

City of Prosser, Washington
Notice of Complete Application

FILE COPY

Board of Adjustment
Notice of Public Hearing
Special Meeting
September 24, 2020

Notice of Application posted September 9, 2020

Please take notice that the following land use application has been filed with the City of Prosser Washington and is available for public review:

Type of Application: Variance for setback

Date Filed: August 31, 2020

Notice of Complete Application Issued: September 4, 2020

Applicant: Darrell Madrid

Location: 1026 Hemlock Street, Prosser WA 99350

Filed Pursuant to: Prosser Municipal Codes; 16.08, 18.75.020, 18.75.030 and Title 19 of the Prosser Municipal Code.

A request for a 5-foot variance for side yard setback for the placement of a recreational vehicle cover.

City of Prosser Contact:

Steve Zetz
Community Development Director
509-786-8212
szetz@cityofprosser.com

The public is invited to comment on the application. The public comment period shall be 15-days and will begin September 9, 2020. All public comments received on the Notice of Application must be received by the City of Prosser by 5:00 pm, September 24, 2020. Comments may be mailed or personally delivered to The Prosser City Clerk, Prosser City Hall, 601 7th Street, Prosser, Washington, 99350 or sent by facsimile to (509) 786-3717. Comments should be in writing and be as specific as possible.

PUBLIC HEARING NOTICE

Notice is hereby given by the undersigned Community Development Director of the City of Prosser, Washington that the Prosser Board of Adjustment will conduct a Public Hearing at 6:00 pm, or as soon as possible, on Thursday September 24, 2020 at a SPECIAL MEETING for the purpose of receiving public comments regarding a request for a 5-foot side yard setback variance at 1026 Hemlock in Prosser WA. Applicant is proposing to put in a recreational vehicle shed.

The Public Hearing will be held remotely/virtually via GoToMeeting.

To join in the remote/virtual Special Board of Adjustment meeting and participate in or listen to the Public Hearing, please join the meeting from your computer, tablet or smartphone by visiting the following website:

<https://global.gotomeeting.com/join/586421405>. You can also dial in using your phone by calling +1 (872) 240-3412. Enter Access Code: 586-421-405.

New to GoToMeeting? Get the app and be ready when your meeting begins: <https://global.gotomeeting.com/install/224149037>.

All interested persons are encouraged to attend remotely/virtually. No qualified individuals with a disability shall be excluded or denied the benefit of participation in the Public Hearing. The City of Prosser asks all members of the public that wishes to comment on Council agenda items, to please contact Community Development Director Steve Zetz via email at szetz@cityofprosser.com or by phone at (509) 786-8212, no later than 4:00 p.m., the day of the meeting to make arrangements. Please state your first and last name, city of residence and agenda item or topic you wish to comment on. All timely received written comments will be posted to the city's website, www.cityofprosser.com, prior to the meeting or Public Hearing.

Dated: September 4, 2020



Steve Zetz
Community Development Director

Publication Dates: September 9, 2020 & September 16, 2020



**CITY OF PROSSER, WASHINGTON
BOARD OF ADJUSTMENT AGENDA
September 24, 2020
6:00 P.M.
SPECIAL MEETING**

Per [Ordinance 20-3122](#), all Board of Adjustment meetings will be held remotely until further notice. The City asks all members of the public that wish to comment on agenda items, to please contact Community Development Director Steve Zetz via email at szetz@cityofprosser.com or by phone at (509) 786-8212, no later than 4:00 p.m., the day of the meeting. Please state your first and last name, city of residence and agenda item you wish to comment on.

To join in the remote/virtual Special Board of Adjustment meeting and participate in or listen to the Public Hearing, please join the meeting from your computer, tablet or smartphone by visiting the following website:

<https://global.gotomeeting.com/join/586421405>. You can also dial in using your phone by calling [+1 \(872\) 240-3412](tel:+18722403412). Enter Access Code: **586-421-405**.

New to GoToMeeting? Get the app and be ready when your meeting begins:
<https://global.gotomeeting.com/install/224149037>.

AGENDA

- 1. Call to Order by Chair**
- 2. Roll Call**
- 3. Minutes March 5, 2020**
- 4. Public Hearing – 1026 Hemlock for a side yard setback variance**
ACTION: Approve, Deny, or make changes
- 5. Findings- Adopt if applicable**
- 6. Adjournment**

Hearing Type: Quasi-Judicial

This is a quasi-judicial hearing. This means that the hearing must not only be fair but appear to be fair. If you have had any ex parte contact with the applicant or anyone, other than City Staff, then you must disclose that contact and the nature of that contact. In the event that you have already made up your mind regarding the subject of this hearing and cannot rely on the evidence presented to make that decision, then you must disclose that fact. In the event that conflicts would prevent a quorum from making a decision in this matter, then, under the doctrine of necessity, you would be able to hear this matter notwithstanding any conflicts. Do you have any conflicts? Does any member of the public believe that any member has a conflict?



