



HEM 1.1

**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
Donald E. VanZandt
Setback Variance**

FILE NO: VAR 2025-003

MEMO DATE: September 10, 2025

HEARING DATE: September 19, 2025

APPLICANT/OWNER: Donald E. VanZandt, 225306 E Donelson Rd., Kennewick, WA 99337.

LOCATION: General Location: The property is located in the Kennewick area of unincorporated Benton County; approximately 0.4 miles southeast of the intersection of Donelson Rd. and Finley Rd.
Address: 225306 E Donaldson Rd., Kennewick, WA 99337.
Legal: Replat of Donelson's Plat: Lot 1
Parcel Number: 114802020004003

PROPERTY SIZE: Approximately 0.62 Acres

AREA TO BE USED: The applicant is seeking a variance to reduce the required 25-foot setback from a rear property line by 22 feet as well as to reduce the required 10-foot setback from a side parcel line by 5 feet on the west parcel line.

LAND USE: Residential

ZONING: Rural Lands 5 Acre District (RL5)

COMPREHENSIVE PLAN DESIGNATION: Rural Remote

RECOMMENDATION:

The Planning Division recommends approval of the application request, subject to the suggested twelve (12) Findings of Fact and three (3) Conditions of Approval outlined in this Staff Report.

APPLICATION DESCRIPTION:

The applicant is requesting a variance from the setback requirements in BCC 11.11.090 (a)(2) regarding setbacks of a dwelling unit from the rear parcel line and from the setback requirements in BCC 11.11.090 (a)(4) regarding setbacks of a dwelling unit from the side parcel line in the Rural Lands Five Acre Zoning District.



The applicant is proposing to construct an attached garage on the western side of an existing residence. The proposed variance would allow the addition to encroach twenty-two (22) feet into the required twenty-five (25) foot setback from the rear parcel line and five (5) feet from the west side property line (HEM 1.3).

The existing residence is currently encroaching into the rear setback due to conveyance of property to the Army Corps of Engineers after the home was constructed (HEM 1.4). The proposed attached garage will not encroach further into the rear setback or shoreline jurisdiction than the residence. If granted, this variance would result in a total setback of three (3) feet from the rear parcel line and five (5) feet from the west side property line.

The application for VAR 2025-003 was submitted to the Benton County Planning Division on July 28, 2025. (HEM 1.3)

The application was declared complete for processing on July 29, 2025. (HEM 1.6)

The application documents were distributed to reviewing agencies on July 29, 2025. (HEM 1.7)

The Benton County Hearings Examiner Notice of Open Record Hearing for application VAR 2025-003 was published on September 3, 2025 in the Prosser Record Bulletin. (HEM 1.12)

The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on August 28, 2025.

The Open Record Hearing is scheduled for September 19, 2025.

APPLICABLE STANDARDS/ORDINANCES:

1. *Benton County Comprehensive Plan*
3.3.2.3 Rural Land Use Designations

Rural Remote is the predominant rural land use in the County. This land is located mostly between the agricultural lands (GMA Agriculture), Rural Transition, and the UGAs. Rural Remote land use is intended to enhance and preserve the County's rural character, which includes rural open space, low densities, wildlife habitat, public open space for outdoor recreational activities, and rural home sites on which a limited range of agricultural activities may be conducted. Allowable density in Rural Remote land use is 1DU/5acres.

2. *Benton County Code (BCC)*
Title 11 Zoning

Chapter 11.11.090 Property Development Standards—Setback Requirements

All lands, structures, and uses in the Rural Lands Five Acre District (RL-5) shall meet the following setback requirements, and if applicable, the setback requirements set forth in Chapter 15.02 BCC, Chapter 15.04 BCC, Chapter 15.06 BCC, Chapter 15.08 BCC, Chapter 15.12 BCC, and Chapter 15.14 BCC.

(a) Setback Requirements. The following minimum setbacks shall apply:

- (2) Each dwelling unit shall have a setback of twenty-five (25) feet from the rear parcel lines.
- (4) Each dwelling unit, accessory building, and accessory use on a parcel shall



have a setback of ten (10) feet from the side parcel lines.

Chapter 11.50 Variance and Conditional Use

11.50.030 Variance

(a) Variance—General Standards. The variance application process allows the Hearings Examiner in specific cases, as provided in RCW 36.70.970, to grant a variance to the provisions of this title when it can be demonstrated that such variance is in harmony with the general purposes and intent of this title and is in accordance with the requirements of this section. No variance shall be granted to allow the use of property for purposes not authorized in the district in which the proposed use would be located, create lots with less than the minimum size required by the district, increase densities above that established for the district, or reduce/eliminate standards of other BCC Titles.

