



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**NOTICE OF APPEAL OF ADMINISTRATIVE OFFICIAL'S DECISION & PUBLIC HEARING
January 9, 2020**

City File #: APP#002-19

This notice is being provided to parties of record, the applicant, and the appellant that a timely appeal was filed by Chad Quesnell on November 19, 2019 for the Administrative Official's Decision on ADJ#021-19. The decision approved the adjustment of the side-yard setback standard from 5 feet to 3 feet for the placement of a shed, subject to conditions, but denied the placement of a private batting cage, in the R-1 zoning district. The subject property is located at 603 N. 47th Ave., Yakima, WA 98908.

In accordance with YMC § 16.08.018(D), "The [Planning] division shall:

1. Set a reasonable time and place for the hearing of the appeal; and,
2. Provide a notice of appeal and public hearing to the official whose decision is being appealed and parties entitled to notice of the decision, including posting of property and published notice at least ten days prior to the hearing."

Appeal Hearing: The Hearing Examiner will hold a public hearing on **February 13, 2020 at 9:00 a.m.** in the City Council Chambers at 129 N. 2nd Street, Yakima, WA, 98901. In accordance with YMC 16.08.018(G) "*Testimony given during the appeal shall be limited to those points cited in the appeal application.*" At the conclusion of the hearing, the Hearing Examiner will issue his written decision within ten working days unless a longer period is mutually agreed to by the applicant and the examiner. The decision of the examiner will be final unless appealed to the legislative body.

For further information or assistance you may contact Eric Crowell, Associate Planner, at (509) 576-6736, or email to: eric.crowell@yakimawa.gov.

A handwritten signature in blue ink that reads "Eric M. Crowell".

Eric Crowell
Associate Planner

Enclosures: Appeal Application and Site Plan



DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**AVISO DE APELACIÓN DE LA DECISIÓN DEL FUNCIONARIO ADMINISTRATIVO Y
AUDIENCIA PÚBLICA
9 de enero, 2020**

No. de Archivo: APP#002-19

Esta notificación se proporciona al apelante, el solicitante, y personas registradas para avisarles que Chad Quesnell presento una apelación oportuna el 19 de noviembre 2019 sobre la decisión administrativa del archivo ADJ#021-19. La decisión administrativa aprobó el ajuste del estándar del retroceso del patio lateral de 5 pies a 3 pies para colocar un cobertizo, pero negó la colocación de una jaula de bateo en la zona residencial R-1. La propiedad en cuestión está ubicada en 603 N 47th Ave, Yakima, WA 98908.

De acuerdo al Código Municipal YMC § 16.08.018(D), "La división [de Planificación] deberá:

1. Establecer un tiempo y lugar razonable para la audiencia pública de apelación; y,
2. Proporcionar un aviso de apelación y audiencia pública al funcionario cuya decisión se está apelando y a las partes con derecho a recibir notificación de la decisión, incluyendo la publicación del aviso en la propiedad en cuestión y la publicación oficial del anuncio al menos diez días antes de la audiencia."

Audiencia de Apelación: El Examinador de Audiencias llevara a cabo una audiencia pública el **13 de febrero 2020 a las 9:00 a.m.** en la Sala del Concejo Municipal ubicado en el 129 North 2nd Street, Yakima, WA 98901. De acuerdo con el Código Municipal YMC 16.08.018(G), "*El testimonio dado durante la apelación se limitara a los puntos citados en la solicitud de apelación.*" Al final de la audiencia pública, el Examinador de Audiencias imitara su decisión por escrito dentro de diez días hábiles a menos que un periodo más largo se acuerde mutuamente entre el Examinador y apelante. La decisión del Examinador será definitiva a menos que sea apelada al cuerpo legislativo.

Para más información o asistencia puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov.

A handwritten signature in blue ink that reads "Eric M. Crowell".

Eric Crowell
Planificador Asociado

Adjuntos: Aplicación de Apelación y Plan del Sitio



LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT
 129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901
 PHONE: (509) 575-6183 EMAIL: ask.planning@yakimawa.gov

RECEIVED
 NOV 19 2019
 CITY OF YAKIMA
 PLANNING DIV.

