



**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
Robert and Helen Burke
Setback Variance**

HEM 1.1

FILE NO: VAR 2026-001

MEMO DATE: March 26, 2026

HEARING DATE: April 17, 2026

APPLICANTS/OWNERS: Robert and Helen Burke, 36001 S Valley Vista PR SE Kennewick, WA 99338.

LOCATION: General Location: The property is located in the Kennewick area of unincorporated Benton County; approximately 0.25 miles southwest of the intersection of Clodfelter Rd and Valley Vista PR SE.
Address: 36001 S Valley Vista PR SE Kennewick, WA 99338.
Legal: Short Plat #2193: Lot 3
Parcel Number: 122884012193003

PROPERTY SIZE: Approximately 3.02 Acres

AREA TO BE USED: The applicant is seeking a 15 foot reduction to the 25 foot setback requirement from access easements.

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)(1) regarding setbacks from any legally established boundary line of a private access easement in the Rural Lands Five Acre Zoning District. The applicant is proposing to construct a 960 square foot garage addition on a parcel with a thirty (30) foot wide access easement located on the west side of the subject parcel.

The applicant is proposing to construct the attached garage addition on the west side of the existing Single Family Dwelling. The geologically hazardous areas and steep slopes greater than or equal to 15% on the 3.02-acre parcel restrict the property owners' ability to construct a garage elsewhere. (HEM 1.3).

The proposed variance would allow the garage to encroach fifteen (15) feet into the required twenty-five (25) foot setback from an access easement. If granted, this variance would result in a total setback of ten (10) feet from the edge of the access easement or forty (40) feet from the west property line.

The application for VAR 2026-001 was submitted to the Benton County Planning Division on February 17, 2026. (HEM 1.3)

The application was declared complete for processing on February 23, 2026. (HEM 1.5)

The application documents were distributed to reviewing agencies on February 23, 2026. (HEM 1.6)

The Benton County Hearings Examiner Notice of Open Record Hearing for application VAR 2026-001 was published on April 1, 2026 in the Prosser Record Bulletin. (HEM 1.9)

The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on March 27, 2026.

The Open Record Hearing is scheduled for April 17, 2026.

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:

(1) Each dwelling unit, accessory building, and accessory use on a parcel shall have a setback of fifty-five (55) feet from the centerline of any public road right-of-way or twenty-five (25) feet from the property line bordering any public road right-of-way, whichever is greater; and a setback of twenty-five (25) feet from the closest edge of any legally established boundary line of a private access easement.

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 February 23, 2026:
 - a. Benton County Public Works Department
 - b. Benton-Franklin Health District
 - c. Benton County Building Division
 - d. Benton County Fire Marshal
 - e. Benton PUD
2. The following comment was received from the **Benton County Building Division** on February 26, 2026 (HEM 1.8):
 - a. The proposal must comply with all current building and fire codes.
 - b. If you have any questions about these comments, please contact the Benton County Building Division at (509) 735-3500.

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 2026-001 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 applicants and owners are Robert and Helen Burke, 36001 S Valley Vista PR SE, Kennewick WA 99338.
2. The property is approximately 3.02 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

0.25 miles southwest of the intersection of Clodfelter Rd and Valley Vista PR SE. (Parcel 122884012193003).

4. The applicant is proposing to construct a 960 square foot attached garage on the west side of the existing Single Family Dwelling located at 36001 S Valley Vista PR SE, Kennewick WA 99338.
5. The subject parcel has a thirty (30) foot wide access easement located on the western property line.
6. The geologically hazardous areas and steep slopes greater than or equal to 15% on the 3.02-acre parcel restrict the property owners' ability to construct a garage elsewhere.
7. Per BCC 11.11.090 each accessory building shall have a setback of twenty-five (25) feet from any legally established boundary line of a private access easement in the Rural Lands Five Acre District.
8. In order to construct the garage addition in the proposed location, the applicant is requesting a variance to encroach fifteen (15) feet into the required twenty-five (25) foot setback from the edge of the access easement.
9. The garage addition is proposed to be approximately 40 feet away from the west property line and 10 feet away from the edge of the access easement.
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)(1) as follows:

The garage addition may be sited no greater than fifteen (15) feet into the required twenty-five (25) foot setback from the thirty (30) foot wide access easement located on the west property line. The fifteen (15) foot encroachment would result in a total setback of forty (40) feet, from the west property line or ten (10) feet from the edge of the access easement.

