



Planning & Development Services Dept.

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ADMINISTRATIVE ORDER#110311 012407
SITE – SPECIFIC DETERMINATION (REVISED)

CODE SECTION: 20.50.040 Setbacks

I. ISSUE:

Front yard designation required for zoning approval. Proposal to replace the existing single car carport, on the west side of the house, with a larger 17.6' x 20' carport including a bike storage shed under the carport roof. The proposal puts the edge of the shed 20' from the west property line with a 1' eave. This is allowable if the front yard is designated to the south or to the west. This configuration determined to be infeasible in the field.

II. FINDINGS:

SMC 20.50.040 states that “Front yard setback on irregular lots or on interior lots fronting on a dead-end private access road shall be designated by the Director.”

King County Short Plat No. 478175 does not specifically designate a front yard for this lot. The building plans for the house were not requested from King County records at this time.

See attached REVISED site plan for lot details.

- The house entry and driveway are oriented south west.
- The current house setback is ~20 feet from the south property line. However, there is a shed located between that house and the south property line that would not be allowable under current code, if the front yard is designated to the south.

III. CONCLUSIONS

If the front yard is to be designated to the south, the existing 96 sq ft shed must be removed to comply with the required 20' front yard setback.

IV. DECISION:

The front property line for parcel 3368900036 at 2162 N 179th St in Shoreline is designated as the south property line and a standard 20' front yard setback is required.

Juniper Garver-Hume

January 23, 2007

December 4, 2007

REVISED

Prepared by

Date

original signed by Joe Tovar 12/4/07

Director's Signature

Date