

NO PARKING

SHADE FABRIC
THINOR RICHMOND

PROGRAM
MULTI-HOUSING
LABORING KING THE
THE STATE OF WASH
COURT REPORTING

NOTICE
ALL ACTIVITIES
BE HELD IN
CONFORMANCE
WITH THE
CITY OF
SEATTLE

FIRE LANE
NO
PARKING
TO AVOID
CONFLICT

NO
PARKING



Part 14-16-6: Administration and Enforcement

6-4(Y): Amendments of Approvals

6-4: General Procedures

6-4(Y)(2): Minor Amendments

3. Subsection 14-16-6-6(N) (Variance – EPC) for exceptions to any IDO standard other than those listed in Subsections 1 and 2 above for approvals associated with a Site Plan – EPC.
 4. Subsection 14-16-6-6(O) (Variance – ZHE) for exceptions to any IDO standard other than those listed in Subsection 1 and 2 above for any approval other than a Site Plan – EPC.
- 6-4(Y)(1)(b) Amendments to Policy Decisions (as listed in Table 6-1-1) shall be reviewed pursuant to the relevant requirements in Section 14-16-6-7.
- 6-4(Y)(1)(c) Approvals granted prior to the effective date of this IDO may be amended by the procedures in Subsection 14-16-6-4(Z).

6-4(Y)(2) Minor Amendments

6-4(Y)(2)(a) A minor amendment must meet all of the following criteria:

*To Provide State
Fee dogs*

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.
2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).
3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.
4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.
5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.
6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.
7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that

Does not

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alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.

Does Not

8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.

Does Not

9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.

Does Not

10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

Does Not

11. The amendment does not affect a property in an Overlay zone as regulated pursuant to O, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

Does Not

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

Does Not

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

6-4(Y)(2)(b)

If the Planning Director determines that an amendment warrants review by the decision-making body that issued the permit or approval being amended, the amendment shall be reviewed and approved pursuant to Subsection 14-16-6-4(Y)(3) (Major Amendments).

NA

6-4(Y)(2)(c)

Requests to amend approvals shall be reviewed according to 1 of the following procedures:

1. Applications to amend an Administrative Decision (as listed in Table 6-1-1) may be approved by the same administrative body that made the decision being modified, provided that the administrative body determines that all of the criteria in Subsection 14-16-6-4(X)(2)(a) have been met.
2. Applications to amend a Decision Requiring a Public Meeting or Hearing (as listed in Table 6-1-1) may be approved by the ZEO provided that the ZEO determines that all of the criteria in Subsection 14-16-6-4(X)(2)(a) have been met.