



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: 3005561

Applicant Name: Matt King

Address of Proposal: 605 20th Avenue

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two equal parcels of land. Proposed parcel sizes are: A) 5,118 sq.ft. and B) 5,118 sq. ft. The existing structure to be removed.

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: October 6, 2006.

Zoning: Single Family Residential 5000.

Uses on Site: One single-family residence.

Substantive Site Characteristics:

This 10,236 square foot subject site is a rectangular corner lot that fronts on 20th Avenue to the east. The existing single-family residence is located in the center of the lot at approximately 10 feet above the grade of the right-of-way. The site slopes upwards to the west, with an elevation

change of approximately 24-26 feet from the eastern to western boundary. The vegetation on the lot consists of shrubs and lawn. There is a driveway on the northeastern portion of the lot. The surrounding zoning is Single Family Residential 5000. The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 10,236 square foot into two equal parcels of 5,118 sq. ft. Parcel A will be created on the northern portion of the original lot and Parcel B will be created on the southern portion of the original lot. Both Parcel A and B will have frontage on 20th Avenue for both pedestrian and vehicular access.

Public Comment:

The comment period for this proposal ended on September 13, 2006. 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*

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 not located in an environmentally 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.