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

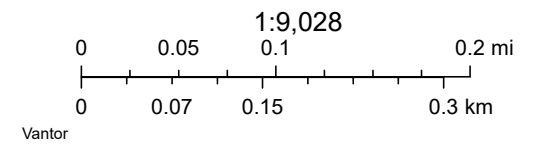
TIME TO COMPLETE CONDITIONS OF APPROVAL:

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.



2/17/2026, 3:02:53 PM





RECEIVED

VARIANCE APPLICATION

FEB 17 2026

File No. _____

APPLICANT INFORMATION: *Please check the appropriate box to indicate the primary contact for this application.* Benton County Planning Division

Applicant/Agent:

HEM 1.3

Name(s): Robert + Helen Burke
Mailing Address: 36001 S. VALLEY VISTA Pkwy City: KENNEWICK State: WA ZIP: 99338
Phone #(s): 509 528 7167 Email: rbhb54@gmail.com
Signature: [Signature] Date: 2-12-2026

Property Owner (if different from above):

Name(s): _____
Mailing Address: _____ City: _____ State: _____ ZIP: _____
Phone #(s): _____ Email: _____
Signature: _____ Date: _____
Signature: _____ Date: _____

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

Land Surveyor: AKS ENGINEERING + FORESTRY

Mailing Address: 12965 SW HERMAN RD City: TUALATIN State: OR ZIP: 97062
Phone #(s): 503-563-6151 Email: loresahoptner@aks-eng.com

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.

PARCEL INFORMATION

1. Subject property address: 36001 S. VALLEY VISTA PRSE City: Kennewick

2. Parcel number: Lot 3 SP 2193 Acreage: 3.02

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

4. Utilities: Power: Benton PUD Benton REA

Sewer: Septic Tank City Sewer: (Provider) _____

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

Private System (Provider & Address) Southgate Water CO.
P.O BOX 4002 PASCO, WA 99302

City System (Provider) _____

Gas: No Yes: (Provider) _____

Irrigation: No Private District: (Provider) _____

5. Requested setback variance: 15 ft. from the Front Rear Side boundary line.

6. Describe the request and reason for the Variance:
I want to add a RV garage on to the house on the N.W. side. Due to the topography my property is very steep on east and south sides and would be too difficult to build what we need. I have a shop on the same side that was granted a similar variance for the same reasons.

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

9. What are the circumstances (lot size/shape, topography, structure size) that prevent compliance with required setbacks?
Slope and access, structure size,

10. Are the circumstances above a result from actions of past/present property owner?

Yes No If yes, please explain:

11. Are the circumstances creating the need for a variance/deviation unique to your property or is it experienced by other properties in the area?

It isn't unique to my property.

12. Please describe why a variance is your only option to solve the problem.

The property drops off at a very steep angle on the other side of the house and would also ~~be~~ be on the back up Drain field.

13. Are there other reasonable ways to accomplish your project that would not require a variance?

No

14. Will granting this variance be materially detrimental to the public health, safety, or welfare of the surrounding properties or improvements in the vicinity? Why or why not?

No. We are on a private road which runs through my property and the addition would be 30+ feet from it.

15. Additional comments or information:

We are in our 70's and I'm disabled ~~and~~ ^{and} access to the addition is of primary concern to us.

