



INFORMATION BULLETIN No. 16

City of Blaine

Updated
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BOUNDARY LINE ADJUSTMENT

WHAT IS A BOUNDARY LINE ADJUSTMENT?

A boundary line adjustment (also known as a lot line adjustment) is a reconfiguration of property lines between two or more separate legal parcels. The purpose of the Boundary Line Adjustment is to provide a procedure to move a lot line shared between two existing parcels.

A BOUNDARY LINE ADJUSTMENT CAN BE USED TO:

Adjust non-conforming lots to make them buildable by increasing the size or width;

Rectify defects in legal descriptions;

Achieve increased setbacks from property lines or environmentally sensitive areas;

Correct situations where a structure is located across a lot line;

Allow any other boundary line modification that is consistent with state subdivision law.

A BOUNDARY LINE ADJUSTMENT CANNOT BE USED TO:

Create an additional parcel or lot;

Create a parcel that is not buildable;

Entirely relocate a parcel into another parcel;

Reduce an existing lot so that it contains insufficient area, setbacks and other dimensions to meet minimum zoning requirements.

Evade conditions of approval for a recorded short or long plat; or avoid compliance with short or long subdivision requirements.

A Boundary Line Adjustment as defined by the state : *A division made for the purpose of alteration by adjusting boundary lines, between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site, or division which contains insufficient area and dimensions to meet minimum requirements for width and area for a building site.*

HOW DO I APPLY?

1. A pre-application conference is recommended, but not required.
2. You must complete a **Boundary Line Adjustment Application and Land Use Master Invoice**.
3. You must submit survey drawings prepared by a state licensed Surveyor
4. You must pay the applicable fees

Applications are submitted by appointment.

HOW IS THE APPLICATION PROCESSED?

The application is processed as Type I-ADM application. Refer to the Informational Bulletin describing that process. **See IB#6.**

RECORDING THE DRAWINGS

Following approval by the administrator, a final record of survey document shall be prepared by a licensed land surveyor in accordance with RCW 58.09 and WAC 332-130. These are submitted to the City for signatures, and returned to the applicant. A BLA becomes effective once the required documents have been recorded with the County Auditor, and the applicant has returned **two** copies of each recorded document bearing the County Auditor's stamp verifying recording.

No building or other site development permits will be granted until the applicant returns the copies of the recorded documents to the Community Development Services Department.

MORE QUESTIONS?

For further information, please call the Community Development Services Department at the City of Blaine (360) 332-8311.

(continued on reverse)

APPROVAL CRITERIA

The following criteria are used to judge if a Boundary Line Adjustment may be approved by the Director:

No additional lot, tract, parcel site or division will be created by the proposed adjustment;

No lot is created which contains insufficient area and dimensions to meet the minimum requirements of the zone in which the lots affected are situated, except for pre-existing sub-standard parcels;

Diminish or harm drainage, water supply, sewage disposal, and access or easement for vehicles, pedestrians, utilities and fire protection for any parcel;

Diminish or harm public or private utility easements or deprive a parcel of access or utilities;

Diminish or impair environmentally sensitive areas or create an unsafe or hazardous environmental condition;

Create an unreasonably restrictive or dangerous property access;

Increase the nonconforming aspects of a parcel; or

Replat or vacate a short or long plat, or revise or amend the conditions of approval for any short or long subdivision.

The City of Blaine's Community Development Department has created customer information bulletins to inform the general public about the effect of codes and regulations on their projects. These bulletins are not intended to be complete statements of all laws and rules and should not be used as substitutes for them. If conflicts and questions arise, current codes and regulations are final authority. Because the codes and regulations may be revised or amended at any time, consult City of Blaine, CD staff to be sure you understand all requirements before beginning work. It is the applicant's responsibility to ensure that the project meets all requirements of applicable codes and regulations.