



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

**Planning Division**

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

**NOTICE OF APPLICATION AND PUBLIC HEARING**

**DATE:** December 23, 2022  
**TO:** Applicant and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**APPLICANT:** PLSA Engineering and Surveying, on behalf of Megan Bewley  
**FILE NUMBER:** VAR#001-22  
**LOCATION:** 1603 W Lincoln Ave  
**TAX PARCEL NUMBER(S):** 181323-11436, 11437  
**DATE OF APPLICATION:** October 21, 2022  
**DATE OF COMPLETENESS:** November 21, 2022

**PROJECT DESCRIPTION** Proposed Variance to the minimum lot size in the B-2 zone

**DETERMINATION OF CONSISTENCY** Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows:

1. The type of land use: Single-family home
2. Level of Development: Proposed reduced lot size – 4,796 square-feet
3. Infrastructure and public facilities: Public utilities are available to serve the site
4. Characteristics of development: N/A

Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows:

1. The type of land use: Single-family home
2. Density of Development: Proposed reduced lot size – 4,796 square-feet
3. Availability and adequacy of infrastructure/ utilities: Public utilities are available to serve the site

**REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING** Your views on this proposal are welcome. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **January 12, 2023** at 9:00 a.m. All interested persons may appear and provide testimony. Written comments may be submitted up to the date of the hearing.

Please reference file numbers (VAR#001-22) and applicant's name (Bewley) in any correspondence you submit. You can mail your comments to:

**Joan Davenport, AICP, Community Development Director**  
**City of Yakima, Department of Community Development**  
**129 N. 2nd St.; Yakima, WA 98901**

**NOTICE OF DECISION** Following the public hearing, the Hearing Examiner will issue his decision within ten (10) business days. When available, a copy of the decision will be mailed to parties of record and entities who were provided this notice.

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Joseph Calhoun, Planning Manager, at (509) 576-6042, or e-mail to joseph.calhoun@yakimawa.gov.

**Enclosed:** Narrative, Site Plan, and Vicinity Map





## DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

### Division de Planificación

Joseph Calhoun, Gerente

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

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### AVISO DE APLICACIÓN Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

**FECHA OTORGADA:** 23 de diciembre, 2022  
**PARA:** Solicitante y Propietarios Adyacentes  
**DE:** Joan Davenport, AICP, Directora de Desarrollo Comunitario  
**SOLICITANTE:** PLSA Engineering and Surveying, por parte de Megan Bewley  
**No. DE ARCHIVO:** VAR#001-22  
**UBICACIÓN:** 1603 W Lincoln Ave.  
**No. DE PARCELA(S):** 181323-11436, 11437  
**FECHA DE APLICACIÓN:** 21 de octubre, 2022  
**FECHA DE APLICACIÓN COMPLETA:** 21 de noviembre, 2022

**DESCRIPCIÓN DEL PROYECTO:** Propuesta para una variación sobre el tamaño mínimo de un lote en la zona B-2.

**DETERMINACIÓN DE LA CONSISTENCIA** Conforme al Código Municipal YMC §16.06.020(A), las consideraciones del proyecto se determinan consistentes con las siguientes normas aplicables:

1. El tipo de uso terrenal: Casa unifamiliar
2. Nivel de desarrollo: Tamaño de lote reducido propuesto: 4,796 pies cuadrados
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: N/A

Conforme al Código Municipal YMC §16.06.020(B), los reglamentos de desarrollo y las consideraciones del plan comprensivo son coherentes, de la siguiente manera:

1. El tipo del uso terrenal: Casa unifamiliar
2. Densidad del desarrollo: Tamaño de lote reducido propuesto: 4,796 pies cuadrados
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

**SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA:** Se anima al público a revisar y comentar sobre esta propuesta. La audiencia pública ante el Examinador de Audiencias de la ciudad de Yakima ha sido programada para el **jueves, 12 de enero, 2023 comenzando a las 9:00 a.m.** Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública. Se pueden presentar comentarios por escrito hasta la fecha de la audiencia.

