DCLU

Director's Rule 10-87

Applicant	Page of	Supersedes
CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE	1 1	NA
	Publication June 29, 1987	Effective Aug. 3, 1987
	Code and Section Reference Land Use Code Chapter 23.28	
Subject Lot Boundary Adjustment Procedure not to be used for major change in Platting Pattern	Type of Rule Code Interpretation	
	Ordinance Authority Section 3.06.040 SMC	
Index Land Use Technical Requirements / Procedural Requirements	Approved [signature]	Date 7/21/87

Chapter 23.28 of the Land Use Code regulates lot boundary adjustments.

Rule

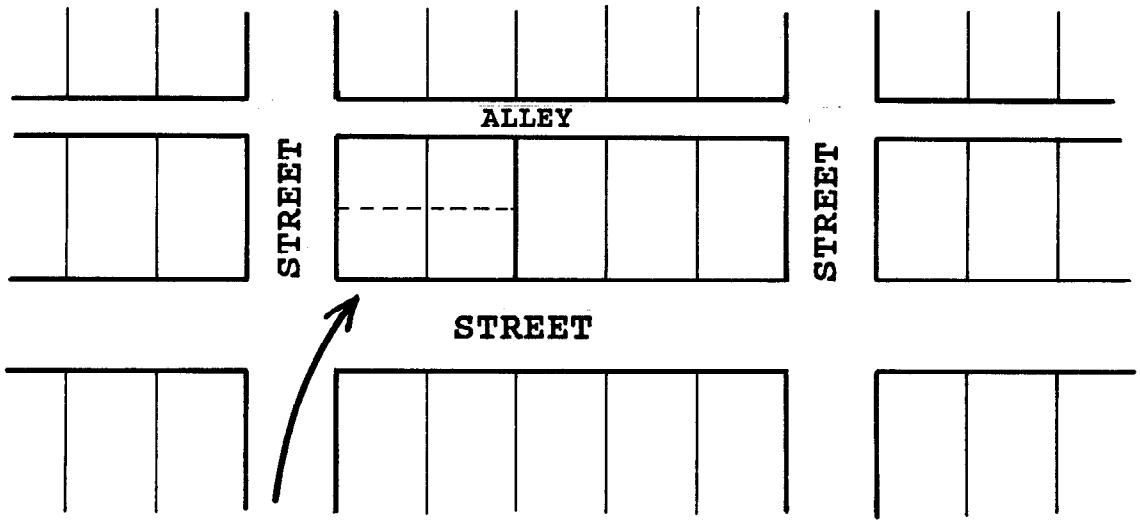
The lot boundary adjustment process may not be utilized to effect a major change in the platted nature of a piece of property. Included in this restriction are 90 degree changes in the orientation of the boundary lines between two lots where this will result in one of the lots having frontage on a different street than it had before, and this new orientation is at odds with the platting pattern of surrounding properties. See Exhibit A. Also included are changes that essentially place one lot behind another as shown in Exhibit B. Such changes constitute a replatting of a piece of property not a mere adjustment to a lot boundary. However, consolidation of substandard lots into lots meeting current zoning standards will be allowed.

Reason

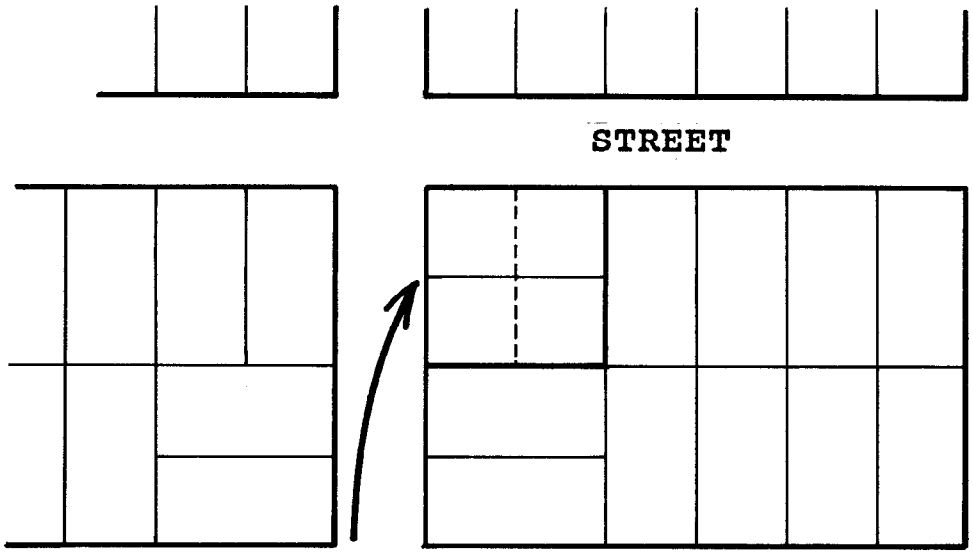
Lot boundary adjustments are ministerial actions which occur without public notice or opportunity to appeal. Accordingly, it is not appropriate to utilize lot boundary adjustments to effect major changes in the nature of an existing subdivision.

