



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning & Development
D. M. Sugimura, Director

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

Application Number: 3004491
Applicant Name: Anne Van Dyne
Address of Proposal: 7039 33rd Avenue NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel containing two existing single family residences into two parcels containing one single family residence on each. Proposed parcel sizes are: A) 2,691.3 square feet and B) 3,818.6 square feet.

The following approval is required:

Short Subdivision - to create two parcels of land.
(SMC Chapter 23.24)

BACKGROUND DATA

Zoning: SF 5000
Uses on Site: Two single family residences

Substantive Site Characteristics: This 6,509.9 sq. ft. lot is located in northeast Seattle on the block east of the playfield for Eckstein Middle School. Parcel A will have 33 feet of street frontage on 33rd Avenue NE. Parcel B will have 27 feet of street frontage on 33rd Avenue NE. There are trees along the edges of Parcels A and B which will not be impacted by the short plat because the existing single family residences will remain on both Parcels. The trees on the site are not listed as exceptional trees and the short plat proposal maximizes the retention of trees on the site.

Public Comment: Eight comment letters were received during the comment period which ended March 21, 2007. Concerns were expressed about: increased housing density, the small size of the proposed lots, a change in neighborhood character, large houses on small lots, increased demand for onstreet parking, cars blocking driveways, and construction noise.

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, and Parks 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 located in an environmentally critical area and the requirements of SMC 25.09.240 have been met. 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 PLAT

The proposed short plat is **CONDITIONALLY GRANTED**

CONDITIONS – SHORT PLAT

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. Provide on the plat the required City Light easement.
4. Submit the recording fee and final recording forms for approval.

Prior to Issuance of any Building Permit

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) Date: July 19, 2007
Malli Anderson, Land Use Planner
Department of Planning and Development

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