(FOR STAFF USE ONLY)

Access: Y N

Application Complete: Y N

Critical Areas: N Y: _____

Zoning: _____

Reviewed by: _____

Date: _____

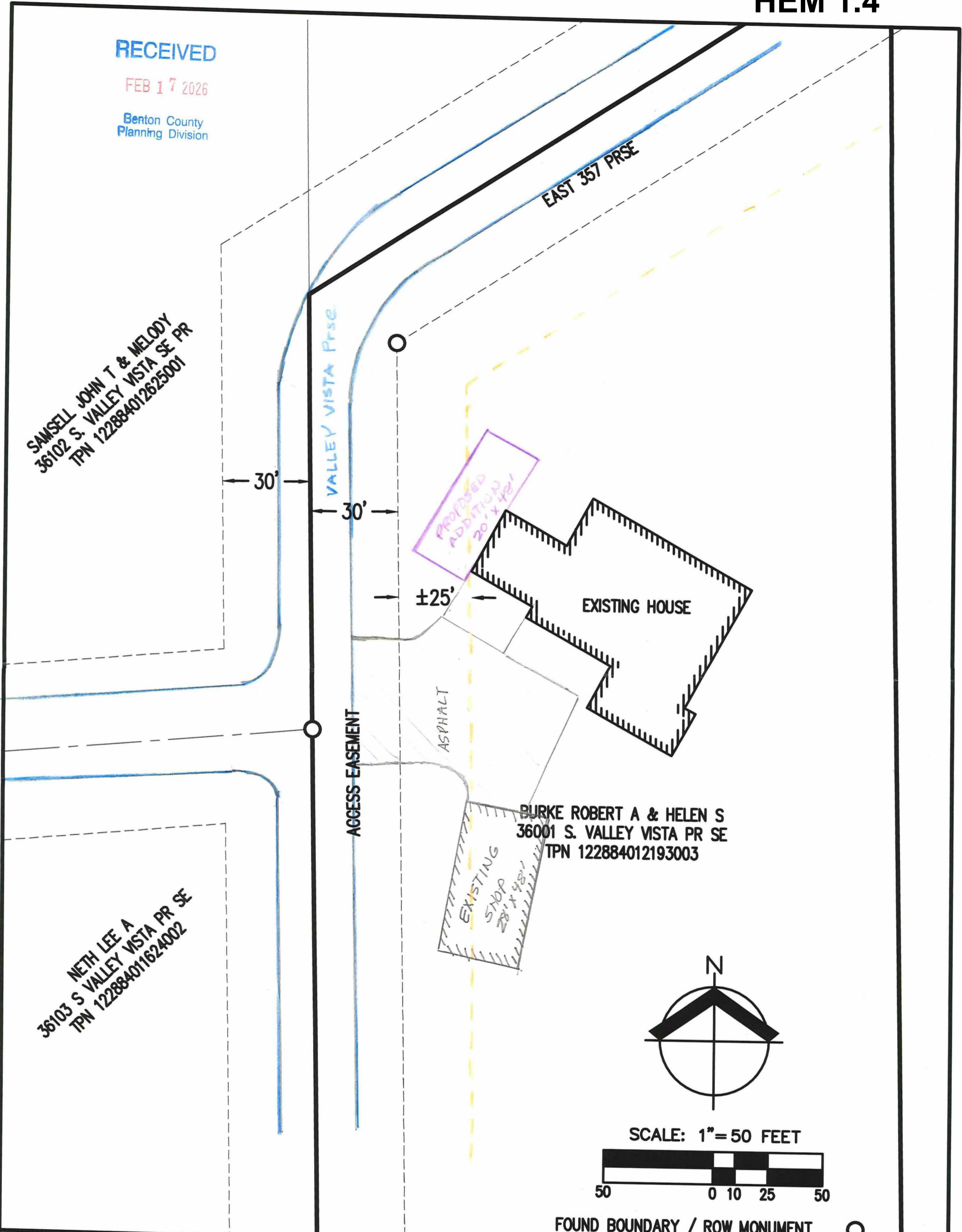
RECEIVED

FEB 17 2026

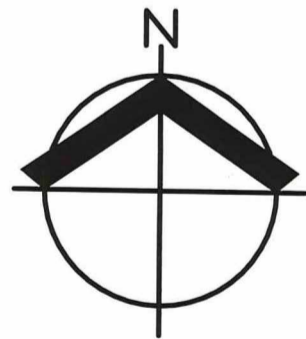
Benton County
Planning Division

SAMSELL JOHN T & MELODY
36102 S. VALLEY VISTA SE PR
TPN 122884012625001

NETH LEE A
36103 S VALLEY VISTA PR SE
TPN 122884011624002



BURKE ROBERT A & HELEN S
36001 S. VALLEY VISTA PR SE
TPN 122884012193003



SCALE: 1" = 50 FEET



FOUND BOUNDARY / ROW MONUMENT ○

AKS ENGINEERING & FORESTRY, LLC
2245 ROBERTSON DR
RICHLAND, WA 99354
509.905.0219 WWW.AKS-ENG.COM

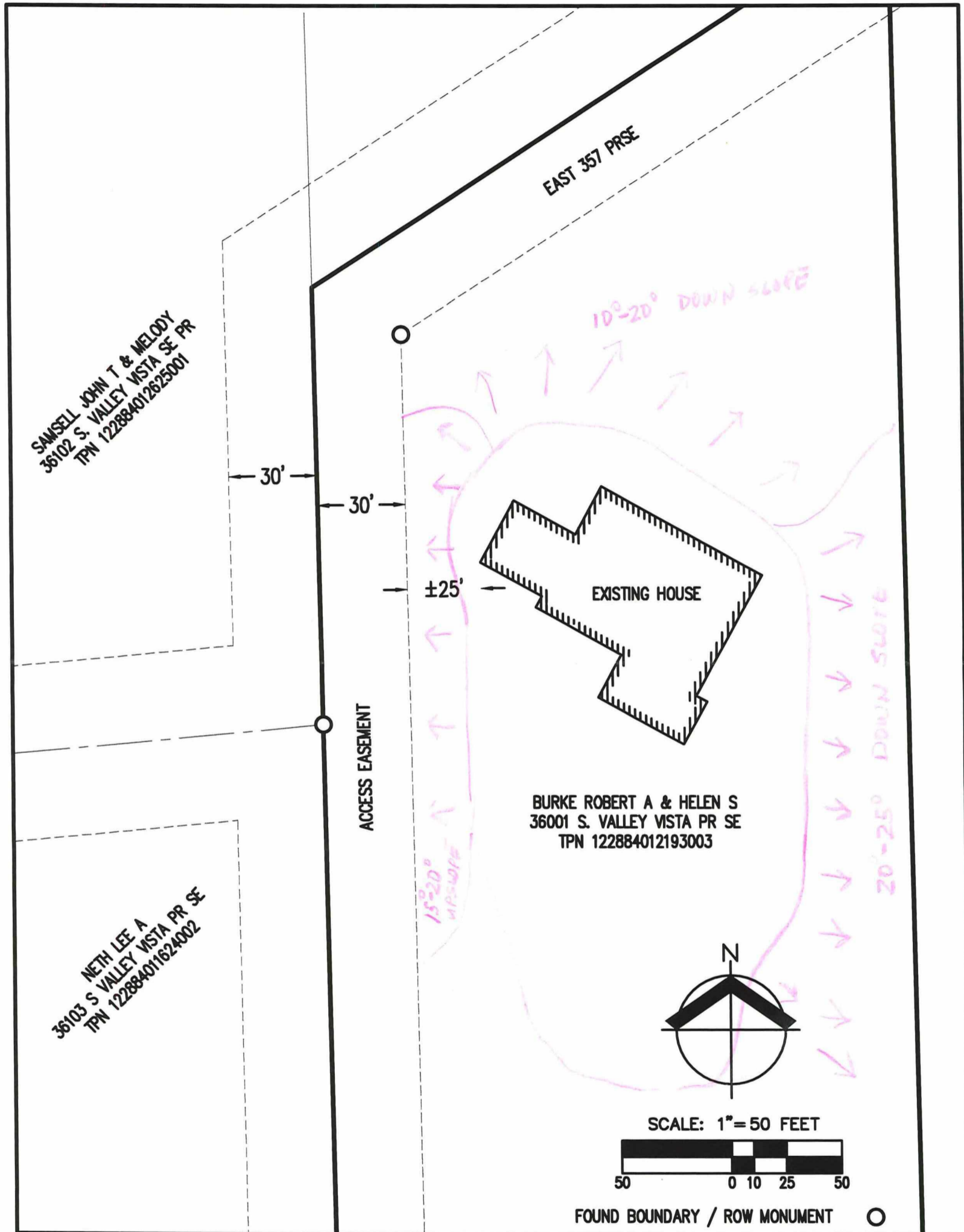


HOUSE LOCATION DIAGRAM
36001 S. VALLEY VISTA PRSE

DATE: 12/19/2025

DRWN: JRL CHKD:

AKS JOB: BURKE EXHIBIT A



AKS ENGINEERING & FORESTRY, LLC
 2245 ROBERTSON DR
 RICHLAND, WA 99354
 509.905.0219 WWW.AKS-ENG.COM



HOUSE LOCATION DIAGRAM
 36001 S. VALLEY VISTA PRSE

DATE: 12/19/2025	
DRWN: JRL	CHKD:
AKS JOB: BURKE	EXHIBIT A

DWG: DRAWING2 | LAYOUT1

RECEIVED
 FEB 17 2026
 Benton County
 Planning Division

Community Development Department