(d) Variance—Permit Granted.

(1) A variance shall be granted only if the Hearings Examiner concludes that based on his or her 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, accessory 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 property in the surrounding area;
- (vi) The variance would not be materially detrimental to the 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 of 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.

(2) The Hearings Examiner 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 BCC 11.50.030(d)(1).



PUBLIC NOTICE:

The Public Notice Requirements for this application as per BCC 11.50.050(b) are as follows:

1. The Planning Division shall provide written notification for an open record hearing, subject to the rules and regulations set forth in RCW 36.70. Written notice shall be mailed at least twelve (12) days in advance of the open record hearing to the applicant and the owner of the parcel(s) to which the proposed variance or conditional use permit would apply, and to all owners of real property, as shown in the records of the Benton County Assessor, located within a distance of three hundred (300) feet of any portion of the applicable parcel, provided that if the owner of the parcel for which the proposed variance or conditional use permit is requested owns another parcel or parcels adjacent the parcel at issue, notification shall be mailed to owners of real property located within three hundred (300) feet of any portion of such adjacent parcels as well. Failure to receive the notice shall not invalidate any proceedings or decision in connection with the proposed variance or conditional use permit. Notices addressed to the last known owner of record as shown on the County Assessor's records shall be deemed proper notice to the owner of such property; and,
2. By publication of a legal notice in a newspaper of general circulation in the County at least ten (10) days prior to the open record hearing date.

AGENCY COMMENTS:

1. The application documents were distributed to the following reviewing agencies on July 29, 2025:
 - a. Benton County Public Works Department
 - b. Benton-Franklin Health District
 - c. Benton County Fire District #1
 - d. Benton County Building Division
 - e. Benton County Fire Marshal
 - f. Benton PUD
 - g. Columbia Irrigation District
 - h. US Army Corps of Engineers
2. The following comment was received from the **Benton Franklin Health District** on July 29, 2025 (HEM 1.8):
 - a. Upon failure of the existing septic system, an engineered system meeting Treatment Level-A will be required.
 - b. For more information, please contact the Benton Franklin Health District at (509) 460-4330.
3. The following comment was received from the **Benton County Building Division** on July



30, 2025 (HEM 1.11):

- a. The proposed garage must comply with all current building and fire codes as adopted by Benton County.
 - b. If you have any questions about these comments, please contact the Benton County Building Division at (509) 735-3500.
4. The following comment was received from the **Benton County Public Works Department** on July 30, 2025 (HEM 1.10):
- a. The applicant will need to apply for a road approach permit.
 - b. If you have any questions about these comments, please contact the Benton County Public Works Department (509) 786-5611

FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

The following Findings of Fact and Conditions of Approval are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or submitted during the advertised public hearing for VAR 2024-003 will need to be considered by the Hearings Examiner and may be added to the suggested Findings of Fact and Conditions of Approval as set forth below. The Hearings Examiner may decide to adopt these as their own or amend/add to these Findings of Fact and Conditions of Approval after holding the open public hearing.

The Hearings Examiner 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 BCC 11.50.030 (d)(1).

Based on the information received to date, Planning Staff recommends approval of the applicant's request with the following suggested findings of fact and conditions of approval:

SUGGESTED FINDINGS OF FACT

1. The applicant and owner is Donald E. VanZandt, 225306 E Donelson Rd., Kennewick, WA 99337.
2. The property is approximately 0.62 acres in size and is zoned Rural Lands Five Acre District (RL-5).
3. The property is located in the Kennewick area of unincorporated Benton County; approximately 0.4 miles southeast of the intersection of Donelson Rd. and Finley Rd (parcel 114802020004003).
4. The applicant is proposing to construct an attached garage on the western side of an existing residence located at 225306 E Donelson Rd., Kennewick, WA 99337.
5. The existing residence is currently encroaching into the rear setback due to conveyance of property to the Army Corps of Engineers after the home was constructed.