This reasoning is supported by RCW 58.17. Through its exemption of "divisions made for the purpose of adjusting boundary lines", from the provisions of that chapter, there is the clear suggestion that the Legislature envisioned such changes as minor and did not envision their use to work major alterations to existing platting patterns.

RULE NO. 10-87 EXHIBIT A

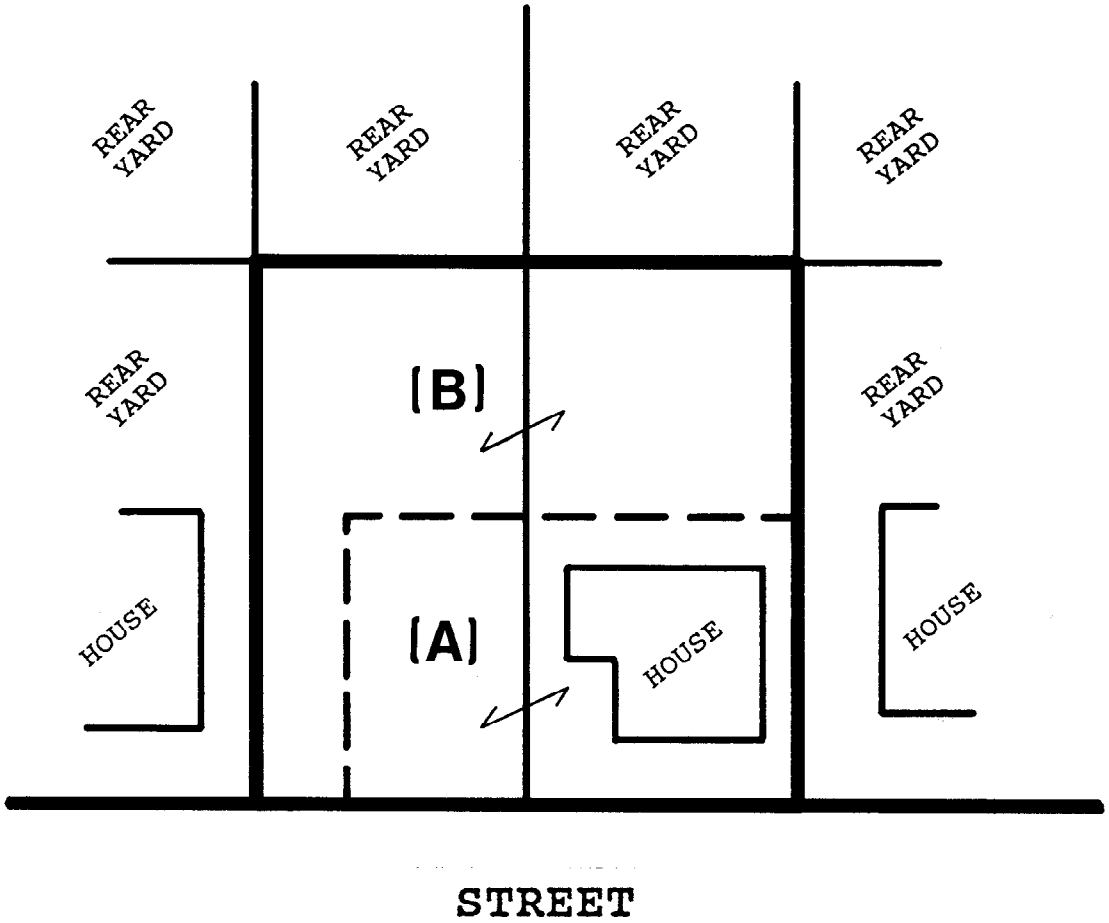


BOUNDARY CHANGE NOT PERMITTED AS A LOT BOUNDARY ADJUSTMENT.



BOUNDARY CHANGE PERMITTED AS CONSISTENT WITH PLATTING PATTERN.

RULE NO. 10-87 EXHIBIT B



BOUNDARY CHANGE NOT PERMITTED THROUGH LOT BOUNDARY ADJUSTMENT AS INCONSISTENT WITH PLATTING PATTERN.