102206 E Wiser Parkway
Kennewick, WA 99338



Planning Division

(509) 786-5612

Planning.department@co.benton.wa.us

HEM 1.5

February 23, 2026

Robert and Helen Burke
36001 S Valley Vista PRSE
Kennewick, WA 99338

Email: rbhb54@gmail.com

RE: Written Determination of Completeness
File Number: VAR 2026-001

Dear Mr. and Mrs. Burke,

This office is in receipt of your project permit application for a variance to encroach 15' into the required 25' setback from the closest edge of a private access easement, resulting in a 10' setback to allow for the placement of a detached accessory building. We have determined that the required materials have been submitted and the application is complete. A file number has been assigned (VAR 2026-001) 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 cursive script that reads "Andrea Watts".

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



HEM 1.6

February 23, 2026

Benton County Building Division
Benton County Fire Marshal
Benton County Public Works Department
Benton-Franklin Health District
Benton PUD

RE: Variance Request
File #: VAR 2026-001
Parcel #: 1-2288-401-2193-003
Applicant: Robert and Helen Burke

The applicant is proposing to construct an attached RV garage to an existing residence within the Rural Lands 5 Acre (RL-5) zoning district. The applicant is requesting a variance to reduce the twenty-five (25) foot setback from a private access easement.

The RL-5 zoning district setbacks require all single family dwellings to have a setback of twenty-five (25) feet from the closest edge of any legally established boundary line of a private access easement. Granting this variance would allow the structure to have a setback of ten (10) feet from the private access easement located on the northwest side of the property.

Attached please find the application materials submitted for your review.

Please submit your comments to planning.department@co.benton.wa.us by **March 9, 2026**. Please reference file number **VAR 2026-001** in all correspondence.

Thank you.

Benton County Planning Division

From: Shane Elledge
Sent: Monday, February 23, 2026 2:58 PM
To: Planning Department
Subject: RE: Agency Review - VAR 2026-001 - Burke

Good afternoon,

Public Works has no comments.

