



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: 3005542
Applicant Name: Bridget Smith
Address of Proposal: 6218 48th Avenue S

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 6,217 sq. ft. and B) 5,004 sq. ft. Existing structures on proposed Parcel A 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: 2/26/07
Zoning: Residential, Single-Family 5000 (SF5000)
Uses on Site: One single-family residence and detached garage

Substantive Site Characteristics:

This 11,221 square foot subject site is a rectangular lot that fronts on 48th Avenue S to the west. Its general location is just north of S. Graham Street. The existing single-family residence is located approximately forty feet east of the street within the southern portion

of the lot, and is located on a slope approximately eight feet higher than the right-of-way. The detached garage is located adjacent to 48th Avenue S in the northwestern corner of the lot, with its eastern wall built into the hillside. The site slopes up from the west to the east, with the steepest slope in the western region of the lot. There is an elevation change of about 18 feet along the 132 foot length of the lot, from the western to eastern boundary. There are about six large trees located in the southern area of the site, including 2 cedar trees, with 27" diameter at breast height (dbh) and 2 fir trees with 24" and 17" dbh. The steepest slope on the site is covered with groundcover and shrubs. The surrounding zoning is Residential, Single-Family 5000 (SF5000). Due to a mapping error, the site was incorrectly designated as a critical area with steep slopes.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 11,221 square feet into two parcels of 6,217 sq.ft and 5,004 sq.ft. Parcel A will be created on the southern portion of the original lot, where the existing single-family residence is located, and will include the detached garage adjacent to 48th Avenue S. Parcel B will be created in the northern portion of the original lot, with 6.4 feet of street frontage. Pedestrian and vehicular access to Parcel B will be provided by a 12 foot wide easement south of the existing garage which runs east to the lot boundary.

Public Comment:

The comment period for this proposal ended on January 24, 2007. During this period, there was one comment letter 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 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 site is not within a mapped critical area, therefore, SMC 25.09.240 is not applicable. A geotechnical report dated October 24, 2006 states that there have been previous modifications to the slope. 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 corrections noted in the Correction Notice for Ordinance review dated January 5, 2007.
2. Include any 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) Date: March 5, 2007

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

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Suder/Consults/3005542 unitlot SP 6218 48th Av S.doc