Por favor de hacer referencia al número de archivo (VAR#001-22) o al nombre del solicitante (Bewley) en cualquier correspondencia que envié. Por favor de enviar sus comentarios sobre esta propuesta a:

**Joan Davenport, AICP, Community Development Director**  
**City of Yakima, Department of Community Development**  
**129 N. 2nd St., Yakima, WA 98901**

**AVISO DE LA DECISIÓN:** Después de la audiencia pública, el Examinador de Audiencias emitirá su decisión dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov)

**Adjuntos:** Narrativo, Descripción del Proyecto, Plan de Sitio, Mapa



Supplemental Application For:  
**VARIANCE**  
 YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.21

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**PART II - APPLICATION INFORMATION**

1. TYPES OF VARIANCE ( √ at least one)

Lot Size     Building Height     Sign     Critical Areas

Other

Variance Is From YMC **+ 5 . 0 5 . 0 2 0**

2. AMOUNT OF ADJUSTMENT

6,000sqft	±	4746sqft	=	1254
Zoning Standard		Proposed Standard		Amount of Variance

3. PROPOSED USE: (Must Be Taken From YMC Ch. 15.05, Table 4-1)

Detached Single-Family Dwelling (\*)

4. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY: (Attach if lengthy)

See Attachment

+

**PART III - REQUIRED ATTACHMENTS**

5. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)

**PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following items)**

A variance shall be granted only when the applicant demonstrates that the variance will not be contrary to the public interest, is not self-created, and that practical difficulty and unnecessary hardship will result if it is not granted. The applicant must clearly establish and substantiate that the request for variance conforms to all the requirements:

A. Would granting the variance be consistent with the general purpose and intent and not be injurious to the neighborhood or otherwise detrimental to the public welfare?

See Attachment

+

B. Would granting the variance permit the establishment of a use not permitted in a particular zoning district?

No

+

C. Does a unique circumstance exist that is not generally applicable to land or structures in the neighborhood?

See Attachment

+

D. Would the strict application of the provisions deprive the applicant of reasonable use of such land or structure?

See Attachment

+

E. Does an unnecessary hardship exist?

See Attachment

+

F. What is the minimum variance needed?

See Attachment

+

G. Is the property located in the Floodplain or Airport Overlay?

No

+

**THE BELOW QUESTIONS ARE APPLICABLE ONLY TO VARIANCES LOCATED IN THE FLOODPLAIN AND AIRPORT OVERLAYS**

H. Will the proposed variance or development result in an increase of danger to life and property due to flooding or airport conflicts?  
N/A.

+

I. Please provide an explanation of the importance of the services provided by the proposed use to the community.  
N/A.

+

J. Please provide an explanation of why the proposed development needs a waterfront or airport location.  
N/A.

+

K. Are there other locations for the proposed use, which are not subject to flooding or airport hazards?  
N/A.

+

L. Please provide an explanation of how the proposed use is compatible with existing and anticipated development in the area.  
N/A.

+

M. Please explain the relationship of the proposed use to the airport master plan and floodplain management program.  
N/A.

+

**Note:** if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

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**Variance Narrative – Megan Bewley**

The Proposed variance is from the 6,000 minimum lot size requirements in the B-2 zoning. The reason for said variance is because part of the property is being used by a residential property and a commercial drive and merging the commercial drive and commercial business it would reduce the size of the residential lot below the minimum lot size making the commercial drive more conforming with its use to the commercial business and surrounding commercial businesses.

**A. Would granting the variance be consistent with the general purpose and intent and not be injurious to the neighborhood or otherwise detrimental to the public welfare?**

Residential use is permitted in the B-2 zone and commercial mixed allowed by the future land use designation. The commercial and residential use is existing, and properties are fully developed.

**B. Would granting the variance permit the establishment of a use not permitted in a particular zoning district?**

Single family is a type 3 use in the B-2 zone and the residence is an existing type 3 land use.

**C. Does a unique circumstance exist that is not generally applicable to land or structures in the neighborhood?**

Residence is surrounded by commercial property and properties that are in commercial use shared by a commercial drive.

**D. Would the strict application of the provisions deprive the applicant of reasonable use of such land or structure?**

Separating the land ownership between commercial use and residential land use and merging the part of commercial use with the commercial property with the existing business are reasonable uses of land.

**E. Does an unnecessary hardship exist?**

Requiring the Commercial Driveway to be shared by the residential parcel puts a hardship on both properties because it does not conform to the existing use. There is no other adjacent land available to the residential properties to conform with the minimum lot size and reserving the size of the commercial driveway to accomplish that adversely affects the vehicular circulation of the commercial land use.

