documents and submit comments. If you need additional information with regards to this matter, please do not hesitate to contact the Benton County Planning Department.

Benton County Planning Department
P O Box 910
Prosser, WA 99350
Tel: 509-786-5612 – Prosser
Tel: 736-3086 – Tri-Cities
Fax: 509-786-5629

RECEIVED

NOV 14 2013

**Benton County
Planning Department**

**Benton County Fire Marshal's
Review of Proposed Planning Applications**

BOAM 1.4

TO: Clark Posey

Variance Request 13-06

Date Received 11-14-13 Date Returned 11-15-13

Applicants Comments: Cody Bender, 85411 Badger View Drive, Kennewick requests an 8' setback variance to construct a pool.

Fire Marshal's Comments: Installation must meet International Building Code requirements.

Required:

Installation must meet International Building Code requirements.

RECEIVED

NOV 15 2013

**Benton County
Planning Department**

From: JOHN SIMMONS <johns@pocketinet.com>
Sent: Friday, November 15, 2013 1:41 PM
To: Planning Department
Subject: variance request var 13-06 - bender

To Clark Posey,

11/15/2013

Mr. Posey, I am John Simmons, Water Manager for Badger Mountain Irrigation District. I received your email today concerning the proposed variance and I have strong reservations against the proposed plan.

The proposed plan would encompass the area of our current meter box installation for said property. We wouldn't be apprehensive to the idea of a variance if we had a 5' clearance around our meter installation and an acknowledgement of the homeowner that all new construction (i.e. fence) would be on there side of easement line, including footings for a block wall fencing.

With a movement of the line, it would put our current waterline within 6'. By allowing the variance, as proposed, would hinder future accessibility to our current infrastructure.

John Simmons
Badger Mountain Irrigation District Manager
509-628-0777

RECEIVED

NOV 15 2013

Benton County
Planning Department



Prevent • Promote • Protect
BENTON-FRANKLIN HEALTH DISTRICT

"Always working for a safer and healthier community."

BOAM 1.6

7102 W. Okanogan Place • Kennewick, WA 99336 • Phone: (509) 460-4200

November 18, 2013

Clark Posey, Senior Planner
Benton County Planning Dept.

RE: Variance Request – VAR 13-06 – Cody Bender
Location: 85411 Badger View Dr., Kennewick
Reason: Swimming Pool Placement

Dear Mr. Posey,

This department has no objections to the variance request provided:

- An existing system evaluation of the septic system is performed to establish compliance with our current rules.

If you have any questions please feel free to contact me at (509) 460-4318

Sincerely,

JoDee A. Peyton, R.S.
Environmental Health Specialist II

Benton County
Planning Department

NOV 20 2013

RECEIVED

ENVIRONMENTAL HEALTH

□ 7102 W. Okanogan Place
Kennewick, WA 99336
Phone: (509) 460-4200

COMMUNITY HEALTH CENTERS

□ 412 W. Clark Street
Pasco, WA 99301
Phone: (509) 547-9737

□ 310 7th Street
Prosser, WA 99350
Phone: (509) 786-1633

□ 7102 W. Okanogan Place
Kennewick, WA 99336
Phone: (509) 460-4200

Carel Hiatt

BOAM 1.7

From: David Smith <smithd@bentonpud.org>
Sent: Monday, November 18, 2013 7:10 AM
To: Planning Department
Subject: RE: Utility Review Letter for VAR 13-06 Cody Bender

Benton PUD has no comment

From: Planning Department [<mailto:Planning.Department@co.benton.wa.us>]
Sent: Thursday, November 14, 2013 4:12 PM
To: Benton-Franklin Dist. Health Dept.; FIRE DISTRICT NO. 1; Ken Klander; Badger Mountain Irrigation; Jeff Liner; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Rick Sunford; Jeff Vosahlo; David Smith
Subject: Utility Review Letter for VAR 13-06 Cody Bender

Attached to this email is the Utility Review letter pertaining to a variance request from Cody Bender for a rearyard setback of 8 feet for the construction of a swimming pool.

Please review these documents and submit comments. If you need additional information with regards to this matter, please do not hesitate to contact the Benton County Planning Department.

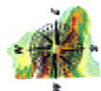
Benton County Planning Department
P O Box 910
Prosser, WA 99350
Tel: 509-786-5612 – Prosser
Tel: 736-3086 – Tri-Cities
Fax: 509-786-5629

Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a public entity may be disclosable to third party requesters under the Public Records Act.

