



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: 3001461
Applicant Name: Thanh Minh Trinh
Address of Proposal: 9439 19th Avenue South

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land (unit subdivision). Proposed parcel sizes are: A) 5,506 sq. ft. and B) 5,712 sq. ft. Existing structure to remain.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels of land.
(Seattle Municipal Code (SMC) Chapter 23.24)

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 & Area Description

The 11,218 square foot site is located in a Single Family residential zone with a minimum lot size of 5,000 square feet (SF 5000), in the Airport Height District. The Subject site is located on the northwest corner of 49th Avenue South and South Roxbury Street. The site is nearly square with 104 ft of frontage on 49th Avenue South and 108 ft of frontage on South Roxbury Street for a total area of 11,232 square feet.

The subject lot is mostly flat and is not located within any identified and or designated Environmentally Critical Area.

At the side (south) of the property is Roxbury Street which is paved but unimproved. 49th Avenue South also paved but unimproved also. There is an existing house (No. 9439) on the easterly portion of the existing parcel.

The subject lot slopes mostly downward to the northwest side of the lot, but is not located within any identified and or designated Environmentally Critical Area.

South Roxbury Street and 49th Avenue South are classified as non-arterial streets, pursuant to SMC Chapter 23.53. Properties surrounding the site are also zoned SF 5000. Development in the area consists of one and two-story single-family houses of varying age and architectural style on a variety of lot sizes consistent with the zoning designation.

Proposal

The proposal is to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,506 sq. ft. and B) 5,712 sq. ft. The existing structure is proposed to remain.

Public Comment

During the public comment period which ended November 21, 2007, the City received two written comments related to off- street parking impacts.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Policies and 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.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, and Parks 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 of the 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.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

1. 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 fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. The boundaries shall be adjusted if necessary to meet the requirements of the Land Use Code.
2. 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 face of the plat "For conditions of approval after recording, see page ___ of ___".
3. Provide final recording forms and fees.

Signature: _____ (signature on file) Date: December 20, 2007
Laura Kim
Land Use Planner

LK:bg

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