



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: 3005871
Applicant Name: Alicia Cortes
Address of Proposal: 6411 23rd Avenue S

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 4,607.1 sq ft. and B) 4,330.5 sq. ft. The existing wood single-family residence will remain on Parcel A.

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: January 3, 2007

Zoning: Single Family Residential 5000 (SF 5000).

Uses on Site: One single-family residence.

Substantive Site Characteristics:

This 8,937.6 square foot subject site is a rectangular lot that fronts on 23rd Avenue S to the east. The existing single-family residence is located within the southern portion of the lot. The site slopes down to the west with an elevation change of about ten feet. The site and surrounding properties are zoned Single Family Residential 5000 (SF 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 8,937.6 square feet into two parcels of 4,607.1 sq. ft. and 4,330.5 sq. ft. Parcel A will be created in the southern portion of the original lot and will contain the existing home. Parcel B will be created on the northern portion of the lot with 9-11' wide section extending south along the western boundary and then turning east along the southern boundary to 23rd Avenue.

This extension of Parcel B around the existing home will provide the vehicular access to Parcel B. The driveway to the south of the existing home will be a shared ingress, egress, and utility easement. Both parcels will have street frontage on 23rd Avenue S which will provide direct pedestrian access to both parcels.

Public Comment:

The comment period for this proposal ended on January 24, 2007. During this period, there were two 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*

1). The applicant is utilizing 23.44.010B1b (75/80 rule) in order to meet the minimum lot size for this short subdivision. The zoning is SF 5000, and the proposed lots are each greater than 3,750 sq. ft. (75% of 5000 sq. ft). The six properties on the same block face have a lot area

average of 5,413 sq. ft., and the proposed lots are greater than 4,330 sq. ft. which is 80% of that average lot size.

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 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 owner-occupied 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 all required utility easements, including the sidesewer easement.
2. Include on the final plat the corrections noted in the Land Use Plans Correction Notice dated January 30, 2007.
3. Include the easement description if required by Seattle City Light on the face of the final plat and in the legal descriptions of the affected lots.

4. 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 ___."
5. 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.
6. Submit the recording fee and final recording forms for approval.

For the life of the project

7. 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: May 10, 2007
Janet L. Wright, Land Use Planner
Department of Planning and Development

JLW:bg