RECEIVED

NOV 18 2013

Benton County
Planning Department



BENTON COUNTY
PLANNING
DEPARTMENT

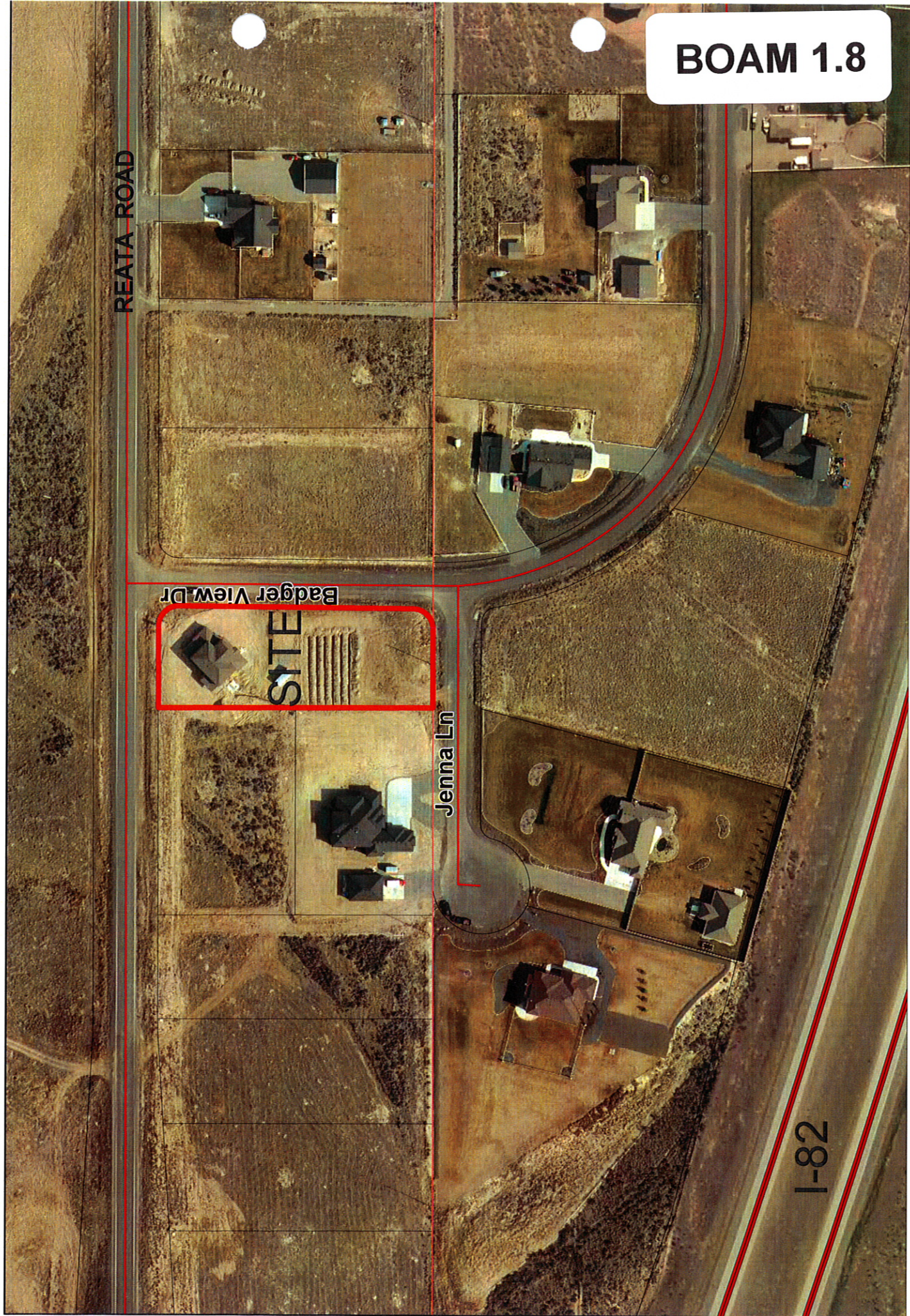
SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M.

VARIANCE VAR # 13-06

CODY BENDER 1-0488-404-0000-012

MAP PRINTED: NOVEMBER 7, 2013

Benton County does not warrant, guarantee, or
accept liability for accuracy of the information shown
herein. This information is a product of the Benton County
Geographic Information Systems and is prepared
for presentation purposes only.



