



ADMINISTRATIVE ORDER #301062

INTERPRETATION OF DEVELOPMENT CODE

CODE SECTIONS: 20.50.040, 20.50.070(2).

Request for Clarification of allowed front yard setbacks.

The existing structure was constructed in 1977. The lot is a flag lot and is approximately 9,750 square feet in size. Access to the property is from N. 148th Street on an 180' foot X 15' recorded private easement that ends in a dead end. The questions are:

1. Where is the front yard setback on the lot and what is the setback per 20.50.040?
2. Does 20.50.070(2) apply to the lot?

Director's Response:

1. Code Section 20.50.040A *"The front yard setback is a required distance between the "front lot line" to a building line (line parallel to the front line), measured across the full width of the lot. Front yard setback on irregular lots or on interior lots fronting on a dead-end private access road shall be designated by the Director."* The lot in question is a flag lot and is thus an irregular lot. The access to the lot is from a dead end access road in the form of a 180' X 15' recorded private easement from N. 148th St. The Director designates that the front yard setback shall be measured from the east property boundary. The front yard setback shall be twelve (12) feet, eleven (11) inches.
2. No. Section 20.50.070(2) *"The required front yard setback may be reduced to 15 feet provided there is no curb cut or driveway on the street and vehicle access is from another street or an alley."* This section applies to regular interior and corner lots. The lot in question is an irregular lot and the front yard setback is designated by the Director per 20.50.040A.

original signed 1/28/02

Director's Signature

Date