



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: 3005528
Applicant Name: Doris Orsillo
Address of Proposal: 12526 5th Avenue NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A.) 7,200 sq. ft., B.) 10,032 sq. ft. and C.) 7,200 sq. ft. Existing single-family residence on proposed Parcel B to remain.

The following approval is required:

Short Subdivision – To subdivide one parcel into three 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: September 10, 2006.
Zoning: Residential, Single-Family 7200 (SF7200).
Uses on Site: One single-family residence and two sheds.

Substantive Site Characteristics:

This 24,432 square foot subject site is a rectangular lot that fronts on 5th Avenue NE to the west. Its general location is just north of NE 125th Street. The existing single-family residence is located approximately 119 feet east of the street within the center of the lot. There are two small sheds located in the eastern portion of the lot. The site is relatively flat with a slight slope up to the east, with a ten foot elevation change over the 305 foot length of the lot. There are fruit and evergreen trees on this site which are located in the eastern area of the lot, and most of the vegetation on the site consists of lawn and shrubs. The surrounding zoning is Residential, Single-Family 7200 (SF7200).

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 24,432 square feet into three parcels: A.) 7,200 sq. ft., B.) 10,032 sq. ft. and C.) 7,200 sq. ft. Parcel A will be created on the western portion of the original lot; Parcel B will be created on the center of the lot where the existing single-family residence is located; and Parcel C will be created on the eastern portion of the lot. Pedestrian and vehicular access to Parcel A will be provided by its street frontage on 5th Avenue NE. An ingress and egress easement which runs east from 5th Avenue NE along the southern boundary of the lot will provide pedestrian and vehicular access to Parcels B and C. Due to the length of the easement, a vehicle turnaround is provided for the benefit of Parcel B and C. The two existing sheds on proposed Parcel C will be removed.

Public Comment:

The comment period for this proposal ended on September 13, 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; and*
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.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (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 site is not within a mapped 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. Include on the final plat the following notation regarding the two existing sheds: “to be legally removed prior to the sale and/or transfer of Parcel C.”
2. Include the required easement description by Seattle City Light on the face of the final plat and in the legal descriptions of the affected lots.
3. 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 ___.”
4. 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.
5. Submit the recording fee and final recording forms for approval.

For the Life of the Project

6. 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 L. Wright, Land Use Planner
Department of Planning and Development

Date: March 26, 2007