

# Boundary Line Adjustments and Lot Consolidations

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Boundary Line Adjustments (BLA) and Lot Consolidations are governed by Section 18.46 of the Hunts Point Municipal Code (HPMC). Boundary Line Adjustments and Lot Consolidations are decisions granted by the Hearing Examiner. This review will insure that your proposal satisfies the boundary line adjustment criteria set forth in RCW 58.17.040(6) or the lots proposed for lot consolidation are contiguous.

## Process

### Pre-application conference

A pre-application conference is not required prior to submittal of a Boundary Line Adjustment or Lot Consolidation Permit.

### Submittal

Submittal of all application elements in necessary to begin the processing of the BLA or Lot Consolidation.

### SEPA Procedure

A BLA/Lot Consolidation is exempt from SEPA processing as outlined in RCW 43.21 (C).

### Hearing Procedure

Notice of the public hearing shall be posted within the vicinity of the land and/or structures in question 15 days prior to the public hearing.

### Criteria for Approval

#### Boundary Line Adjustment:

- The BLA satisfies the criteria set forth in RCW 58.17.040 (6)
- No additional lot, tract, parcel, site, or division will be created.
- No creation of any new lot which is non-conforming in whole or in part, if such approval will render any existing structure non-conforming in whole or in part, or if such approval will expand or intensify any existing non-conformity.
- No such approval will create any new lot commonly known as a "flag lot." A flag lot is characterized by the provision of access to the bulk of the lot (the "flag") by means of a comparatively long, narrow strip of that or any adjacent lot (the "flag pole").

#### Lot Consolidations:

- The Hearing Examiner shall find that the lots proposed to be consolidated are contiguous.
- All lot consolidations shall be surveyed and recorded consistent with Chapter 58.09 RCW. All newly established lot corners shall be staked in accordance with the survey.
- The BLA/Lot Consolidation is consistent with the applicable provisions of Title 18, Zoning.

### Applicable Code Titles

Hunts Point Municipal Code (HPMC) Title 2, Administrative & Personnel

HPMC Title 3, Revenue & Finances

HPMC Title 11, Planning and Development (Comprehensive Plan & Permit Process)

HPMC Title 18, Zoning

### Fees

See fee schedule.



Town Hall, 3000 Hunts Point Road, Hunts Point, WA 98004 Phone 425.455.1834, FAX 425.454.4586  
Permit intake and issuance hours are Tuesday and Thursday, 8am-12pm and 1pm-5pm  
Building Services Department 425.455.1834

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