



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3003678

Applicant Name: Debora Goodman

Address of Proposal: 8527 Wallingford Ave N

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 3,836 sq. ft. and B) 5,010 sq. ft. Existing structures are to be removed.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels pursuant to Seattle Municipal Code (SMC) 23.24.046.

SEPA DETERMINATION: Exempt DNS MDNS EIS

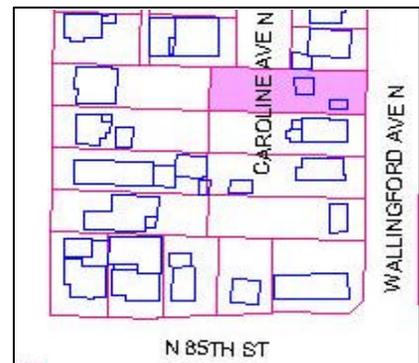
DNS with conditions

DNS involving non-exempt grading or demolition or involving another agency with jurisdiction

BACKGROUND DATA

Site & Area Description

The 8,846 square foot project site is located in a single-family residential zone with a minimum lot size of 5,000 square feet (SF 5000¹), located in the Northwest neighborhood area of Seattle. The parcel is located approximately 280 feet northwest of the intersection of Wallingford Ave N and N 85th St, with 51.51 feet of street frontage. Wallingford Ave N is paved without curbs, gutters and sidewalks abutting the site. There are three structures on the site—a residential



¹ SMC 23.44.010 B.1.b. Exceptions to Minimum Lot Area. The lot(s) created by subdivision ... at least seventy-five (75) percent of the minimum required lot area [5,000] and is at least eighty (80) percent of the mean lot area of the lots on the same block face within which the lot will be located and within the same zone.... See the application file for details.

structure, detached garage and an accessory structure; the residential structure is to be removed. Existing vehicle access is from Wallingford Ave N. The lot has a gentle rise in slope from southwest corner to the northeast corner. Wallingford Ave N is classified as an arterial street, pursuant to SMC Chapter 23.53. Surrounding properties and blocks are also zoned SF 5000. Development in the area consists of a variety of one and two-story single-family houses of varying age and architectural style on a variety of lot sizes, consistent with the zoning designations.

Proposal

The proposal is to subdivide one parcel into two parcels. Proposed parcel sizes are: A) 3,836 square feet and B) 5,010 square feet. The existing structures are to be removed.

The subject of this analysis and decision is only the proposed division of land.

Public Notice and Comment Period

Public notice of the project applications were given on March 29, 2007 and the comment period ended on April 11, 2007. The Land Use Application file is available for review at the Public Resource Center located at 700 Fifth Ave, Suite 2000 (<http://www.seattle.gov/dpd/prc/location.htm>).

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Based on information provided by the applicant, referral comments from the Department of Planning and Development Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. *Conformance to the applicable Land Use Code provisions;*

The subject property is zoned for single family residential use with a minimum lot size of 7,200 square feet (SF 5000) or as provided in SMC 23.44.010B.1.b. The allowed use in a single family zone is one dwelling unit per lot, with accessory dwellings permitted within the principal structure in accordance with SMC 23.44.041. Maximum lot coverage is 35% or 1,750 square feet, whichever is greater. Front setbacks are an average of the neighboring adjacent lots, or 20 feet, whichever is less. The minimum side yard setback is 5 feet. Minimum required rear yard is 25 feet or 20 percent of the lot depth and in no case less than 10 feet. The lots created by this proposed division of land will conform to all development standards of the SF 5000 zoning designation. The proposed parcels meet the minimum lot size requirement of the zone and provide adequate buildable area to meet applicable yards, lot coverage requirements, and other Land Use Code development standards.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

Proposed parcels A and B will have direct pedestrian and vehicular access to public rights-of-way. The Seattle Fire Department has no objection to the proposed short plat as conditioned. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and requires an easement to provide for electrical facilities and service to the proposed lots.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water supply and sanitary sewer disposal by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision. As a result, the public use and interest are served.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

This site is not located in any environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.

6. *Is designed to maximize the retention of existing trees;*

At the time of this decision, no related building permit application has been filed. Future construction will be subject to the provisions of SMC 23.44.008, 25.11.050 and 25.11.060 that sets forth tree planting and exceptional tree protection requirements on single-family lots.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

This short subdivision is not a unit subdivision. Thus, this section is not applicable to this platting proposal.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. If Seattle City Light requires an easement to provide for electrical facilities, the following statement shall be added to the plat: “An easement is granted to Seattle City Light as shown on page __ of __.”
3. Submit the final recording forms for approval and any necessary fees.

After Recording and Prior to Issuance of a Building Permit

4. Attach a copy of the recorded subdivision to all future building permit application plans.

Signature: _____ (signature on file) Date: May 10, 2007
Colin R. Vasquez, Senior Land Use Planner

CRV:bg

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