



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: 3005333  
Applicant Name: Steve Rauf  
Address of Proposal: 3909 47<sup>th</sup> Avenue S

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 7,200.3 sq. ft. and B) 7,657.1 sq. ft. The existing single-family residence 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:                      July 27, 2006.  
Zoning:                         Single Family Residential 7200.  
Uses on Site:                 One single-family residence and detached garage.

**Substantive Site Characteristics:**

This 14,857.4 square foot subject site is a rectangular lot that fronts on 47<sup>th</sup> Avenue S to the east. The existing single-family residence is located on the western portion of the lot, with a detached garage in the southwestern corner. The highest elevation is the center of the lot, with an elevation change of approximately 6-8 feet down to the northwest. There is a stand of mature trees in the southeastern portion of the site which include spruce, ash, and cedar trees. The vegetation to the east of the single-family residence is primarily lawn, with a laurel hedge along the northeastern boundary. The surrounding zoning is Single Family Residential 7200. The site is located in a mapped critical area due to possible landfill.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 14,857.4 square foot into two parcels of 7,200.3 sq. ft. and 7,657.1 sq. ft. Parcel A will be created on the eastern portion of the original lot and Parcel B, with the existing single-family residence, will be created on the western portion of the original lot. Parcel A will have frontage on 47<sup>th</sup> Avenue S, and Parcel B will have access to 47<sup>th</sup> Avenue S from an ingress, egress, and utility easement along the southern portion of the lot.

Public Comment:

The comment period for this proposal was extended by request until September 6, 2006. During this period, there were nine 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 located in an environmentally critical area; therefore SMC 25.09.240 is applicable.

The mature stand of trees were reviewed for possible classification as exceptional trees, however, none met the criteria listed per Director's Rule 6-2001. There was also review regarding possible eagle habitat, however, no nesting sites were noted within the immediate vicinity. 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.

