



ADMINISTRATIVE ORDER#301426

SITE – SPECIFIC CODE DETERMINATION

CODE SECTION: 20.50.040.I

- I. ISSUE:** Is a projection allowed on a reduced setback under SMC 20.50.040.I? The question is, may eaves project from an entrance that is already projecting 5 feet into the front yard?
- II. FINDINGS:** Shoreline Municipal Code (SMC) Section 20.50.040.I.6 allows projections into the front yard of up to five feet for features such as building stairs, entrances, and covered but unenclosed porches that are at least 60 square feet. Section 20.50.040.3 allows eaves to project up to 36 inches into a front yard.
- III. CONCLUSIONS:** By allowing projections of certain features into required yard, the code appears to encourage such features. Front entrances add a pleasing focal point and friendly streetscape to a single-family neighborhood.

The proposed entrance feature effectively reduces the front yard setback to 15 feet.

Eaves are an important aspect to buildings in this region due to the weather.

- IV. DECISION:** Since the code allows for and encourages such features such as front entrances, it should also allow for the protection of such features by allowing eaves to project from them. This decision would only apply to a front yard, as this does not negatively impact neighboring properties.

original signed by Joe Tovar 12/04/06

Director's Signature

Date