

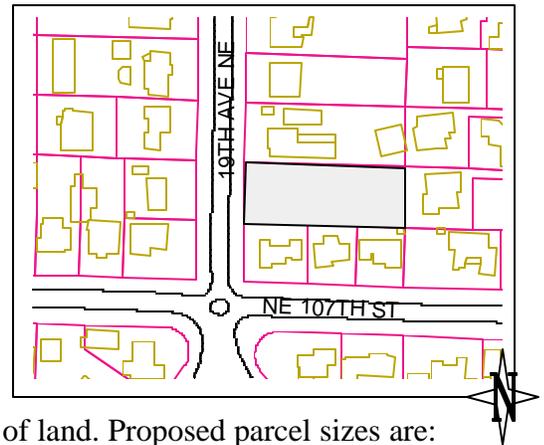


City of Seattle

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:** 3003778  
**Applicant Name:** Monica Thanh-Ngoc  
**Address of Proposal:** 10710 19<sup>th</sup> Avenue NE



**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are:  
A) 7,799 square feet and B) 7,201 square feet. The existing single-family home will remain.

The following approval is required:

**Short Subdivision** - to subdivide one existing parcel into two parcels.  
(Chapter 23.24, Seattle Municipal Code).

**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 Description

The subject site is a rectangular shaped lot with a lot area of 15,000 square feet. The site is relatively flat and is zoned Single-Family 7,200 (SF 7200). An existing home is located towards the westerly portion of the site and will remain. 19<sup>th</sup> Avenue NE abuts to the west of the site and is improved with an asphalt surface.

### Surrounding Area Description

The surrounding areas are zoned SF 7200 and primarily developed with a variety of single-family structures.

### Public Comments

The application was deemed complete on January 28, 2006 and notice of application was sent on February 16, 2006. The 14 day public comment period ended on March 1, 2006. No public comments were received through the public notice process.

### **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.*

### Analysis

Based on information provided by the applicant, referral comments as appropriate from DPD, Fire Departments (SFD), and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. Seattle City Light has reviewed the proposal to ensure the proposed parcels will have electrical facilities and service. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access (including emergency vehicles) and access to install/maintain utilities. Adequate provisions for drainage control, water supply (Water Availability Certificate #20060280 was issued on February 10, 2006) and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. No trees will be removed unnecessarily as a result of the proposed configuration of property lines, thus the short plat has been designed to maximize the retention of trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

### **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

**CONDITIONS - SHORT SUBDIVISION**

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Comply with all applicable standard recording requirements and instructions.

Revise the short plat to show the following:

2. Provide an overhead/underground easement required by Seattle City Light on the final short subdivision.

Ink the following condition of approval on the face of the plat:

Ink the following to the first sheet of the short plat “**CONDITION(S) OF APPROVAL**”, or on a separate page if needed. If the conditions are on a separate page, insert on the first sheet of the short plat the following, “For conditions of approval after recording, see Page \_\_\_ of \_\_\_.”

3. If new construction is proposed on both parcels, and if new construction on either proposed parcel includes less than 2000 square feet of new or replaced impervious surfacing, then the stormwater runoff from the new construction shall be discharged to a detention with controlled release system shared with one or more other parcels.

Prior to Issuance of any Building Permit

4. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.
5. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed on Proposed Lot 2. The fire apparatus access road shall comply with all requirements and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Non-Appealable Zoning Requirement

Prior to recording, the owner(s) and/or responsible party(s) shall meet all zoning requirements as determined by the zoning reviewer, and revise legals as requested by DPD’s addressing reviewer.

Signature: \_\_\_\_\_ (signature on file) Date: February 8, 2007  
Mark Taylor, Land Use Planner  
Department of Planning and Development

MJT:bg