**F. What is the minimum variance needed?**

Minimum variance is to utilize existing improvements involving the access driveway separate commercial business use from the residential use.

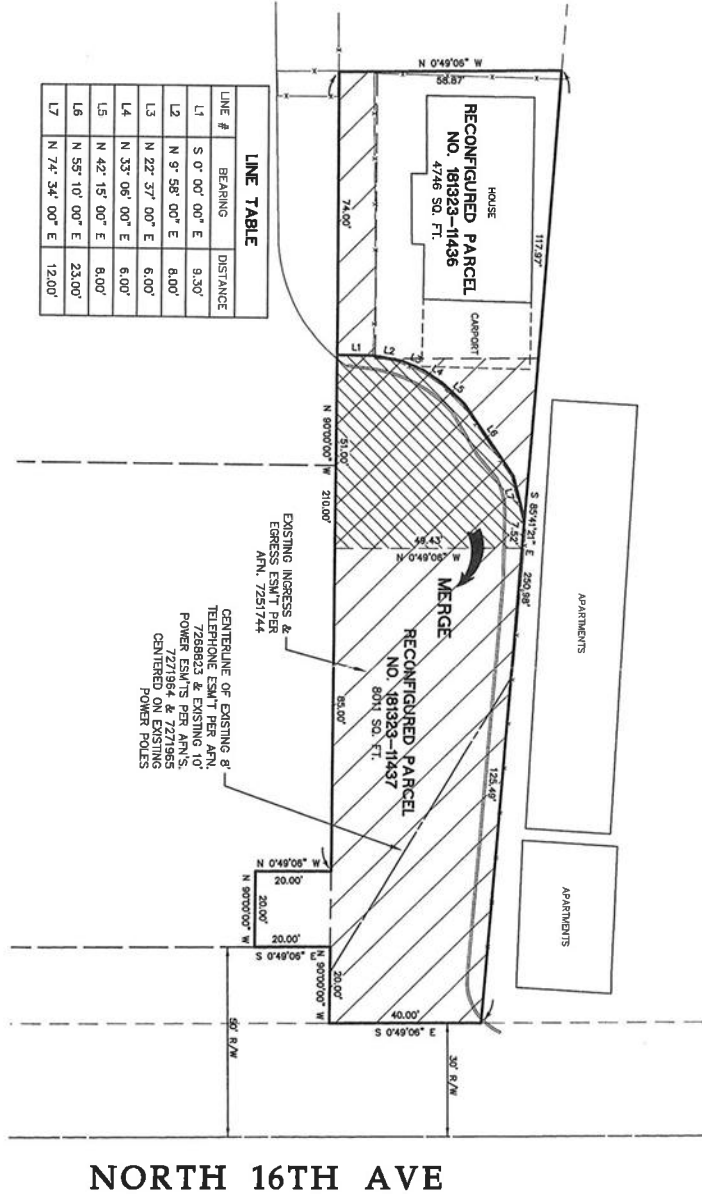
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LINE #	BEARING	DISTANCE
L1	S 0° 00' 00" E	9.30'
L2	N 9° 58' 00" E	8.00'
L3	N 22° 37' 00" E	6.00'
L4	N 33° 06' 00" E	6.00'
L5	N 42° 15' 00" E	8.00'
L6	N 55° 10' 00" E	23.00'
L7	N 74° 34' 00" E	12.00'



EXISTING INGRESS &  
EGRESS ESM'T PER  
AFN, 7251744

CENTERLINE OF EXISTING 8"  
TELEPHONE ESM'T PER AFN,  
7268923 & EXISTING 10"  
POWER ESM'TS PER AFN'S,  
7251744 & 7268923  
CENTERED AT EXISTING  
POWER POLES

**PLSA** ENGINEERING-SURVEYING-PLANNING  
521 NORTH 20th AVENUE, SUITE 3  
YAKIMA, WASHINGTON 98902  
(509) 575-6990

DRAWN BY: RICK	<b>SSE SITE MAP</b>	23
DATE: 10/11/2022	PARCEL NO'S. 181323 - 11436 & 11437	
JOB NO. 22120	PREPARED FOR	
SHEET NO.	<b>MEGAN BEWLEY</b>	
<b>1 of 1</b>	NE 1/4, NE 1/4, SEC. 23, T-13 N, R-1B E, WM	

