



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3007215  
**Applicant Name:** Bob Winters for Laura Jane Moss  
**Address of Proposal:** 10716 19<sup>th</sup> Avenue Northeast

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 7,310 square feet, B) 7,685 square feet. Approximately 880 square feet of the eastern-most portion of the existing house and deck are to be removed to accommodate Parcel B land area, and the existing garage is to be removed.

The following approval is required:

**Short Subdivision** - To subdivide one parcel into two parcels of land pursuant to Seattle Municipal Code 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 and Vicinity Description:

This Single Family 7200 (SF 7200) zoned property is located in the Victory Heights neighborhood north of the Victory Heights Playground. The site is midblock on 19<sup>th</sup> Avenue Northeast, between Northeast Northgate Way and Northeast 107<sup>th</sup> Street. The site measures approximately 75 feet wide along 19<sup>th</sup> Avenue Northeast, by 200 feet deep, and has a total land area of approximately 15, 000 square feet. The site is level and is developed with a single family



residence, a garage, a small shed in the rear portion of the lot, and a paved driveway located along the north property line. The rear portion of the lot is densely vegetated with large trees, shrubs and ground cover; the front yard is landscaped, and bounded along the west property line by a row of Mountain Ash trees.

Nineteenth Avenue Northeast is a 60 foot wide platted street, paved, though not fully improved, lacking curbs, gutters, and sidewalks. On-street parking exists in the form of gravel and dirt shoulders available primarily on the east side of 19<sup>th</sup> Avenue Northwest.

Development in the immediate vicinity consists of single family residences on varying sized lots. Several of the surrounding lots have been subdivided in recent years creating two smaller lots from one large lot. The site is not located within any mapped or observed Environmentally Critical Area (ECA).

Proposal:

The applicant proposes to divide the subject property into two parcels of land. The two proposed lots are describes as follows: Parcel A would be 7,310 square feet in area and would front on 19<sup>th</sup> Avenue Northeast; Parcel B would be 7,685 square feet in area and would occupy the rear portion of the property, with no street frontage along 19<sup>th</sup> Avenue Northeast (a 1 foot wide easement along 19<sup>th</sup> Avenue Northeast is being granted by Parcel A to Parcel B for ingress, egress and utilities beneficial to Parcel B). Each lot would have more than the 7,200 square feet of minimum lot area required in the zone.

Public Comment:

DPD received no public comment related to this application.

**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;*

*1. Conformance to the applicable Land Use Code provisions;*

The subject property's zoning classification is intended for single-family residential uses with a minimum lot size of 7,200 square feet (SF 7200). The lots created by this proposed division of land would conform to all applicable development standards of the SF 7200 zoning district. The proposed parcels would provide adequate buildable area to meet applicable yards, lot coverage requirements, and other applicable Land Use Code development standards.

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

Parcels A and B will take direct vehicular access from 19<sup>th</sup> Avenue Northeast. Parcel B will be accessed via a 10 foot wide driveway. The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access, subject to future development meeting Seattle Fire Code Requirements. All private utilities are available in this area. Seattle City Light has reviewed and approved the proposal, subject to conditions as described at the end of this decision.

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

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate **20071057** was issued on June 15, 2007.

Seattle DPD has examined the proposal for compliance with drainage and sanitary sewer provisions and found it to be adequate for the purpose of this short plat. The applicant may contact DPD's Sidesewer and Drainage Counter for Sidesewer permit requirements.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions; the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest would be served by this proposal because additional opportunities for owner-occupied housing would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

This site is not located in any environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.

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

The site contains several trees ranging from 8 inches to 34 inches in diameter and located primarily within the area of Parcel B. These trees can be preserved, depending upon the location of any future construction, the extent of the root systems, and the overall health of the trees. There are no proposed building pads or construction at this time on Parcels A or B that would necessitate removal of any existing trees. Future construction will be subject to the provisions of SMC 23.44.008, 25.11.050, and 25.11.060, which sets forth tree planting and exceptional tree protection requirements on single family lots.

