



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: 3005288
Applicant Name: Brittani Ard
Address of Proposal: 209 30th Ave

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are as follows: A) 3,750.2 square feet and B) 4,652.3 square feet. The existing structure to remain.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into two parcels pursuant to Seattle Municipal Code Chapter 23.24

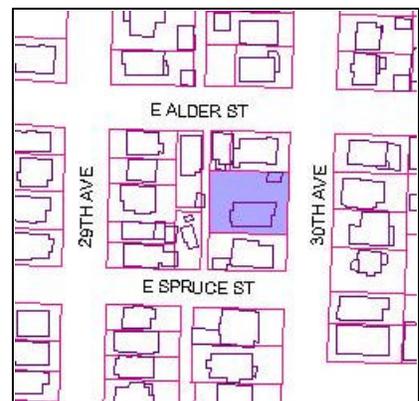
SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition, or involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The 8,402.5 square foot site is located on the western block front of 30th Ave, between E Alder St and E Spruce St. The site has approximately 83 feet of street frontage along 30th Ave, which has a 60-foot right-of-way with paved roadways approximately 24 feet wide. This street has curb, gutter, and sidewalk along the site frontage.

The site is zoned Residential, Single-Family 5,000 (SF 5000). The site is developed with a single-family residence and an accessory structure (detached garage).



The subject site slope rises twelve feet from the southeast to the northwest and is not located within any mapped or observed Environmentally Critical Area (ECA).

Properties to the north, south, east, and west are also zoned SF 5000. Development in the area consists primarily of single-family residences of varying age and architectural styles.

Proposal

The applicant proposes to subdivide one parcel of land into two parcels of land. Proposed parcel sizes are as follows: A) 3,750.2 square feet and B) 4,652.3 square feet. No development or construction activities are associated with the current proposal; the subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

Public notice of the Land Use Application was given on August 10, 2006. The public comment period ended on August 25, 2006. DPD received three written comments during the public comment period. In the comment letters, neighbor's expressed concerns about the potential for increased traffic, increased parking demand, increased bulk and scale of structures, and increased noise. The comment letters can be found in the Master Use Permit file, available for the Public Resource Center (<http://www.seattle.gov/dpd/prc/>) located at 700 Fifth Ave, Suite 2000.

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. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Planning and Development (DPD); review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light; and, review by the Land Use Planner.

1. Conformance to the applicable Land Use Code provisions;

The subject property's zone (SF 5,000) is intended for single-family residential uses with a minimum lot size of 5,000 square feet. The lots created by this proposed division of land would conform to all applicable development standards of the SF 5,000 zoning district. The proposed parcels would provide adequate buildable area to meet applicable yards, lot coverage requirements, and other applicable Land Use Code development standards.

2. Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;

The two parcels maintain street frontage providing direct vehicular access to 30th Ave.

The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access.

All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light does not require an electrical service easement for services to the proposed lots.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #20061450 was issued on August 2, 2006.

Sanitary Sewer; The existing property is presumably connected by means of a single sidesewer to an 8-inch public sanitary sewer (PSS) located in 30th Ave. SSC#682 notes a WPA connection in 1936 so this record is not definite. This mainline was originally constructed as a combined sewer, and as such, there are likely to be downspouts and area drains still connected to what is now considered, of purposes of redevelopment, to be a sanitary sewer.

Drainage: This area has been “separated” with the construction of a 12-inch public storm drain (PSD) on the near side of 30th Ave.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for owner-occupied housing would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

The site is not located in any mapped or observed environmentally critical area as defined in SMC Chapter 25.09. Therefore, this section is not applicable to the short plat application.

6. *Is designed to maximize the retention of existing trees;*

The subject site contains—a 12-inch and 22-inch Cherry tree, a 30-inch Big Leaf Maple, an 18-inch Oak, and a 32” Chile Pine. As configured, the proposed plat is designed to retain the maximum number of existing trees.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

This criterion is not applicable to the proposed short subdivision because no unit lots are proposed.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

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

Prior to Recording

1. 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. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned. Add the conditions of approval to the face of the plat.
2. Submit the final recording forms for approval and remit any applicable fees.

Prior to Issuance of Any Building Permits

3. Attach a copy of the recorded short subdivision to all sets of building permit application plans.

Prior to the Transfer or Sale of Lots or Issuance of Building Permits for Parcel A and Parcel B.

4. A vehicle parking space shall be provided on Parcel B. The existing cubcut on Parcel A shall be removed and the curb and planting strip shall be replaced.

Signature: (signature on file) Date: September 7, 2006
Colin R. Vasquez, Senior Land Use Planner