



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: 3004139
Applicant Name: Mark Ray
Address of Proposal: 12552 19th Avenue NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 11,943 sq.ft. and B) 7,000 sq. ft. The existing wood frame shed and garage is 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: July 27, 2006.
Zoning: Single Family Residential 7200 (SF7200).
Uses on Site: One single-family residence and wood frame shed and garage.

Substantive Site Characteristics:

This 18,943 square foot subject site is a rectangular corner lot that fronts on NE 127th Street to the north and 19th Avenue NE to the west. The existing single-family residence is located on the western portion of the lot. There is a detached garage and shed located on NE 127th Avenue NE, east of the existing home. The site slopes down from the west to the east, with an elevation change of approximately 26 feet. There are four large cedar trees along the western boundary and one in the center of the lot, ranging in size from 24-50” diameter at breast height. There are several fruit trees located on the eastern portion of the lot. The surrounding zoning is Single Family Residential 7200. The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 18,943 square feet into two parcels of 11,943 sq. ft. and 7,000 sq. ft. Parcel A will be created on the western portion of the original lot and Parcel B will be created on the eastern portion of the original lot. The existing single-family residence on Parcel A will remain, and all of the large cedar trees will be located within the proposed lot boundary lines for this lot. For pedestrian and vehicle access, Parcel A will have frontage on both NE 127th Street and 19th Avenue. Parcel B is located on NE 127th Street which provides both pedestrian and vehicle access.

Public Comment:

The comment period for this proposal ended on July 12, 2006. During this period, there were 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.*

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. 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 ___.”
2. 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.
3. Submit the recording fee and final recording forms for approval.
4. Label all structures “to be removed” on the final plat.

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 Hyde-Wright, Land Use Planner
Department of Planning and Development

Date: December 21, 2006