



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: 3007102
Applicant Name: Narith Lim
Address of Proposal: 7557 31st Avenue SW

SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide one parcel into 2 parcels of land. Proposed parcel sizes are: A) 5,696 sq. ft.; and B) 4,144 sq. ft. Existing single family residence to remain and detached garage and carport 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: 6/8/07

Zoning: Residential, Single-Family 5000 (SF5000)

Uses on Site: One single-family residence, detached garage, and carport

Substantive Site Characteristics:

This 9,840 square foot subject site is a rectangular corner lot that fronts on 31st Avenue SW to the east, SW Holden Street to the south, and a concrete alley to the west. The existing single-family residence is located on the eastern portion of the lot, with the

carport adjacent to the north. The detached garage is located on the western portion of the lot, adjacent to the alley. The site is relatively level, with an elevation change of 6 feet from 31st Avenue SW down to the alley to the west. There are approximately 6 trees on the subject site, which includes 4 fruit trees on the western portion of the lot and a holly tree and cedar on the eastern portion of the lot. There are several street trees along SW Holden Street which are fruit trees 9-10" diameter at breast height. The surrounding zoning is Residential, Single-Family 5000 (SF5000). The site is not located in any mapped critical area.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 9,840 square feet into two parcels of A) 5,696 sq. ft.; and B) 4,144 sq. ft. Parcel A will be created on the eastern portion of the original lot, where the existing single-family residence is located. This structure is to remain. Parcel B will be created on the western portion of the original lot, where the detached garage is located. Both garage and carport will be removed.

Parcel A has street frontage on 31st Avenue SW and SW Holden Street. There is an existing curbcut on 31st Avenue SW for vehicular access. Parcel B has frontage on SW Holden Street and the alley for both vehicular and pedestrian access.

Public Comment:

The comment period for this proposal ended on May 30, 2007. During this period, there was one comment letter 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; 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.*

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 for the carport and detached garage: “to be legally removed prior to the sale and/or transfer of ownership of these lots.”
2. 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.
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 plat “For conditions of approval after recording see page ___ of ___.”
4. 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.
5. Submit the recording fee and final recording forms for approval.

For the life of the project

6. 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: October 29, 2007
Janet L. Wright, Land Use Planner
Department of Planning and Development

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