



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:** 3005503  
**Applicant Name:** Yee Wah Ng  
**Address of Proposal:** 7309 Beacon Avenue S

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into 2 parcels of land. Proposed parcel sizes are: A.) 5,001 sq. ft. and B.) 9,615 sq. ft. Existing structures on proposed Parcel B to be demolished and existing structure on proposed Parcel A to remain.

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: 6/28/07  
Zoning: Residential, Single-Family 5000 (SF5000)  
Uses on Site: One single-family residence and detached garage

**Substantive Site Characteristics:**

This 14,616 square foot subject site is a rectangular lot at the end of a driveway that fronts on Beacon Avenue S to the east. Its general location is just south of S. Othello Street. The existing

single-family residence is located on the eastern portion of the lot and the detached garage is located on the western portion of the lot. The lot is level with no significant topography. The primary vegetation is lawn located to the south and west of the existing home and garage. The surrounding zoning is Residential, Single-Family 5000 (SF5000). The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 14,616 square feet into two parcels of A) 5,001 sq. ft. and B) 9,615 sq. ft. Parcel A will be created on the eastern portion of the original lot, where the existing single-family residence is located and will remain. Parcel B will be created in the western portion of the original lot where the detached garage is located; this structure will be removed. Pedestrian and vehicular access to Parcels A and B are provided by the asphalt driveway which runs west from Beacon Avenue S.

Public Comment:

The comment period for this proposal ended on July 11, 2007. During this period, there were 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, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection, as provided in Section 23.53.005; Access to lots; and Pedestrian access and circulation as provided in 23.53.006;*
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. *Whether the proposed subdivision of land 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; and*
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.*

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. Include on the final plat the following notation on sheet 2 regarding the garage: "to be legally prior to sale and/or transfer of ownership"
2. For the final survey, please make the following corrections: a.) Revise the bearing at Parcel A; it should be S 00-38-16 E, 15.26' and b.) Revise and complete the legal description for Parcel B.
3. Provide an easement, covenant, or other agreement on the final plat for the proper posting of an address sign at Beacon Avenue S for the benefit of Parcel B.
4. Include the required easement description by Seattle City Light on the face of the final plat and in the legal descriptions of the affected lots.
5. The stormwater infiltration letter dated September 19, 2008 and accompanying drainage plan must be submitted with any future building permit submittal unless alternative scenario is approved by DPD Drainage Reivew.

6. 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 \_\_\_."
7. 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.
8. Submit the recording fee and final recording forms for approval

For the life of the project

9. 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: January 15, 2009  
Janet Wright, Land Use Planner  
Department of Planning and Development

JW:lc

H:\My Documents\MUP-Decisions\Final-decisions\DPD #3005503-17101.doc