6. Per BCC 11.11.090 each dwelling unit shall have a setback of twenty-five (25) feet from the rear parcel lines and ten (10) feet from the side parcel lines.
7. In order to construct the attached garage in the proposed location, the applicant is requesting a variance to encroach twenty-two (22) feet into the required twenty-five (25) foot setback from the rear property line and five (5) feet into the required ten (10) foot side setback.
8. The attached garage is proposed to be three (3) feet away from the rear property line and five (5) feet away from the west side property line.
9. The proposed attached garage will not encroach further into the rear setback or shoreline jurisdiction than the residence.
10. Public notice and application requirements have been met per BCC 11.50 Variance and Conditional Use.
11. A variance shall be granted only if the Hearings Examiner concludes, based on the findings and conditions imposed, that:
 - (i) granting of the proposed variance will not permit a use that is not classified as an allowable, accessory 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 property in the surrounding area;
 - (vi) the variance would not be materially detrimental to the 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 of 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.
12. The Hearings Examiner 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 BCC 11.50.030(d)(1).



SUGGESTED CONDITIONS OF APPROVAL:

1. The applicant shall provide an accurate site plan and all activities on the site shall comply with the submitted site plan and materials submitted for this application.
2. The approval grants the applicant the ability to deviate from the property development setback standard in BCC 11.11.090 (a)(2) and BCC 11.11.090 (a)(4) as follows:

The attached garage addition may be sited no greater than twenty-two (22) feet into the required twenty-five (25) foot setback from the rear property line and five (5) feet into the required ten (10) foot side setback. The twenty-two (22) foot rear encroachment would result in a total setback of three (3) feet, from the rear property line property line and the five (5) foot side encroachment would result in a total setback of five (5) feet from the west side property line. The encroachment of the building has been specified on the submitted site plan.

3. The applicant is required to obtain and maintain a Benton County Building Permit for the garage addition.

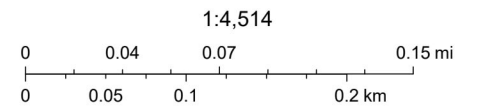
TIME TO COMPLETE CONDITIONS OF APPROVAL:

The applicant shall have one (1) year to meet all of the Conditions of Approval.

If all conditions of approval have not been met and the Planning Division does not issue the Variance within one (1) year from the time the Hearings Examiner has conditionally approved the Variance, the Hearings Examiner may declare its approval null and void at a regular Hearings Examiner meeting. Prior to doing so, the applicant shall be notified in writing at the applicant's last known address at least twelve (12) days in advance of the upcoming Hearings Examiner meeting.



7/28/2025, 3:03:58 PM



Maxar

Community Development Department
Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.co.benton.wa.us



Planning Division
(509) 786-5612
P.O. Box 910, Prosser, WA 99350
planning.department@co.benton.wa.us

VARIANCE APPLICATION

RECEIVED

File No. VAR 2025-003

JUL 28 2025

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Benton County
Planning Division

Applicant/Agent: Donald E VanZandt

Mailing Address: 225306 E. DONELSON RD City: KENNEWICK

State: WA ZIP: 99337 Phone: 509-430-1113 Work: N/A

Email Address: MXRULES65@GMAIL.COM

Signature: [Signature] Date: 7/28/25

Property Owner(s) (if different): _____

Mailing Address: _____ City: _____

State: _____ ZIP: _____ Phone: _____ Work: _____

Email Address: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

**If there are additional owners please copy this section, sign, and attach to the application*

Land Surveyor: _____

Mailing Address: _____ City: _____

State: _____ ZIP: _____ Phone: _____ Work: _____

Email Address: _____

If the property is owned by a corporation, trust, partnership or LLC please complete the entity signature block below showing that the person signing has the authority to sign on behalf of the company.

ENTITY SIGNATURE BLOCK

If the applicant or legal owner of the property is a corporation, partnership, trust or LLC use the following signature block.

Applicant/Legal Owner: _____

Officer name: _____

Title: _____

Signature: _____ Date: _____

THE ABOVE SIGNED OFFICER OF _____ (name of entity)

WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO

PERMIT _____ (name of applicant) 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 Division 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.

