



Planning & Development Services Dept.

17500 Midvale Avenue North
Shoreline, WA 98133-4921
(206) 801-2500 ♦ Fax (206) 546-8761

ADMINISTRATIVE ORDER #000015 101600

CODE INTERPRETATION

CODE SECTION: 20.50.040(G)

ISSUE:

A house sits at the bottom of a hill, The first floor is about 20 feet below street grade. The driveway, main floor and entryway/deck are level with the street grade. Question: can the entryway/deck be considered to be less than 18" above grade for the purposes of front yard setback, (not for purposes of structural permit requirements) since it is level with the street grade, even though it is 20 feet high?

DECISION:

No. The code frequently bases its dimensions to protect adjacent property owners assuming property is flat. This question has also come up about garages below street grade and swimming pools in the setback at and below yard grade. The answer for all of these situations is "no." Though the deck in the setback is reasonable, this is what the variance process is designed for....dimensional variance for difficult to build and unusual sites. The deck from the street level is unobtrusive from the street but maybe not from the neighbors.

Director Approval Date: October 16, 2000 by Tim Stewart