



City of Seattle

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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:** 3005973  
**Applicant Name:** Kevin Joyce  
**Address of Proposal:** 6534 Delridge Way SW

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A.) 5,046 sq. ft. and B) 5,046 sq. ft. Existing structures are 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: 1/3/07  
Zoning: Residential, Single-Family 5000 (SF5000)  
Uses on Site: One single-family residence

**Substantive Site Characteristics:**

This 10,092 square foot subject site is a rectangular lot that fronts on Delridge Way S to the west. The site is north of SW Holly Street. The existing single-family residence is

located toward the front of the lot. The site slopes up from the street, with the steepest slope in the eastern portion of the lot. There is an elevation change of about 39 feet along the 166 foot length of the lot, from the western to eastern boundary. There are several trees located on the lot including Cedar, Cottonwood, Hawthorne, Madrona and Maple. The surrounding zoning is Residential, Single-Family 5000 (SF5000).

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 10,092 square feet into two parcels of 5,046 sq. ft. each. Parcel A will be created on the northern portion of the original lot and Parcel B will be created in the southern portion of the original lot. The existing single family residence will be removed. Pedestrian and vehicular access to both parcels will be provided by their street frontage on Delridge Way SW.

Public Comment:

The comment period for this proposal ended on December 27, 2006. During this period, there was 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. On the final plat, place a note that the existing home is “to be removed legally prior to sale and/or transfer of ownership.”
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: July 19, 2007

Janet Wright, Land Use Planner  
Department of Planning and Development

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