PARCEL INFORMATION

1. Subject property address: 225306 E Donaldson Rd
City: KENNEWICK State: WA ZIP: 99337

2. Parcel number: 1-1480-202-0004-003 Acres: _____

3. Access: County Road State Road/Highway Private Road

4. Utilities: Power: Benton PUD Benton REA

Sewer: Septic Tank City Sewer: (Provider) _____

Water: Individual Wells One well serving 2-4 lots One well serving 5+ lots

Private System (Provider & Address) _____

City System (Provider) _____

Gas: No Yes: (Provider) _____

Cable: No Yes: (Provider) SPECTRUM

Phone: No Yes: (Provider) _____

Irrigation: No Private District: (Provider) COLUMBIA

5. Requested setback variance: _____ ft. from which boundary line? Front Rear Side

6. Describe the requested variance: SEE ATTACHMENT A

7. Does the variance being requested border an easement? Yes No Unknown

8. Has approval been obtained from the Benton-Franklin Health District? Yes No N/A

9. Are there circumstances (lot size/shape, topography, structure size) that prevent compliance with required setbacks? Yes No

a. If yes, describe the circumstances which exist on your property that justify deviation from the required setbacks: SEE ATTACHMENT A

b. Are the circumstances above a result from actions of past/present property owner?
 Yes No If yes, please explain: _____

Any information submitted to the Benton County Planning Division 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.

10. Are the circumstances creating the need for a variance/deviation unique to your property not experienced by other properties in the area?

No

11. Do you believe a variance is your only option to solve the problem or is there another reasonable way to accomplish your project that would not require a variance? YES

It is the only solution to modernize the structures given how these lots have been down sized over time

12. Describe how granting this variance will not be materially detrimental to the public health, safety, welfare, surrounding properties or improvements in the vicinity: _____

Granting this variance actually enhances safety in that I would be removing the old detached garage that sits 2ft off the east property line

13. Additional comments or information: _____

SEE ATTACHMENT A & Exhibit A

(FOR STAFF USE ONLY)	Access: Y N	Application Complete: Y N
	Critical Areas: N Y: _____	Zoning: _____
	Reviewed by: _____	Date: _____

Any information submitted to the Benton County Planning Division 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.

Attachment A

I would like to premiss this application with some history of the area to help understanding the challenges unique to my lot.

My house was built in 1948 and the Corps of Engineers established "The Corps of Engineers Taking Boundary Line" in 1953 via Conveyance. The issue here is the Corps did alter the line for sections K-576 which establishes the rear boundary for my house and K-533 for my neighbors house both being established before Conveyance. However the line established between sections K-534 and K-576 was set 10ft off of my house as seen in **Exhibit A** foregoing typical 25ft set back lines.

Application question 5

The Requested setback involves 2 boundary lines, the "Corps of Engineers Taking Line" and the westerly private property line.

1} I am asking for a requested set back of 3 ~~7~~ 9ft in length on the "Corps of Engineers Taking line."

2} I am also asking for a requested setback variance of 5ft from the westerly private property line.

Justification

1} This wouldn't be an issue had the Corps done a nominal 25ft set back of the Taking line from existing private property.

2} This would not be an issue if I was building a detached garage. If I build detached the foot print would be nearly identical with no requested variance for this property line.

Community Development Department

102206 E Wiser Parkway
Kennewick, WA 99338



Planning Division

(509) 786-5612

Planning.department@co.benton.wa.us

HEM 1.6

July 29, 2025

Donald Van Zandt
225306 E Donelson Road
Kennewick, WA 99337

RE: Written Determination of Completeness
File Number: VAR 2024-003

Dear Mr. Van Zandt,

This office is in receipt of your project permit application for a variance to encroach 5' into the 10' setback from the east parcel line and 22' into the 25' rear parcel setback to allow for an attached garage to the existing home. We have determined that the required materials have been submitted and the application is complete. A file number has been assigned (VAR 2024-003) and the review process will now begin.

Although this office has determined that your application is complete, more clarification or information may be needed from you as we go through the review process. Additional information and/or permits may be required from other agencies including, but not limited to, the Benton County Building Division, the Benton-Franklin Health District, and the Washington State Department of Health.

If you have any questions regarding this matter, do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink that reads "Andrea Watts".

Andrea Watts- Senior Planner
Benton County Community Development Dept
Planning Division



HEM 1.7

July 29, 2025

Benton County Building Division
Benton County Fire District #1
Benton County Fire Marshal
Benton County Public Works Department
Benton-Franklin Health District
Benton PUD
Columbia Irrigation District
US Army Corps of Engineers

RE: Variance Request
File #: VAR 2024-003
Parcel #: 1-1480-202-0004-003
Applicant: Donald Van Zandt

The applicant is proposing to construct an attached garage to an existing home within the Rural Lands 5 Acre (RL-5) zoning district. The applicant is requesting a variance to encroach 5 (five) feet into the 10-foot north eastern side parcel setback and 22 (twenty two) feet into the 25 foot rear parcel setback.

