



City of Seattle
Gregory J. Nickels, Mayor

Department of Planning and Development
D. M. Sugimura, Director

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

Application Number: 3003806
Applicant Name: Jennifer Grant
Address of Proposal: 10805 23rd Avenue NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 7,200.4 sq. ft. and B) 7,791.6 sq. ft. Existing structures are to remain.

The following approval is required:

Short Subdivision – To subdivide one parcel into two lots.
(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 visit: 12/7/06
Zoning: Single Family Residential 7200
Uses on Site: One single-family residence and detached garage.

Substantive Site Characteristics:

This 14,992 square foot subject site is a rectangular lot that fronts on 23rd Avenue NE to the north, and is located one-half block south of NE Northgate Way. The right-of-way of 23rd Avenue NE is two lanes wide and under improved, with no curb, gutter, sidewalks, or planting strip.

The existing single-family residence and detached garage is located on the eastern portion of the lot. The western portion of the lot is at a higher elevation, and slopes down to the east, with an elevation change of approximately 12 feet. There are several mature trees, including two fir trees located on the northern portion of the lot with 34" and 36" diameter at breast height (dbh). In the southwestern corner there is a Western Red Cedar with 36" dbh. Laurel hedges are located along several boundaries of the lot.

The surrounding zoning is Single Family Residential 7200 which continues in all directions. The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 14,992 square foot into two parcels: A) 7,200.4 sq. ft. and B) 7,791.6 sq. ft. Parcel A, with the existing house and detached garage, will be created on the eastern portion of the original lot and Parcel B will be created on the western portion of the original lot. Parcel A will have frontage on 23rd Avenue NE, and thus, has direct vehicle and pedestrian access. Parcel B has no street frontage; however, it will have pedestrian and vehicular access from a shared easement which runs west from 23rd Avenue NE along the northern boundary of the parent lot.

Public Comment:

The comment period for this proposal ended on November 8, 2006. During this period, there was no comment letters received.

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; and*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, the Building Plans Examiner, the Drainage Section of DPD, 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.

The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions 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, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply, 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 an environmentally critical area; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing 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. Include the easement description if required by Seattle City Light on the face of the final plat and in the legal descriptions of the affected lots.
2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat “For conditions of approval after recording see page ___ of ___.”
3. 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. The lot areas of each parcel shall be shown on the recording documents.
4. Submit the recording fee and final recording forms for approval.

For the life of the project

5. 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.

Signature: _____ (signature on file)
Janet L. Wright, Land Use Planner
Department of Planning and Development

Date: March 5, 2007

JLW:bg

\\fileserver\vol2\DOC\27pl\05\012 City of Seattle DPD\Draft Decisions\25401 - DPD#3003806.doc