Thank you.



R. Shane Elledge, LSIT • *Engineering Associate*
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: Monday, February 23, 2026 10:00 AM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Shane Elledge <Richard.Elledge@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@co.benton.wa.us>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; erin.hockaday@bfhd.wa.gov; deana.chiodo@bfhd.wa.gov; Benton PUD - Chad Brooks <brooksc@bentonpud.org>
Cc: Andrea Watts <Andrea.Watts@co.benton.wa.us>
Subject: Agency Review - VAR 2026-001 - Burke

Good morning,

Attached you will find the necessary application materials for Robert and Helen Burke, who are requesting a variance to encroach 15 feet into the required 25' setback from a private access easement, to construct an attached RV garage to an existing residence at 36001 S Valley Vista PR SE in Kennewick.

Please review and provide any comments by **March 9, 2026.**

Have a wonderful week,

From: Troy Taylor
Sent: Thursday, February 26, 2026 3:48 PM
To: Planning Department
Subject: RE: Agency Review - VAR 2026-001 - Burke

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

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Monday, February 23, 2026 10:00 AM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Shane Elledge <Richard.Elledge@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@co.benton.wa.us>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; erin.hockaday@bfhd.wa.gov; deana.chiodo@bfhd.wa.gov; Benton PUD - Chad Brooks <brooksc@bentonpud.org>
Cc: Andrea Watts <Andrea.Watts@co.benton.wa.us>
Subject: Agency Review - VAR 2026-001 - Burke

Good morning,

Attached you will find the necessary application materials for Robert and Helen Burke, who are requesting a variance to encroach 15 feet into the required 25' setback from a private access easement, to construct an attached RV garage to an existing residence at 36001 S Valley Vista PR SE in Kennewick.

Please review and provide any comments by **March 9, 2026.**

Have a wonderful week,

Nikki Relyea

Associate Planner

Benton County Community Development Department

Planning Division

Nikki.Relyea@co.benton.wa.us

Planning.Department@co.benton.wa.us

(509) 786-5612





NOTICE OF OPEN RECORD HEARINGS

HEM 1.9

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 **April 17, 2026** 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 2026-004 The applicant, Lexar Homes on behalf of Clinton and Anna Bush, is proposing to construct a 784 sq. ft. detached accessory dwelling unit on a parcel with an existing 3,702 sq. ft. single family residence. The project is located at 103730 Tatum Blvd, Kennewick, WA 99338.

CONDITIONAL USE PERMIT – CUP 2026-005 The applicant, Juan Aguilar, is proposing to operate a painting business within an existing detached shop on a parcel a single family dwelling. The proposed project is located at 22206 E Kennedy Road, Benton City, WA 99320.

CONDITIONAL USE PERMIT – CUP 2026-006 The applicants, Joshua and Marcia Walton, are proposing to construct an 800 sq. ft. detached accessory dwelling unit on a parcel with an existing 2,120 sq. ft. single family residence. The project is located at 50610 N Evert Road, Benton City, WA 99320.

CONDITIONAL USE PERMIT – CUP 2026-007 The applicant, Intrigue Custom Homes on behalf of William and Cheryle Brasker, is proposing to construct ana 796 sq. ft. detached accessory dwelling unit on a parcel with an existing 2,433 sq. ft. single family residence. The project is located at 2422 S 38th Avenue, West Richland, WA 99353.

VARIANCE PERMIT – VAR 2026-001 The applicants, Robert and Helen Burke, are requesting to construct an attached RV garage to an existing residence and encroach 15 feet into the required 25 foot setback. The project is located at 36001 S Valley Vista PR SE, Kennewick WA 99338.

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 **April 14, 2026** 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 March, 2026.

PUBLICATION DATE: April 1, 2026

SUSAN E. DRUMMOND
Benton County Hearings Examiner

Damien Hooper – Planning Manager
Community Development Department