RL-5 setbacks require all single-family residences to have a setback of 10 feet from side parcel lines and 25 feet from rear parcel lines. Granting this variance would allow the garage addition to have a setback of 5 (five) feet from the north eastern property line and 3 (three) feet from the rear property line.

Attached please find the application materials submitted for your review.

Please submit your comments to planning.department@co.benton.wa.us by **August 12, 2025**. Please reference file number **VAR 2025-003** in all correspondence.

Thank you.

Benton County Planning Division

Nikki Relyea

From: Justin Gerber <justing@bfhd.wa.gov>
Sent: Tuesday, July 29, 2025 1:32 PM
To: Planning Department
Subject: [EXTERNAL] RE: Agency Review- Variance - Van Zandt (VAR 2025-003)
Attachments: 225306 E Donelson Rd.pdf

HEM 1.8

Good afternoon,

See attached ESE approval letter. Upon failure of the existing septic system, an engineered system meeting Treatment Level-A was the only comment of concern. No additional comments.

Justin Gerber

Environmental Health Specialist II

Benton-Franklin Health District

7102 W. Okanogan Place,
Kennewick, WA 99336
p: 509.460.4330

www.bfhd.wa.gov JustinG@bfhd.wa.gov



Follow us on   

From: Planning Department <Planning.Department@co.benton.wa.us>

Sent: Tuesday, July 29, 2025 1:06 PM

To: Brad O'Brien <Brad.O'Brien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; scott@bentonone.org; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@co.benton.wa.us>; Shane Elledge <Richard.Elledge@co.benton.wa.us>; JoDee Peyton <Jodeer@bfhd.wa.gov>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Jack Howard <jack.howard@bfhd.wa.gov>; Justin Gerber <justing@bfhd.wa.gov>; Angela Richman <richmana@bentonpud.org>; Columbia Irrigation District <CID@columbiairrigation.com>; Walter Nelson - Cascade Natural Gas Corp. <Walter.Nelson@cngc.com>

Cc: Andrea Watts <Andrea.Watts@co.benton.wa.us>

Subject: Agency Review- Variance - Van Zandt (VAR 2025-003)

Good afternoon,

Attached you will find the necessary application materials for Donald Van Zandt, who is requesting a variance for an attached garage to an existing single family dwelling at 225306 E Donelson Road in Kennewick.

Please review and provide any comments by **August 12, 2025.**

Have a wonderful week,



Benton-Franklin Health District
Environmental Health Division
 7102 W. Okanogan Place • Kennewick, WA 99336
 Phone: (509) 460-4205 Fax: (509) 585-1537 Email: ehclerks@bfhd.wa.gov

