



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:** 3003437  
**Applicant Name:** Cramer NW, Inc.  
**Address of Proposal:** 5253 16<sup>th</sup> Avenue SW

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,105 sq. ft. and B) 5,347 sq. ft. Existing structures on proposed Parcel A to remain.

No development or construction activities are associated with the current proposal; the subject of this analysis and decision is restricted to the proposed division of land.

The following approval is required:

**Short Subdivision** - To subdivide one existing parcels into two parcels.  
(Per Seattle Municipal Code Chapter 23.24)

**BACKGROUND DATA**

Zoning: SF5000  
Date of Site Visit: August 9, 2007  
Uses on Site: One existing single family residence

**Substantive Site Characteristics:**

The 10,452-square foot site is located mid-block 16<sup>th</sup> Avenue SW, between SW Dawson Street and SW Brandon Street south of South Seattle Community College. The site has

approximately 92.28 feet of street frontage on 16<sup>th</sup> Avenue SW, which has a 65-foot right-of-way with paved roadway approximately 40 feet wide. This street does not have curb or gutter but has an asphalt sidewalk along the site frontage.

The site is zoned Residential, Single-Family 5,000 (SF 5000). The site is developed with one single-family residence.

The subject site slopes is relatively flat and is not located within any mapped or observed Environmentally Critical Area (ECA).

Properties to the north, south, and west are also zoned SF 5000. Development in the area consists primarily of single-family residences of similar age and architectural styles. Along the east side of 16<sup>th</sup> Avenue is SF 7200 which includes the Viewpointe development of the early 90's. The adjacent parcel to the north is a through lot and the lots to the west fronting 17<sup>th</sup> Avenue SW are vacant.

Public Comment:

Notice of the proposal was issued on July 12, 2007 and the 14 day public comment ended on July 26th, 2007. No public comment letters were 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;*

The subject property's zone (SF 5,000) is intended for single-family residential uses with a minimum lot size of 5,000 square feet. The parcels created by this proposed division of land would conform to all applicable development standards of the SF 5,000 zoning district as A is proposed to be 5,105 square feet and B is proposed to be 5,347 square feet. The proposed parcels would provide adequate buildable area to meet applicable yards, lot coverage requirements, and other applicable Land Use Code development standards. *The proposed single uses on each lot would conform to applicable Land Use Code permitted uses, subject to the conditions listed below.*

2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*

The two parcels have the required access for vehicles. The Seattle Fire Department has reviewed and approved the application July 18<sup>th</sup>, 2007.

Seattle City Light has reviewed and approved the proposed short plat in their 8-15-07 e-mail. They do not need property rights for this short plat.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #20071381 was issued on August 7th, 2007.

The Drainage Review indicates the existing house located upon proposed Parcel B is connected by means of a single side sewer to an 8-inch public sanitary sewer (PSS) located in 16<sup>th</sup> Ave. SW. and there is a 12 inch public storm drain(PSD) on the sewer side of 16<sup>th</sup> Ave. SW which discharges to a Designated Receiving Water.

No conditions are proposed to be added to the Director's decision of Short Plat.

The following is for Applicant informational purposes only:

Prior to issuance of building permit:

SANITARY SEWER: Contact DPD Side sewer and Drainage Count for side sewer permit requirements.

DRAINAGE: Plan review requirements will be made at time of building application in accordance with any applicable storm water ordinances in effect at that time. If the project greater than 5000 s.f. new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015D and 22.802.020, may be required.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for owner-occupied housing would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

The site is not located in any mapped or observed environmentally critical area as defined in SMC Chapter 25.09. Therefore, this section is not applicable to the short plat application.

6. *Is designed to maximize the retention of existing trees;*

There are no trees on the lot per the site visit of August 9<sup>th</sup>, 2007.

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 Planners, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lot 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, subject to the conditions listed below. 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 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. Have final recording documents prepared by or under the supervision of a land surveyor licensed in Washington State. 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. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned. Add the conditions of approval to the face of the plat.
2. Submit the final recording forms for approval and remit any applicable fees.

Prior to Issuance of any Building Permit

3. Attach a copy of the recorded short subdivision to any sets of building permit application plans, if applicable.

Signature: \_\_\_\_\_ (signature on file) Date: December 24, 2007  
Carreen N. Rubenkonig  
Land Use Planner  
Department of Planning and Development

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