

Dear Mr. Hooper,

Thank you for your inquiry. The address 14609 NE 91ST ST Redmond is currently located in the MP(Manufacturing Park) zone. The setback requirements are as follows, and you may refer to RZC 21.14.040, available at <http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?secid=2720#secid-2720>, for more details.

Setbacks (ft)		
Front and street	30	A. Side and rear setback distances may be modified to permit zero side and rear setbacks to accommodate joint wall construction and clustering of buildings. B. Front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets. C. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other requirements are met; no other structures and no accessory structures are permitted in setback areas. D. Setbacks may be reduced to 50 percent if located adjacent to a nonresidential zone and reduced by 25 percent if located adjacent to a residential zone through the GBP.
Rear and side	10	

According to our records, a building permit application was submitted in September of 1970 for the concrete tilt up structure. To the best of our knowledge, at that time the zoning which permitted Automobile Repair were "C-M" or "C-I."

"C-M" Zoning (Medium Commercial Use Zone Regulations)

17.28.050 Setback dimensions – Setback dimensions for all buildings not otherwise specified shall be the following, subject to modification for irregular lots:

1. From any lot line adjoining a street: Five feet, except where parking facilities are located between a street and a building, fifty feet;
2. From any lot line not adjoining a street: No specification.

(For features permitted within setback areas see Section 17.46.100). (Ord. 310§17.2.2, 1963).

"C-I" Zoning (Commercial-Industrial Use Zone Regulations)

17.30.050 Setback dimensions – Setback dimensions for all buildings not otherwise specified shall be the following, subject to modification for irregular lots:

1. From any lot line adjoining a street: Five feet, except where parking facilities are located between a street and a building, fifty feet;
2. From any lot line not adjoining a street: No specification, except when adjoining a residential use zone, thirty feet.

(For features permitted within setback areas see Section 17.46.100). (Ord. 310§18.2.2, 1963).

For the concrete tilt up structure, Planning has not identified the year when the code changed to make the structure legal non-conforming.

For the wood structure, since it was unclear when the wood structure was constructed, Planning will not be able to determine what year the building became non-conforming.

Regards,

Planner On Call



From: **Larry Hooper** <lmhooper@comcast.net>
Subject: Fwd: Public Record Request :: W003083-011017
Date: February 7, 2017 at 4:43 PM
To: Aaron Okrent okrentlaw@msn.com



Begin forwarded message:

From: Mark Hooper <hooperbuilding@gmail.com>
Date: February 7, 2017 at 7:17:47 PM EST
To: Larry Hooper <lmhooper@comcast.net>
Subject: Fwd: Public Record Request :: W003083-011017

Sent from my iPhone

Begin forwarded message:

From: "City of Redmond Public Records Center" <redmondwa@mycusthelp.net>
Date: February 7, 2017 at 3:55:22 PM PST
To: hooperbuilding@gmail.com
Subject: Public Record Request :: W003083-011017

--- City of Redmond ---



Dear Mr. Hooper,

Thank you for your question. The code has been changed numerous times since the original building permit was issued in 1970. There is a possibility that with each change, the concrete tilt up structure had become increasingly code noncompliant. Planning will have to spend more time researching and identifying the code changes that happened in the past 47 years. This would most likely take at least several weeks to collect all the necessary information.

If you would like, Planning will be happy to furnish all the intermediate code changes that happened between now and 1970. However, at this time Planning does not have the exact year that the concrete tilt up structure became code noncompliant.

Please let us know if you have any further questions.

Regards,

Planner On Call

[City of Redmond Public Record Center](#)