For Office Use Only	
ACCT. #	0312-7167
HSP #	GAYA-DG9V5J

Existing On-Site Sewage System Evaluation Report

SECTION 1: INFORMATION ABOUT THE PROPERTY			
Date of Application 05/01/2025		Domestic Water Source <input checked="" type="checkbox"/> Single Family Well <input type="checkbox"/> Public Water Supply	
Site Address 225306 E Donelson Rd		Name of Public Supply:	
Tax Parcel Identification Number 1-1480-202-0004-003	Lot Number 1	Block Number	
Legal Description of Parcel/Subdivision REPLAT OF DONELSON'S PLAT: LOT 1			
SECTION 2: APPLICANT INFORMATION			
Applicant Name Donald E Van Zandt		Daytime Phone 509-430-1113	
Current Mailing Address 225306 E Donelson Rd		City Kennewick	Zip Code 99337
e-mail address:		Home Phone	Cell Phone
SECTION 3: PURPOSE OF REVIEW			
<input type="checkbox"/> New Single Family Home	<input type="checkbox"/> Change or Additional Use	<input checked="" type="checkbox"/> Accessory Building (Shop, Garage, Shed)	
<input type="checkbox"/> Addition to Existing Home	<input type="checkbox"/> Childcare - Number of Children =	<input type="checkbox"/> Title Elimination	
<input type="checkbox"/> Swimming Pool or Spa	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Other Specify:	
SECTION 4: APPLICANT SUPPLIED DETAILS-VERIFIED BY BFHD			
Type of Existing Structure: <input checked="" type="checkbox"/> Site Built <input type="checkbox"/> Pre-Manufactured		Property size: .62 <input checked="" type="checkbox"/> acres <input type="checkbox"/> square feet	
Number of Employees/Patrons/Residents: 1		Total Number of Bedrooms/Gallons Per Day: 3	
<input type="checkbox"/> Garbage Disposal	<input type="checkbox"/> Water Softener	<input checked="" type="checkbox"/> Basement <input type="checkbox"/> Plumbing Present in Basement	
Approximate Age of On-site System:	Septic Tank Size: 1000 gal	Drainfield Size: Unk	
Date of Septic Tank Pumping: 05/19/2025	Pumper: Blackwater Sanitation	Contact Number: 509-586-2386	
SECTION 6: FOR OFFICE USE ONLY			
<input checked="" type="checkbox"/> System Records	<input checked="" type="checkbox"/> As-built drawing	<input checked="" type="checkbox"/> OSS Permit Unk	
Install Date: Unk	Installer: Unk	<input checked="" type="checkbox"/> Baffles present	
<input checked="" type="checkbox"/> Tank water tight	<input checked="" type="checkbox"/> Tank lids sound	<input checked="" type="checkbox"/> Wastewater strength	
<input checked="" type="checkbox"/> Replacement area	<input checked="" type="checkbox"/> Setbacks maintained	<input checked="" type="checkbox"/> OSS sized for proposal	
<input checked="" type="checkbox"/> System functioning	<input checked="" type="checkbox"/> Proposal compliant	<input checked="" type="checkbox"/> Detailed site plan attached	
Comments: Continued use of the on-site septic system is deemed appropriate for a single family home up to 3 bedrooms with addition of an auxiliary shop building as shown on the site plan stamped "Reviewed" by this department. Upon failure of the existing on-site septic system, an approved engineered system meeting Treatment Level-A will be required.			

JW Gy
 Environmental Health Specialist

7-9-2025
 Date

Steven Krager, M.D.
 District Health Officer

BENTON-FRANKLIN HEALTH DISTRICT

These plans have been reviewed and approved in accordance with BFHD's R&R#2

Septic tank capacity 1,000 gal.

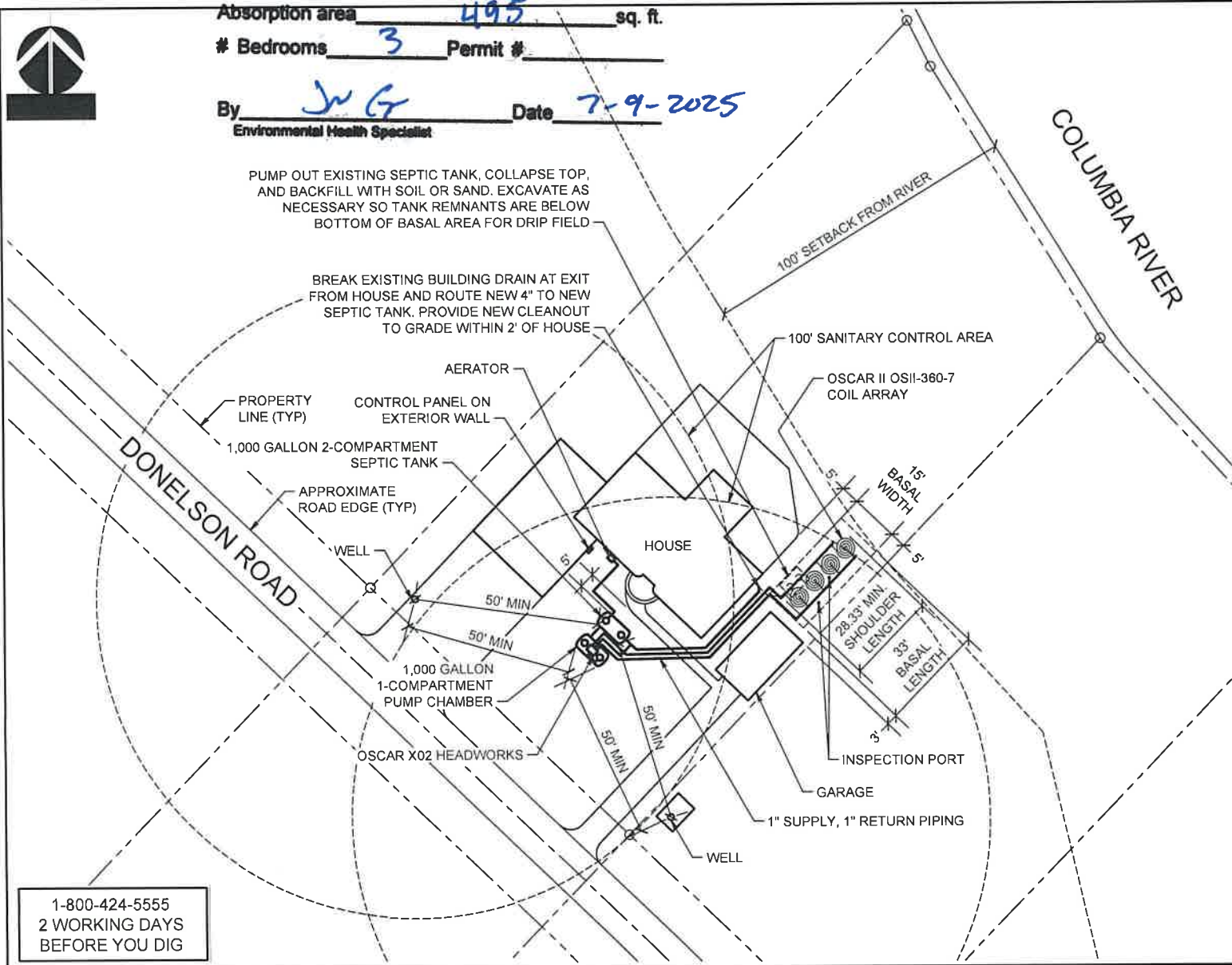
Absorption area 495 sq. ft.