BOAM 1.8

I-82



BENTON COUNTY
PLANNING
DEPARTMENT

SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M.
VARIANCE VAR # 13-06
CODY BENDER 1-0488-404-0000-012
MAP PRINTED: NOVEMBER 7, 2013

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REATA ROAD

Badger View Dr

SITE

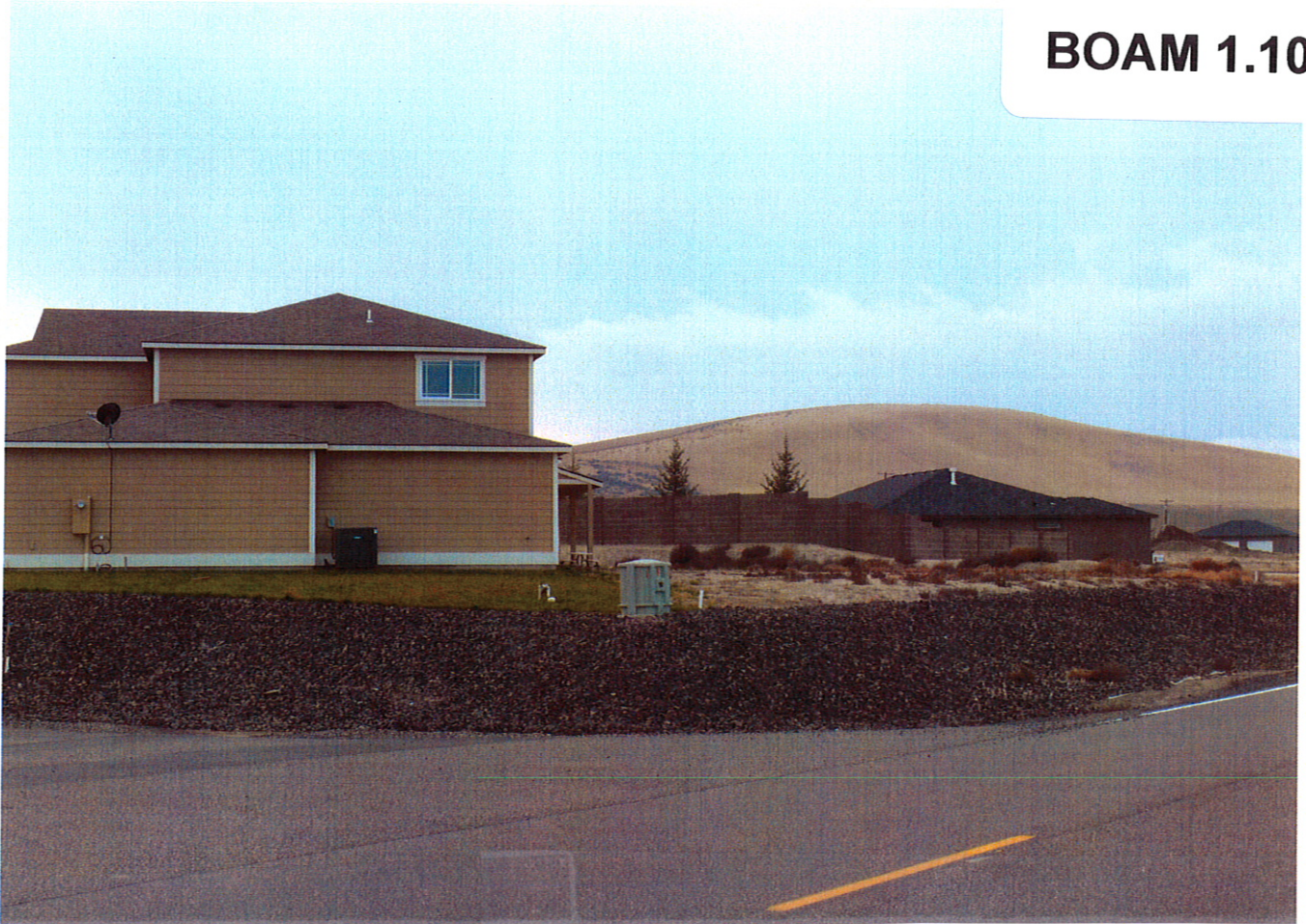
Jenna Ln

BOAM 1.9

I-82

Site visit 11/14/2013

BOAM 1.10



Site visit 11/14/2013



BOAR 1.1

BENTON COUNTY PLANNING DEPARTMENT VARIANCE APPLICATION

FILE NO. 13-06

RECEIVED

NOV 07 2013

BENTON COUNTY
BUILDING DEPT

RECEIVED

NOV - 7 2013

Benton County
Planning Department

1. Name and address of applicant: CODY BENDER
85411 BADGER VIEW DR. KENN, WA. 99338
Phone number: Home: 430-0335 Work: 430-0335
2. Legal owners name and address: CODY BENDER
85411 BADGER VIEW DR. KENN. WA. 99338
Phone number: Home 430-0335 Work 430-0335
3. Legal description or Parcel Number of property for which permit is for: # 104884040000012
4. Section of the zoning ordinance under which it is claimed that a variance should be granted. (To be completed by the Planning Department).
5. A variance is being requested for the purpose of A INGROUND SWIMMING POOL.
BCC 11.13.080(2)
8' from the 25' backyard setback.
6. What is the minimum variance that will alleviate hardship? 7'-6" FOR ONE CORNER OF POOL
7. Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building which prevent compliance with the zoning ordinance? If so, explain:
SITE PLAN OF HOUSE IN RELATION
TO LOT, RESTRICTS THE PLACEMENT
OF POOL TO MEET CODE.
8. Does strict application of the zoning ordinance deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning classification? If so, explain: RESTRICTS PLACEMENT AND SIZE OF
POOL

9. The property will be served by:
WATER: Well _____ Private System _____ City System BMID
SEWER: Septic Tank X City Sewer _____
POWER: PUD X REA _____
PHONE: Yes _____ No X Name of Utility _____
GAS: Yes _____ No X Name of Utility _____
CABLE: Yes _____ No X Name of Utility _____
IRRIGATION: Yes X No _____ Name of Utility BMID
PRIVATE IRR. Yes _____ No X