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable. This application consists of three parts. PART I - GENERAL INFORMATION AND PART III - CERTIFICATION are on this page. PART II contains additional information specific to your appeal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

| | | | | | | | | |
|-----------------------------|------------------|----------------------|-----|----|------|-------|--------|----------------|
| 1. Appellant's Information: | Name: | Chad L. Quesnell | | | | | | |
| | Mailing Address: | 603 N. 47th Ave | | | | | | |
| | City: | Yakima | St: | WA | Zip: | 98908 | Phone: | (509) 930 7363 |
| | E-Mail: | thequesnells@aol.com | | | | | | |

Any additional appellant parties may be listed on a separate page

2. Site Address of the Proposal Being Appealed: 603 N. 47th Ave Yakima WA 98908

PART II – SUPPLEMENTAL APPLICATION (SEE ATTACHED SHEET)

PART III – CERTIFICATION

3. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Chad Quesnell
 Appellant's Signature

11/18/19
 Date

FILE/APPLICATION(S)#: APP #002-19

| | | | |
|----------------------------|--------------------------|--------------------------------------|-----------------------------|
| DATE FEE PAID: 11/19/19 | RECEIVED BY: A. NÚÑEZ | AMOUNT PAID: \$580. ⁰⁰ | RECEIPT NO: CR-19-006959 |
|----------------------------|--------------------------|--------------------------------------|-----------------------------|



Supplemental Application For:

APPEAL

Yakima Urban Area Zoning Ordinance Chapter 15.16/Chapter 16.08

PART II – SUPPLEMENTAL APPLICATION

1. THIS APPLICATION IS AN APPEAL OF:

- Administrative Official's Decision
- Hearing Examiner's Decision
- Subdivision Administrator's Decision
- SEPA Determination
- Other: _____

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PLANNING DIV.

2. FILE NUMBER(S) OF PROPOSAL BEING APPEALED: _____

ADJ# 021-19

3. DESCRIPTION OF ACTION BEING APPEALED:

Denial of Batting Cage through Administrative Adjustment Application.

4. REASON FOR APPEAL - Describe the specific error(s) or issues(s) upon which the appeal is based, including an explanation of why the decision is not consistent with the Yakima Urban Area Plan, The Yakima Urban Area Zoning Ordinance, or other provisions of law. (Reference the section, paragraph, and page of the provision(s) cited.) (Attach if lengthy):

The denial was based on public disturbance noise (YMC 6.04.180) However there was no questions about noise or how we would address it on the Administrative Adjustment application. Additionally when submitting the Administrative Adjustment application we were told we would have the opportunity to view any public comments so as to address and/or correct any concerns prior to the decision. We will make all appropriate adjustments so that the batting cage emits

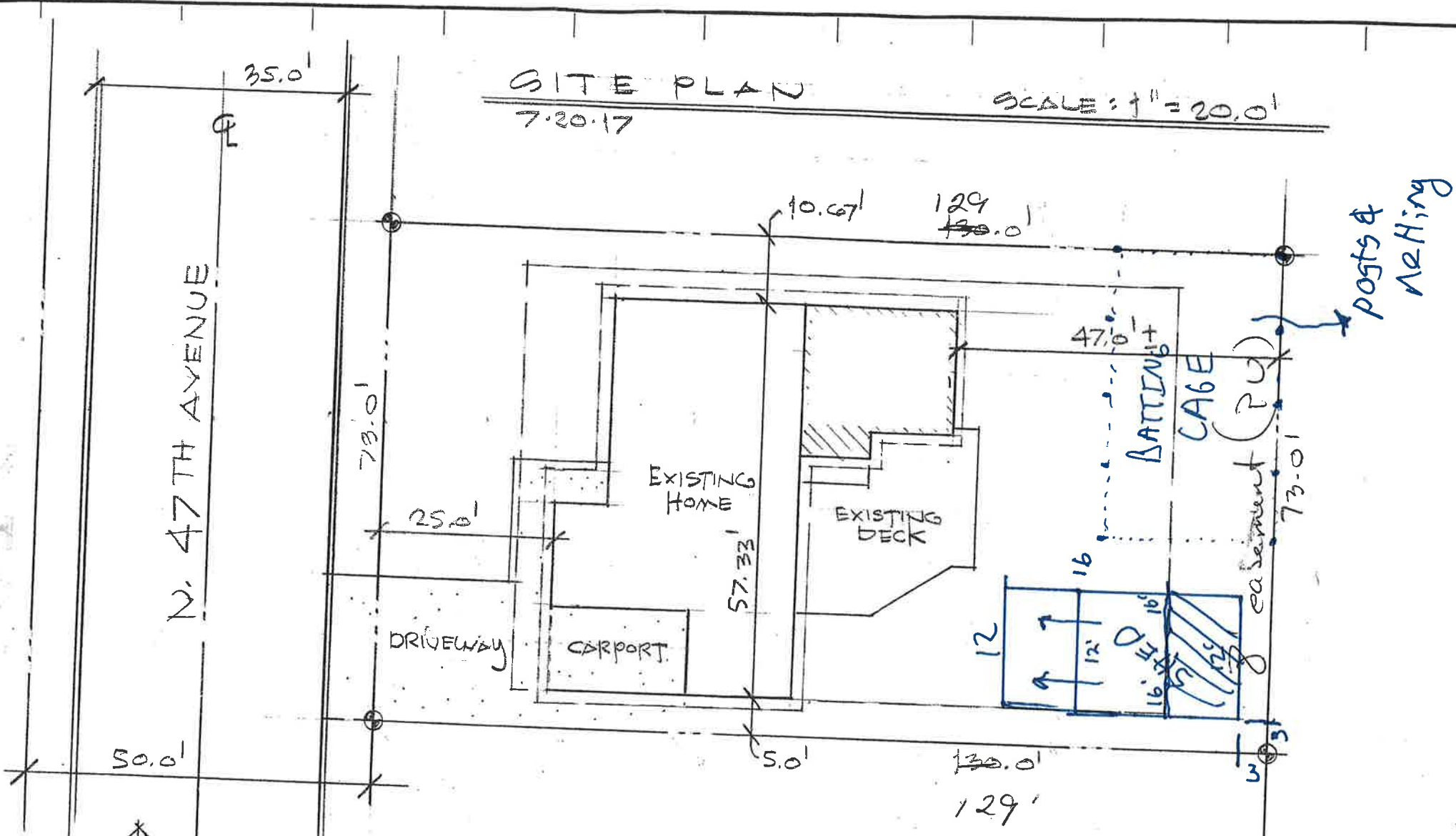
less noise than other common neighborhood sounds like lawn mowers, weed eaters, vehicles, dogs barking etc.