Bedrooms 3 Permit # _____

By JUG Date 7-9-2025
Environmental Health Specialist

PUMP OUT EXISTING SEPTIC TANK, COLLAPSE TOP, AND BACKFILL WITH SOIL OR SAND. EXCAVATE AS NECESSARY SO TANK REMNANTS ARE BELOW BOTTOM OF BASAL AREA FOR DRIP FIELD

BREAK EXISTING BUILDING DRAIN AT EXIT FROM HOUSE AND ROUTE NEW 4" TO NEW SEPTIC TANK. PROVIDE NEW CLEANOUT TO GRADE WITHIN 2' OF HOUSE



NO.	REVISIONS	DATE

Routh Consulting Engineers, Inc.
Pasco, WA 99302
P.O. Box 3187
509-547-8262
509-542-0650 FAX



VAN ZANDT RESIDENCE
Finley, Washington
ONSITE SEWAGE SYSTEM

DATE:	6/21/25
DRAWN:	RDR
SCALE:	SHOWN
PROJECT NO:	2847
SHEET:	

M1

1-800-424-5555
2 WORKING DAYS
BEFORE YOU DIG

SITE PLAN

PARCEL NO. 1-1480-202-0004-003

SCALE: 1"=30'

CADFILE: 2847M01A

Nikki Relyea

From: Angela Richman <richmana@bentonpud.org>
Sent: Tuesday, July 29, 2025 4:25 PM
To: Andrea Watts
Cc: Planning Department
Subject: [EXTERNAL] RE: [E] Agency Review- Variance - Van Zandt (VAR 2025-003)

HEM 1.9

Andrea,

Thank you, in that case, no comments from BPUD.

Angela

From: Andrea Watts <Andrea.Watts@co.benton.wa.us>
Sent: Tuesday, July 29, 2025 3:59 PM
To: Angela Richman <richmana@bentonpud.org>
Cc: Planning Department <Planning.Department@co.benton.wa.us>
Subject: RE: [E] Agency Review- Variance - Van Zandt (VAR 2025-003)

Ah yes we accidentally flopped that around. It should be a variance to the northwest parcel line. Apologies for the confusion on our end.

Nikki Relyea

From: Shane Elledge
Sent: Wednesday, July 30, 2025 7:22 AM
To: Planning Department
Subject: RE: Agency Review- Variance - Van Zandt (VAR 2025-003)

HEM 1.10

Good morning,

They will need to apply for a road approach permit. No other comments.

Thank you.



R. Shane Elledge • *Engineering Associate I*
Benton County Public Works
102206 Wisner Parkway , Kennewick WA, 99338
(509) 786-5611 Ext: 5531

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Tuesday, July 29, 2025 1:58 PM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; scott@bentonone.org; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@co.benton.wa.us>; Shane Elledge <Richard.Elledge@co.benton.wa.us>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; erin.hockaday@bfhd.wa.gov; Jack Howard <jack.howard@bfhd.wa.gov>; Justin Gerber <justing@bfhd.wa.gov>; Columbia Irrigation District <CID@columbiairrigation.com>; Walter Nelson - Cascade Natural Gas Corp. <Walter.Nelson@cngc.com>; US Army Corps of Engineers - Real Estate Division <cenww-re@usace.army.mil>
Subject: Agency Review- Variance - Van Zandt (VAR 2025-003)

My apologies, attached you will find "Attachment A" which is referenced in the application packet previously sent.

