



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**

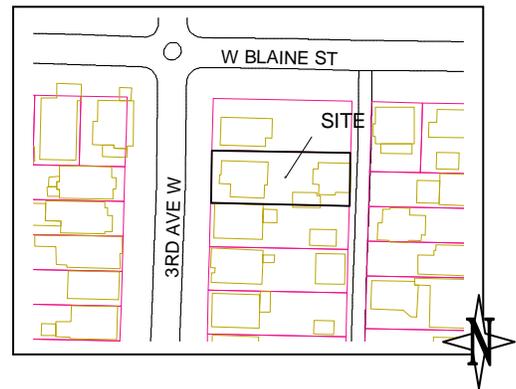
Application Number: 3005691

Applicant Name: Thomas Woldendorp

Address of Proposal: 1626 3rd Avenue West

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel containing two single family residences into two parcels with one single family residence on each. The proposed parcel sizes are: A) 3,046 sq. ft. and B) 2,453 sq. ft.



Short Subdivision - To subdivide one parcel into two parcels of land.
(SMC Chapter [23.24](#), [23.24.046](#))

BACKGROUND DATA

Site & Proposal Description

The subject site is a rectangular shaped lot with a lot area of 5,499 square feet. There are two legally established single-family homes located on the site. 3rd Avenue West abuts to the west and an alley abuts to the east. 3rd Avenue West is improved with curb, gutter and sidewalk along the site frontage.

Surrounding Area Description

The surrounding properties are zoned SF-5000 and developed with a variety of single-family structures.

Public Comments

The application was deemed to be complete on February 22, 2007 and notice of application was sent on March 1, 2007. The 14 day public comment period ended on March 14, 2007. Public comments were received through the public notice process.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC [23.24.040](#), the Director shall, after conferring with appropriate officials, use the following criteria (#7 does not apply) 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.*
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, and*
8. *Conformance to the provisions of Section [23.24.046](#), Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*

Analysis

Based on information provided by the applicant, referral comments as appropriate from DPD, Fire Department (SFD), 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. Seattle City Light has reviewed the proposal and will require an easement to provide for electrical facilities and service to the proposed parcels. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as 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 (Water Availability Certificate #20070357 issued March 2, 2007), 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 a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. No trees are to be removed as a result of this short subdivision. 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.

Analysis – Multiple single-family dwelling units on a single-family lot (Criterion #8)

1. *Each existing single-family dwelling unit was legally established by permit or is eligible to be established as a nonconforming development in accordance with Section [23.42.102](#), Establishing nonconforming status;*

Based on the King County Assessor records and a City of Seattle building permit (#341009), two legal single family homes have been established on the site. The King County Assessor records indicate the easterly structure was built in 1902. The building permit indicates the westerly structure was constructed in 1940. The requirements of this section are met as the single-family residences were legally established.

2. *Each existing single-family dwelling unit was constructed prior to February 20, 1982;*

As stated above, the existing homes were constructed in 1940 and 1902.

3. *Each resulting lot has one (1), but no more than one (1), existing single-family dwelling unit;*

Each resulting lot will have one single family residence located on it as evidenced by the approved plat configuration showing separate structures on each proposed lot, and by the permit history detailed above. The provisions of this section are met.

4. *Parking is provided in accordance with Section [23.44.016](#), Parking location and access, unless the Director determines that at least one (1) of the following conditions is present:*

b. The short subdivision cannot be configured to provide parking in compliance with Section 23.44.016;

One parking space exists on the site, located in the western principal structure and accessed off 3rd Avenue West. Due to the location of the home on Proposed Parcel “B”, there is not enough space along the side or rear of the property to provide the code required parking.

5. *Each resulting lot conforms to all other development standards of the zone unless the Director determines that the short subdivision cannot be approved if such standards are strictly applied and modification or waiver of some or all of such standards would further the public interest. If the Director makes such determination, then the Director may waive or modify development standards, provided that:*

a. Each existing single-family dwelling unit shall be set back at least three (3) feet from each common lot line in the short subdivision; and

b. No resulting lot shall be smaller than one thousand eight hundred (1,800) square feet.

The proposed subdivision meets the above criteria. Below is a table that summarizes the modification or waivers to development standards required to approve the short plat.

	Lot size	Front Yard (west)	Side Yards (N/S)	Rear Yard (east)	Lot coverage	Parking
Proposed Parcel A 2428 Queen Anne Ave N	Conforming at > 1,800 sq. ft. (3,046 sq. ft.)	Unchanged	Unchanged	Conforming at 18'-6"	Conforming at < 1750 sq. ft.	Unchanged, conforming
Proposed Parcel B 2424 Queen Anne Ave N	Conforming at >1,800 sq. ft. (2,453sq. ft.)	Conforming at 21'	Unchanged	Unchanged	Conforming at < 1750 sq. ft.	Unchanged, conforming

Table 1, Proposed modifications to development standards, shaded.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions as described in the approval cover letter.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

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

Revise Short Plat to show the following:

1. Change the terms “Unit” and “Lot” to “Parcel” in all instances on the plat.
2. Show the existing and proposed on-site parking for proposed Parcel “A” and “B”.
3. Provide legal description and show on the face of the plat a sidesewer easement on proposed Parcel “A” for the benefit of proposed Parcel “B”.
4. Provide legal description and show on the face of the plat the code required pedestrian access easement (SMC 23.53.025.F).