LAND USE ZONING & PERMIT APPLICATION CITY OF PROSSER, WASHINGTON

APPLICANT'S NAME Darrell Madrid

PROJECT NAME Metal Building to cover Camp Trailer

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address: 1026 Hemlock St.
(Leave blank if not assigned)

Parcel Number (Property Tax Account Number): 11184270000012

Legal Description: Western Homes second addition Lot 12

PROPERTY OWNER INFORMATION

Name: Darrell and Leola Louise Madrid

Address: 1026 Hemlock City: Prosser State: WA Zip: 99350

Phone: _____ Cell Phone: 509 303 0595 ; 303-0436

Email: clm65elky@gmail.com (email will not be used for transmittal of official findings)

OWNERS AUTHORIZED AGENT: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Cell Phone: _____

Email: _____ (email will not be used for transmittal of official findings)

PROJECT INFORMATION

- | | |
|--|--|
| <input type="checkbox"/> Site Review | <input type="checkbox"/> Conditional Use (requires Conditional Use form LUA-S1) |
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Variance (requires Variance request form LUA-S2) |
| <input type="checkbox"/> Change of Zone | <input type="checkbox"/> Similar Use |
| <input type="checkbox"/> Accessory Dwelling Unit | <input type="checkbox"/> Encroachment |
| <input type="checkbox"/> Overlay Zone | <input type="checkbox"/> Adult Family Home |
| <input type="checkbox"/> Right-of-Way Use Permit | <input type="checkbox"/> Continuation and/or Minor Alteration of Non-Conforming Use |
| <input type="checkbox"/> Other | <input type="checkbox"/> SEPA |

PROJECT DESCRIPTION _____

City of Prosser
601 7th Street
Prosser WA 99350
(509) 786-2332

PLEASE ATTACH THE REQUIRED VICINITY MAP

ESTIMATED PROJECT VALUATION: \$ 3351.10

CONTRACTOR INFORMATION

Company Name: West Coast Metal Buildings, Inc Email: _____
Contact Person: Nellie Contact Phone: _____
Address: 5232 Salem Dallas Hwy. NW City: Salem State: Or Zip: 97304
Contractor's Registration No.: _____ Expiration Date: _____

I, the undersigned, do hereby certify that, to the best of my knowledge, the information on this application and other submitted information is true and correct. In addition, I understand that acceptance of this application and fees does not constitute submittal of a valid application until so informed by the City. I have attached, enclosed, or submitted the applicable fees for this application.

Darrell Madrid 8-24-2020 Darrell Madrid 8-24-2020
Applicant Signature Date Owner Signature Date

If the property owner is other than an individual such as a corporation, partnership or agency, please provide proof of signatory authorization.

| | | | | | | | | | | | | | |
|--|---|-------------|------------------|----------|------------------|------|------------------|------------|------------------|-------------|------------------|-----------------|------------------|
| <p>SITE REVIEW <u>Application must include the following.</u></p> <ol style="list-style-type: none">1. Critical Areas Worksheet2. Proof of Legal Lot3. Proof of ownership or authority4. 25 year Storm Water Calculations stamped by an engineer5. Site Plan Drawing which shows....<ul style="list-style-type: none"><input type="checkbox"/> All existing and proposed lot lines.<input type="checkbox"/> The location of all existing structures to remain and the location of all proposed structures.<input type="checkbox"/> The location of all utilities proposed to be used.<input type="checkbox"/> The proposed number and location of water meters.<input type="checkbox"/> The location of all solid waste receptacle areas.<input type="checkbox"/> The method of handling storm water removal.<input type="checkbox"/> All easements and right-of-ways.<input type="checkbox"/> All off-street parking and loading areas.<input type="checkbox"/> All driveway locations.<input type="checkbox"/> All landscaping, outdoor lighting and fencing..<input type="checkbox"/> A north arrow.<input type="checkbox"/> Scale of drawing | <p>Deposits are required at the time an application is submitted. You will still get a monthly bill for actual costs incurred. Your deposit will not be refunded until the project has closed.</p> <table><tr><td>SITE REVIEW</td><td>\$250.00 Deposit</td></tr><tr><td>VARIANCE</td><td>\$300.00 Deposit</td></tr><tr><td>SEPA</td><td>\$500.00 Deposit</td></tr><tr><td>ANNEXATION</td><td>\$500.00 Deposit</td></tr><tr><td>ZONE CHANGE</td><td>\$750.00 Deposit</td></tr><tr><td>CONDITIONAL USE</td><td>\$500.00 Deposit</td></tr></table> | SITE REVIEW | \$250.00 Deposit | VARIANCE | \$300.00 Deposit | SEPA | \$500.00 Deposit | ANNEXATION | \$500.00 Deposit | ZONE CHANGE | \$750.00 Deposit | CONDITIONAL USE | \$500.00 Deposit |
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| ZONE CHANGE | \$750.00 Deposit | | | | | | | | | | | | |
| CONDITIONAL USE | \$500.00 Deposit | | | | | | | | | | | | |

CITY USE ONLY

RECIEVED BY _____ DATE _____

APPROVED BY _____ DATE _____

RETURNED BY _____ DATE _____

REASON FOR APPLICATION RETURN _____

Prosser Municipal Code 18.75.80

Variations are heard and decided by the board of adjustment, in accordance with Title 19.
Variations will be approved only when all of the following are found:

- A. The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property, on behalf of which the application was filed, is located; and
- B. That such variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and
- C. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is located. (Ord. 1917 § 1 (part), 1997).

