



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: 3004890

Applicant Name: Jeff Donahue

Address of Proposal: 3700 SW Admiral Way

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,008 sq. ft. and B) 4,691 sq. ft. The existing single family residence is to remain on proposed Parcel A. The existing garage is 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: February 15, 2008.

Zoning: Residential, Single-Family 5,000 (SF 5000).

Uses on Site: One single-family residence and an attached garage.

Substantive Site Characteristics:

This 9,700 square foot subject site is a corner lot that fronts on SW Admiral Way to the south, 37th Avenue SW to the east, and an alley to the north. The existing single-family residence is located on the eastern portion of the lot. The front door faces 37th Avenue SW. The garage is attached to the north side of the house, with the driveway leading onto 37th Avenue SW. The site is several feet higher in elevation than 37th Avenue SW. There is a rockery and landscaped area

along the 37th Avenue frontage, and a concrete walkway leading from the front door down to the street. SW Admiral Way gently slopes up from the intersection with 37th Avenue (east to west), almost matching the grade of the lot at the southwest corner of the lot. The rest of the site is relatively level. There are several trees located on the western portion of the lot and shrubs located along the western property line. The trees include cherry, plum, dogwood, and crabapple. None of these trees are of species considered to be “exceptional trees” per Director’s Rule DR 6-2001. The site is located within an area zoned Residential, Single-Family 5,000 (SF 5000). Across the street to the east are parcels zoned Residential, Single-Family 7,200 (SF 7200). The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 9,700 square feet into two parcels of: A) 5,008 sq. ft. and B) 4,691 sq. ft. Parcel A will be created on the eastern portion of the original lot, and will contain the existing house. Parcel B will be created on the western portion of the original lot. The existing garage will be removed. Vehicular access to both parcels will be provided by the existing driveway from 37th Avenue SW. This driveway will be shared by the two lots. One off-street parking space for each lot will be provided. There will be no access to either lot from the alley. Both SW Admiral Way and 37th Avenue SW will provide pedestrian access to the two lots.

Public Comment:

The comment period for this proposal ended on March 12, 2008. During this period, ten citizens submitted written comment letters.

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 lots created by the proposed subdivision will conform to all development standards for areas zoned SF 5000. The lot configurations provide adequate buildable area to meet applicable density, setbacks, lot coverage requirements, and other land use code development standards. The plat is applying the “75/80 rule” of SMC 23.44.010.B.1.b. The 75/80 rule allows for lots to be created that are less than the 5,000 square foot minimum lot size of the SF 5000 zone, provided that the lot size is at least 75% of the minimum lot size of the zone, and 80% of the mean lot size of the lots located on the same block face. 75% of 5,000 square feet is 3,750 square feet. The lots on the same block face as the site (Admiral Way from 37th to Belvidere) are 7,875, 4,836, and 4,836 square feet. The average of these three lot areas is 5,849 square feet, and 80% of that area is 4,679 square feet. The proposed lots exceed 4,679 square feet; therefore the proposed plat meets the applicable lot area requirements.

2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection, as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*

Each of the proposed parcels will have adequate access for pedestrians, vehicles, utilities, and fire protection. There are existing sidewalks on both Admiral Way and 37th Avenue that will provide pedestrian access to the proposed lots. Vehicle access to both lots will be provided by the existing driveway onto 37th Avenue. One off-street parking space will be provided for each lot. The existing garage is proposed to be removed. A new off-street parking space, replacing the one being removed, must be established through a Subject to Field Inspection permit, as noted in Condition 1.

Seattle City Light has reviewed and approved the proposed plat to ensure adequate access for utilities.

The Seattle Fire Department has reviewed and approved the proposed short subdivision with respect to access for emergency vehicles.

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

Seattle Public Utilities reviewed the proposed plat and approved a Water Availability Certificate. All conditions on the certificate must be met prior to receiving water service. The stormwater drainage for this site has been reviewed and approved. Sanitary sewer service will be assured subject to Condition 3 below.

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

The public use and interests are served by permitting the proposed division of land which will provide additional housing opportunities in the City.

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

Not applicable.

6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*

There are several trees located on the western portion of the lot. None of these trees are of species identified as exceptional trees per Director's Rule DR 6-2001. No trees are proposed to be removed at this time. The plat, as designed, allows for the possibility of retaining 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*

Not applicable.

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 (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Not applicable.

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 pedestrian and 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. The off-street parking space is being removed for the existing single-family home. The applicant must reestablish a new off-street parking space for the one being removed through a Subject To Field Inspection (STFI) permit. A new off-street parking space needs to be shown for Parcel A only. The STFI permit must be approved prior to approval of the final short plat.

