



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: 3005522
Applicant Name: Quan Ha
Address of Proposal: 6315 23rd Avenue SW

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 6,400 sq. ft., B) 5,200 sq. ft.; and C) 5,345 sq. ft. Existing structures are to remain.

The following approval is required:

Short Subdivision to create three parcels of land.
(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

The proposed site appears to be part of an original 10 lot subdivision bounded by Delridge Way SW, 23rd Avenue SW, SW Willow Street and 24th Avenue SW and recorded as the "Homecroft Addition". This home was built in 1927. Nearby residences were built from 1928 through 1930. The most recent subdivision activity took place in 1996 to the south in the original Parcel 2 and includes a home from 1921. The shuttered Boren Junior High School is to the north of this site on the east side of Delridge Way SW

and City of Seattle Parks property is due north at the intersection of 24th Avenue SW with Delridge Way SW. Generally little development has occurred in the past 30 years in this neighborhood.

There is no curb, gutter or sidewalk for either street frontage.

Zoning: SF 5000 is the underlying zone which requires 5,000 square feet for each parcel.

Date of Site Visit: The site visit was conducted on January 22, 2008. Notice of application was posted on both frontages.

Uses on Site: There is an existing single family structure, detached garage and a partially wooded lot.

Substantive Site Characteristics: The lot slopes gently from the east towards 24th Avenue SW to the west. The site fronts on two residential streets. Some trees of the lower southern corner appear to have been removed prior to this plat application.

Public Comment: The site was posted on 23rd Avenue SW and on 24th Avenue SW from December 20th, 2007 through January 4th, 2008. No comments 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;*
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; 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, 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 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: April 17, 2008
Carreen Rubenkönig
Land Use Planner

CR:bg