Yes and no answers will not be accepted.

All applications must be legible.

A SEPA checklist must be submitted.

No red ink.

Electronic submissions will not be accepted.

Applications must be delivered or mailed to the City Clerk

Prosser City Clerk
601 S 7th St.
Prosser WA
99350



Project # _____
Deposit \$300

LUA-S2

VARIANCE REQUEST

CITY OF PROSSER, WASHINGTON
Supplemental to Land Use application LUA-1

Applicant Name: Darrell Madrid Date 8-24-2020

Project Name Camp Trailer Metal Cover.

Project Location 1026 Hemlock St

Description of variance: would like to move building (metal structure) over 10 ft from property line to be able to park camp trailer in under metal structure have to have spot approved before it is built.

INSTRUCTIONS

A variance may be approved when all of the following are found and explained in PMC 18.75.080 (see reverse). **Please write your responses to the following conditions on a separate piece of paper and include with the application.** Be as clear and accurate as possible to avoid misinterpretation of your request.

- A. Special privilege is not being granted, and why.
 - B. The variance is necessary because of special circumstances, and why.
 - C. The granting of the variance will not be materially detrimental to the public welfare, and why.
3. State Environmental Policy Act (SEPA) checklist is required if there is a change in density.

Aug 25, 2020

I am Dave Martin
and live at 1011 Hemlock St.
I am writing to whom it
concerns about the Car Port
Darrell Madrid would like
to put on his property.
We just put one up on our
property and he liked it.
He needs it for protection
of his Travel Trailer. Darrel
and Louise Madrid are the
best neighbors ever! They
take pride in the neighborhood
and their place is a show place.

He needs a few more feet by
his property line so he can
get his trailer in and out. I
support this completely. All
the neighbors agree that it
will look great, be functional,
and be an enhancement for
our nice neighborhood! Please
allow the Madrids to put up this
portable Car Port. Thank you
for your time to consider it.

Dave Martin
Da Mat

August 24, 2020

I give Darrel Madrid permission to utilize property up to his fence on the south property line adjacent to my property.

There is a power box close to his property but it ON mine. Under ground service.

William L. ~~Hearn~~

(A)

We don't feel that we are asking for special privilege because before we knew of the Variance Committee we drove around to ~~it~~ to see how people in the older parts of town and the newer side of town (Walker addition) installed their buildings. We understand that a temporary building could be placed next to your property line.

All of our other buildings are city code acceptable and inspected.

As we were driving around town we discovered that several addresses in the older and newer parts of town had buildings that were right to the property line. We assumed that the older parts of town were good for there in. In checking for example the Walker Addition we discovered some temporary and permanent buildings that were right to the property line.

So we will maintain it in a way that will enhance our yard and neighborhood
Janell Madrid

(A)

List of addresses that have buildings that are ~~are~~ next to their property line.

840 Brown St. }
717 Court St. } Old section of town
840 Market St. }

116 Walker Place
120 Walker Place
1105 Walker
1117 Walker
125 Spruce (Permanent building)

(13)

To Prosser Variance Committee

35 years ago when we bought our house our yard was wall to wall grass from one corner to the next. It was devoid of any buildings except a maybe 8'x8' metal building with a tiny awning.

Over the years we did projects that were useful to us such as a 12x20 shop and a 200 sq. ft. storage and utility building.

Every thing we built was made to look good and functional both. To make a long story short, between our garden spaces and flower beds we used up pretty much all available space. We left room for our travel trailer not knowing that we would some day get too old to get on top and cover for the winter.

So I am asking you to understand our position and grant us permission to place a temporary metal building about a foot and a half from our property line. This would allow workers to erect the building and keep the area next to
continued

(B)

our property line clean. We got permission from our next door neighbor to come next to his property line.

The little space we had left allowed us to place the camper in a very tight position and hard to ^{maneuver} maneuver between the fence and a little sitting area by the house.

Therefore we are asking for this variance which would allow us to back the trailer in a way that would help us to keep from hitting the side of the metal building.

P.S. I drove semi and truck for between 25 and 30 years and 750,000 verifiable miles and still find it hard to maneuver without the extra space.

I sincerely thank you for your time and patience in reading this long story.

Farrell Madril

(C)

Our building will sit next to a chain link fence and in an area of our property and neighbors property that is not hazardous to the neighborhood.

Thank you
Darrell and Louise Madrid



MALLARD











