



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:** 3006487  
**Applicant Name:** Tess Wegier, Agent  
**Address of Proposal:** 1752 S Ferdinand St.

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 7,207.5; B) 7,9515.5; and C) 8,556. The existing structure is to be demolished.

The following approval is required:

Short Subdivision - To divide one existing parcel into three 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 23,715 square foot site is located in a Single Family residential zone with a minimum lot size of 7,200 square feet (SF 7,200), in the Airport Height District. The subject site is located on the northwest corner of 19<sup>th</sup> Avenue South and South Ferdinand Street. This site is rectangular in shape with 255 ft. of frontage on 19<sup>th</sup> Avenue South and 93ft. of frontage on South Ferdinand Street. Access to the back lot will be via ingress/egress easement from 19<sup>th</sup> Avenue South. The zoning of the site is Single Family Residential (SF 7200) with a minimum lot size of 7,200 square feet per lot. The topography of the site is flat and it is sparsely landscaped with a variety of ornamental and native shrubs and trees.

### Proposal

The proposal is to subdivide one parcel into three parcels of land. The proposed parcel sizes are: A) 7,207.5; B) 7, 951.5; and C) 8,556. The existing structure is proposed to be demolished.

### Public Comment

During the public comment period which ended December 5, 2007 the City received one written comment from a group of 9 residents related to the project concerning traffic issues. The City also received one request from a citizen to be put on the party of record.

### **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. On the face of the plat, provide an easement or covenant to allow for the proper posting of address signage visible from the street for the benefit of any parcel without street frontage.
3. 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 \_\_\_".
4. Provide final recording forms and fees.

Conditions for the Life of the Project

5. 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: April 24, 2008  
Laura Kim  
Land Use Planner