10. The applicant shall attach a site plan of the property, drawn to a scale of one inch equals fifty feet (1"=50') unless otherwise specifically approved by the Planning Department, showing the following information.

11. Zoning classification of property involved: UGAR

12. Total acreage - lot size involved: 1.1 ACRE / 44,200 SQ. FT.

COMMENTS OR PERTINENT INFORMATION:

I certify that the information given above is true and complete.

Signature Block for individuals only.

Cody Bender
Applicant's Signature

CODY BENDER
Print Name

11-6-13
Date

Cody Bender
Signature of Legal Owners

CODY BENDER
Print Name

11-6-13
Date

Charmaine Bender
Signature of Person with additional
ownership interest

Charmaine Bender
Print Name

11-14-13
Date

ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.

If the applicant is a corporation/partnership/LLC etc. please use the following signature block.

Applicant's Name

Print Name & Title

Date

Applicant's Signature: _____
(Signature) (Title)

The above signed officer of _____ warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit _____
_____ (name of entity) to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

NOTE: THE VARIANCE REQUEST FEE OF \$250.00 MUST BE SUBMITTED WITH THE APPLICATION. THIS FEE IS NON-REFUNDABLE. PLEASE MAKE THE CHECK PAYABLE TO THE BENTON COUNTY TREASURER. THERE ARE NO GUARANTEES THAT YOUR APPLICATION WILL BE APPROVED.

11/09/09

FOR OFFICIAL USE ONLY:

Critical Area Review Completed by Chuck Pessery on 11/17/2013
Application approved for processing by Chuck Pessery on 11/14/2013
Zoning UGAR Comp Plan Designation UGAR



← **REATA ROAD** N 89°48'14"E

BOAR 1.2

SPA 8'x10'

POOL

20'x40'

HOUSE

FOOTPRINT: 2,550 SQ. FT.

5' min between house and tanks

10' SET BACK

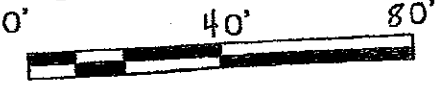
ELEC. METER

BADGER VIEW DRIVE

Reserve Area
50' x 83'

PLOT PLAN

SCALE: 1" = 40'-0"



REATA PLACE
LOT 12
PAR. #104884040000012
BADGER VIEW DR.
KENNEWICK, WA
© V3 Drafting & Design

ELCALYPHUS
#1209

VARSITY DEVELOPMENT

BROOKSHIRE #6
LOT 20

C1.1

V3
Drafting & Design
20 West 19th Avenue Kennewick, WA 98551
Phone: 509-27964 Email: v3dd@charter.net
Fax: 509-4742 www.v3dd.com

PROJECT NAME: 11.0146 CAD FILE: 11.0146.C11.DWG

DATE: 12/20/11

55' from Center of Reata