Thank you,

Nikki Relyea

Permit Technician

Benton County Community Development Department

Planning Division

Nikki.Relyea@co.benton.wa.us

Planning.Department@co.benton.wa.us

(509) 786-5612



Nikki Relyea

HEM 1.11

From: Troy Taylor
Sent: Wednesday, July 30, 2025 1:19 PM
To: Planning Department
Subject: RE: Agency Review- Variance - Van Zandt (VAR 2025-003)

Building- comply with all current Benton County and fire codes.

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Tuesday, July 29, 2025 1:06 PM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; scott@bentonone.org; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@co.benton.wa.us>; Shane Elledge <Richard.Elledge@co.benton.wa.us>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; erin.hockaday@bfhd.wa.gov; Jack Howard <jack.howard@bfhd.wa.gov>; Justin Gerber <justing@bfhd.wa.gov>; Angela Richman <richmana@bentonpud.org>; Columbia Irrigation District <CID@columbiairrigation.com>; Walter Nelson - Cascade Natural Gas Corp. <Walter.Nelson@cngc.com>
Cc: Andrea Watts <Andrea.Watts@co.benton.wa.us>
Subject: Agency Review- Variance - Van Zandt (VAR 2025-003)

Good afternoon,

Attached you will find the necessary application materials for Donald Van Zandt, who is requesting a variance for an attached garage to an existing single family dwelling at 225306 E Donelson Road in Kennewick.

Please review and provide any comments by **August 12, 2025.**

Have a wonderful week,

Nikki Relyea

Permit Technician

Benton County Community Development Department

Planning Division

Nikki.Relyea@co.benton.wa.us

Planning.Department@co.benton.wa.us

(509) 786-5612





HEM 1.12

NOTICE OF OPEN RECORD HEARINGS

NOTICE IS HEREBY GIVEN that the following applications have been proposed to the Hearings Examiner for Benton County, Washington. An open public record hearing for the below stated applications will be held on **September 19, 2025**, at 10 a.m. via in person and virtual meeting format in the Commissioners Room on the third floor of the Courthouse, 620 Market Street, Prosser WA. To find information on attendance options, please visit www.tinyurl.com/BCPublicNotice.

CONDITIONAL USE PERMIT – CUP 2025-013 The applicants, Bruce and Jan Patterson, are requesting to construct a 795 sq. ft. detached accessory dwelling unit on a parcel with an existing 4,860 sq. ft. single family residence. The project is located at 225102 E Donelson Road, Kennewick, WA 99337.

VARIANCE PERMIT – VAR 2025-003 The applicant, Donald Van Zant, is requesting a variance to encroach five (5) feet into the required ten (10) foot northeastern side parcel setback, and twenty-two (22) feet into the required twenty-five (25) foot rear parcel setback to construct an attached garage to the existing home. The project is located at 225306 E Donelson Road, Kennewick, WA 99337.

VARIANCE PERMIT – VAR 2025-004 The applicant, Adolfo De La Cruz, is requesting a variance to encroach seven (7) feet into the required twenty-five (25) foot setback from a private access easement to construct a single-family dwelling. The project is located at 2700 N Griffin Road, Prosser, WA 99350.

Questions can be directed to the Planning Division at 509-786-5612 or at planning.department@co.benton.wa.us. Written comments regarding the above applications must be received by **September 16, 2025** via email or submitted to the Planning Division office at the Public Services Building, 102206 E Wiser Parkway, Kennewick, WA 99338. Any information submitted to Benton County is subject to the public records disclosure laws for the State of Washington (RCW Chapter 42.17) and all other laws that may require the release of the documents to the public.

No individual with a disability shall be denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at a public meeting, please contact the Benton County Planning Division at least ten days prior to the meeting date to make arrangements for special needs.

Dated this 27th day of August, 2025.

PUBLICATION DATE: September 3, 2025

SUSAN E. DRUMMOND
Benton County Hearings Examiner

MICHELLE L. MERCER, Planning Manager
Community Development Department