



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: 3003892
Applicant Name: Alexander Whitaker
Address of Proposal: 923 NE 72nd Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 2,026 sq. ft. and B) 2,478 sq. ft. The existing shed and a portion of the garage are to be removed.

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: August 3, 2006.
Zoning: Neighborhood Commercial 2 (NC2 40').
Uses on Site: One single-family residence, shed, and detached garage.

Substantive Site Characteristics:

This 4,504 square foot subject site is a rectangular lot that fronts on NE 72nd Street to the north. The existing single-family residence is located on the northern portion of the lot. There is an existing detached garage located adjacent to NE 72nd Street and a shed on the southwestern portion of the lot. The site slopes down slightly to the west and the north, and the existing house

is located at an elevation approximately 4-6 feet higher than the sidewalk to the north. The site is located within an area zoned Neighborhood Commercial 2 (NC2 40') which continues to the north and south. The areas adjacent to the west and one block to the east are zoned Single Family Residential 5000. The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 4,504 square foot into two parcels of 2,026 sq. ft. and 2,478 sq. ft. Parcel A will be created on the northern portion of the original lot and Parcel B will be created on the southern portion of the original lot. Both Parcel A and B will have frontage on NE 72nd Street for pedestrian access and off-street parking which is accommodated by a garage. The existing garage will be partially removed, with some new construction. The existing shed will be removed.

Public Comment:

The comment period for this proposal initially ended on August 16, 2006, and was extended by written request to August 30, 2006. During this period, there were 19 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.

Two fruit trees currently exist on the site; one can be retained while the other is located where a new building would likely be constructed. However, given the zoning of the site, the plat design has no effect on 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. On the final plans make all corrections as noted in the Land Use Plans Correction Notice dated August 11, 2006 which include showing the lot boundary lines of the proposed parcels with a heavier weight line.
2. Show compliance with SRC R302.1 on the final plans by indicating that any projection into the 3 feet required fire separation distance has not less than one-hour fire resistive construction on the underside or provide an easement with the new parcel to keep the overhang a minimum of 3 feet from the easement line.
3. Include any easement description if required by Seattle City Light on the face of the final plat and in the legal descriptions of the affected lots.
4. 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 ___.”
5. 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.
6. Submit the recording fee and final recording forms for approval.
7. Label all structures “to be legally removed prior to separate sale of Parcel A or B” on the final plat.

