

Boundary Line Adjustment

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A Boundary Line Adjustment (BLA) is a Type I application and is the procedure used to adjust boundary lines, between platted or unplatted lots. A BLA cannot create any new or additional lots, tracts, parcels, or divisions. Also, when adjusting a boundary line, all affected lots must contain sufficient area and dimensions to meet the minimum requirements for width and area for the particular zone in which the site is located. A BLA can occur between two different property owners or where the two parcels are owned by the same individual who desires to alter the lot lines. BLAs will be processed in two steps: the first step will be preliminary approval by the Department of Community Development and Public Works of the BLA; the second step will be review and approval of the final boundary line map and documentation by the Department of Public Works. BLAs are processed under BMC 15.04.

Process

Pre-application Conference

A Pre-application conference is not required prior to submittal of an application. However, discussion with appropriate City staff is recommended.

Submittal

Submittal of all application elements is necessary to begin the processing of the BLA. Notice of application and Notice of decision is not required for a BLA.

SEPA Procedure

A BLA is exempt from SEPA processing as outlined in RCW 43.21(C) and BMC Title 14.

Hearing Procedure

No public hearing shall be held for a BLA. An appeal of the decision of the Director concerning a BLA shall go directly to Judicial appeal.

Criteria for Approval

No additional lot, tract, parcel, or site will be created;

No lot is modified which fails to meet the minimum requirements of the underlying zone;

No lot is modified which does not have adequate drainage, water supply and sanitary sewage disposal, utilities and fire protection and access for vehicles;

No lot is modified such that existing easement(s) in favor of the public is rendered impractical to serve its purpose; and

The BLA is consistent with the applicable provisions of Title 12, Zoning.

Applicable Code Titles

"Imagine Bothell . . ." Comprehensive Plan

Bothell Municipal Code (BMC) Title 11; Administration

BMC Title 12 Zoning

BMC Title 13 Shorelines Management

BMC Title 14 Environment

BMC Title 15 Subdivisions

BMC Title 18 Utilities Infrastructure

BMC Title 21 Methods to Mitigate Development Impact

Fees

See Fee Schedule or a Permit Technician.



City of Bothell

Permit Services, Dawson Building, 9654 NE 182nd Street, phone (425) 486-8152, Fax (425) 486-2489. For more information, please contact a Permit Technician. Permit intake and issuance hours are Monday through Friday, 9:00 am - 4:00 pm. Appointments are required for most intakes.