



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:** 3006623  
**Applicant Name:** Joanna Spaulding  
**Address of Proposal:** 424 31<sup>st</sup> Avenue E

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide two parcels into three parcels of land. Proposed parcel sizes are: A) 3,750.0 sq. ft., B) 4,849.5 sq. ft.; and C) 3,759.4 sq. ft. Existing single family residences on Parcel B and C to remain.

The following approval is required:

**Short Subdivision** – To subdivide two parcels into three 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: 5/8/07  
Zoning: Residential, Single-Family 5000 (SF5000)  
Uses on Site: Two single-family residences

Substantive Site Characteristics:

This 12.358.9 square foot subject site is a rectangular lot that fronts on 31<sup>st</sup> Avenue E to the west and 32<sup>nd</sup> Avenue E to the east. Its general location is just south of East Republican Street. There are two existing single-family residences; the structure furthest north fronts on 31st Avenue E and the structure in the southern area fronts on 32<sup>nd</sup> Avenue E. The site is flat, with about six deciduous trees in the western and northeastern areas. The surrounding zoning is Residential, Single-Family 5000 (SF5000). The site is located in a mapped critical area due to possible liquefaction of soil.

Proposal Description:

The applicant proposes to subdivide two parcels with a total area of 12.358.9 square feet into three parcels of: A) 3,750.0 sq. ft., B) 4,849.5 sq. ft.; and C) 3,759.4 sq. ft. Parcel A will be created on the southwestern portion of the site, where there is an existing gravel driveway. Parcel B will be created in the northern portion of the site, where an existing single family residence is located and will have 39.97 ft. of street frontage on 31<sup>st</sup> Avenue E. The single family residence will remain; however, the wood deck on the northern side of the structure will be removed. Parcel C will be created in the southeastern portion of the site, where there is a single family residence that will remain. The wood deck and stairs on the west side of this structure will be removed.

Public Comment:

The comment period for this proposal ended on May 5, 2007. During this period, there were five 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;*

The lots created by the proposed subdivision will conform to all development standards for areas zoned Residential, Single-Family 5000 (SF5000) The lot configurations provide adequate buildable area to meet applicable density, setbacks, lot coverage requirements and other land use code development standards.

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

Each of the proposed parcels will have adequate access for vehicles, utilities and fire protection. Proposed Parcels A and B will each have 39.97 feet of street frontage on 31<sup>st</sup> Avenue E. Proposed Parcel C will have 79.92 ft. of street frontage on 32<sup>nd</sup> Avenue E.

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

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

Seattle Public Utilities reviewed the short subdivision application 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 conditionally approved. There is an existing side sewer serving the existing single family residence at 421 32<sup>nd</sup> Avenue E and the adjacent neighboring house at 417 32<sup>nd</sup> Avenue E. This sidesewer is located on Proposed Parcels A and B, and there is a recorded easement between the owner of the subject site and the adjacent neighbor which addresses its maintenance and relocation.

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;*

The proposal site is located within a mapped critical area due to possible liquefaction of soil. This short subdivision conforms to the provisions of SMC Section 25.09.240.

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

There are about six deciduous trees located in the northeastern and western areas of the subject site which range in size from 4 to 18 inches in diameter (diameter at breast height.) For this short subdivision, these trees will be retained. There are also two street trees, a plum tree and Hawthorne tree, on 31<sup>st</sup> Avenue E that will remain.

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 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 within a mapped critical area; therefore, SMC 25.09.240 is 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 recording number for the sidesewer easement that serves the single family residence at 421 32<sup>nd</sup> Avenue E on this subject site and the adjacent neighboring structure at 417 32<sup>nd</sup> Avenue E.
2. Include on the final plat all of the corrections noted in the Land Use Corrections notice dated May 9, 2007.
3. Required parking needs to be established for Parcel C prior to the sale and/or transfer of ownership of these lots. If this required parking will not be established prior to recording, then include the following notation on the final plat: “Parking for Parcel C shall be established prior to separate sale and/or transfer of ownership of these lots.”
4. There are required modifications to the two existing single family residences as a condition of this short subdivision. If these modifications will not be completed

- prior to recording, then include the following notation on the final plat: “Wood deck on north side of structure at 424 31<sup>st</sup> Avenue E and wood deck and steps on west side of structure at 421 32<sup>nd</sup> Avenue E to be legally removed prior to the sale and/or transfer of ownership of these lots.”
5. Include any required easement description by Seattle City Light on the face of the final plat and in the legal descriptions of the affected lots.
  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: February 14, 2008  
Janet L. Wright, Land Use Planner  
Department of Planning and Development

JLW:bg/lc

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