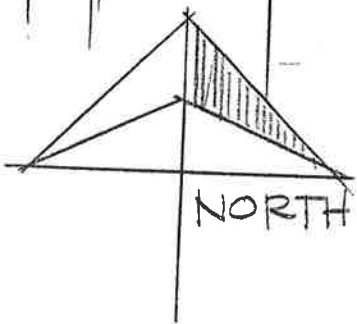
REQUIRED ATTACHMENT:
SITE PLAN

Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own medium. (computer aided is acceptable.)

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SEP 03 2019
CITY OF YAKIMA
PLANNING DIV.



AN ADDITION & REMODEL DESIGN
FOR: CHAD & HEATHER QUESNELL
@ 603 N. 47TH AVE; YAKIMA, WA 98908
BY: J.C. IRONS DESIGN ~ YAKIMA ~ 509-949-2053



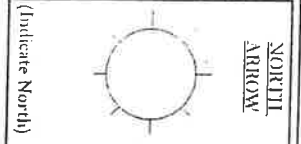
LOT COVERAGE CALCULATION

| | |
|--|---------|
| a) Footprint(s) of Existing Structure(s) | 2186.25 |
| b) Building Addition/New Structure(s) Footprint(s) | 1077.5 |
| c) Paved Area(s) (Driveways, Walkways, patios, etc.) Total | 433 |
| d) Proposed Paved Area(s) | 575 |
| e) Total Impervious Surface (a+b+c+d = e) | 3194.25 |
| f) Lot Size | 9490.00 |
| g) Lot Coverage (e/f x 100 = g) | 33.66% |

MAP SCALE: Please use the given scale, however, in some circumstance a different scale may work better;
CHECK ONE

Preferred Scale: 1 inch on the map = 20 feet on the ground

Custom Scale: 1 inch = _____
* Template the marks are 1 inch apart



PARKING CALCULATION (Reference Table 6-1 of the Urban Area Zoning Ordinance)

| |
|-------------------------------|
| a) _____ space(s) required |
| b) <u>2</u> space(s) provided |

LOT INFORMATION

Parcel #(s) 181315-33401

Site Address 603 N. 47th Ave

Zoning Residential Single Family residence

Legal Description (trial) single family residence

BACKGROUND INFORMATION

Applicant Name Chad & Heather Quesnell

Site Address 603 N. 47th Ave

Mailing Address 603 N. 47th Ave

Contact Person Chad Quesnell

Contact Phone: 509 949-2363

Applicant Signature Chad Quesnell

Date: 8/27/18

Review post & sign