**Project Name:** MEGAN BEWLEY

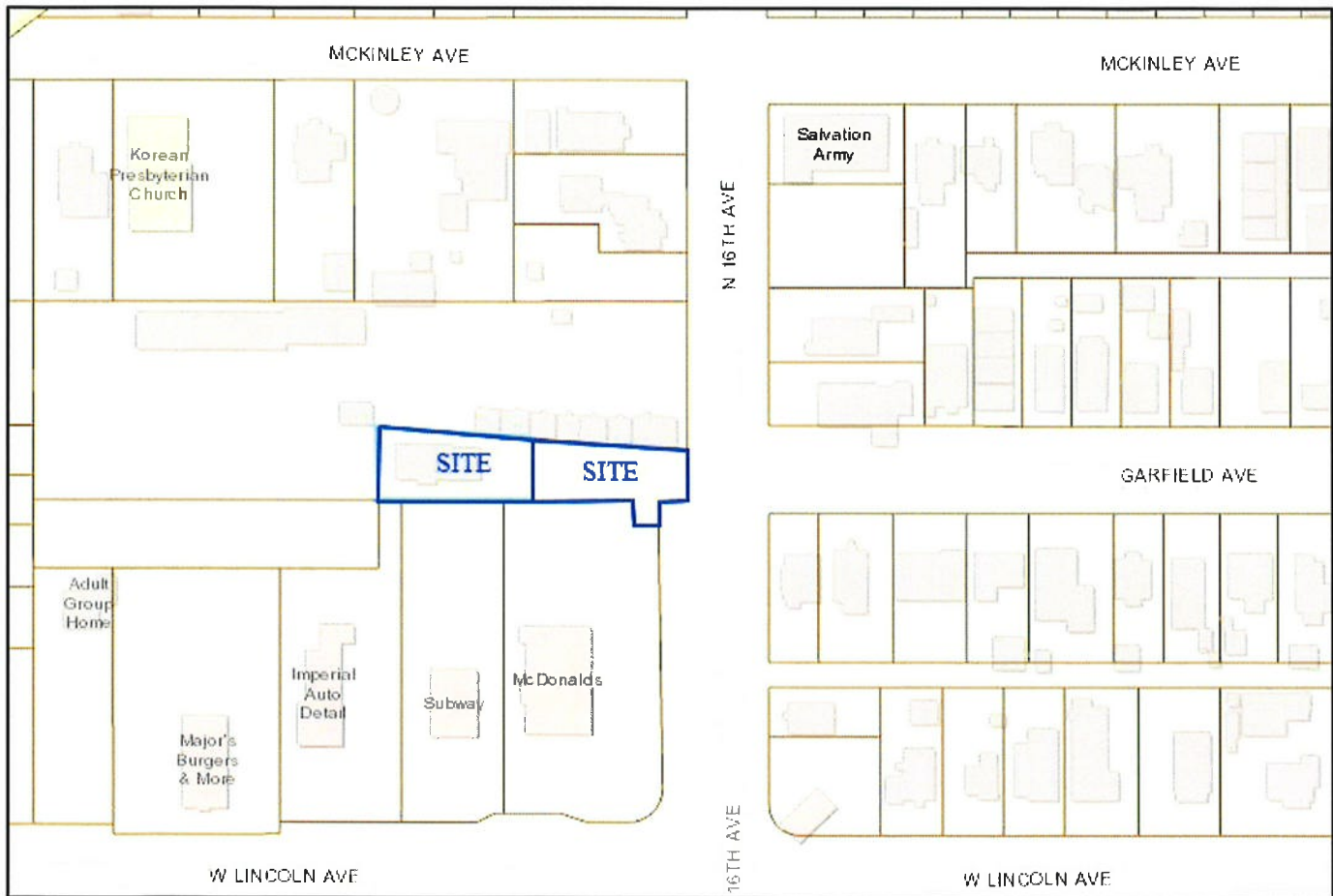
**Site Address:** 1603 W LINCOLN AVE & 412 N 16<sup>TH</sup> AVE

**File Number(s):** VAR#001-22

**Proposal:** Proposed variance for required lot size of 6,000 sq ft to 4796 sq ft in the B-2 zoning district.



# VICINITY MAP



Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Date Created: 10/25/2022

