



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D. M. Sugimura, Director

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

Application Number: 3007399
Applicant Name: Debra Goodman
Address of Proposal: 2400 East Helen Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide two parcels into four parcels of land (Short Subdivision). Proposed parcel sizes are: A) 4,650 sq. ft. B) 3,757 sq. ft. C) 3,758 sq. ft.; and D) 4,652 sq. ft. Existing structures on proposed parcels to remain.

The following approval is required:

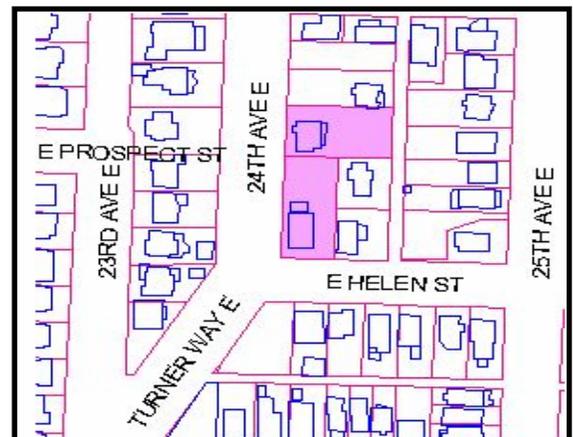
Short Subdivision - to subdivide two existing parcels into three lots as a short subdivision. (Chapter 23.24 Short Plats, Seattle Municipal Code)

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

BACKGROUND DATA

Substantive Site Description

The subject site is comprised of two properties which are approximately 8,400 (Parcel 5015000200 – located at 2400 East Helen Street) and 8,400 (Parcel 3204200510 – located at 1058 24th Avenue East) square feet in size respectively.



These properties collectively have approximately 210 feet of street frontage along 24th Avenue East to the west, which is developed with curbs, gutters, and sidewalks on both sides of the street pavement at this location. Parcel 5015000200 has approximately 60 feet of street frontage along East Helen Street to south, which is also developed with curbs, gutters, and sidewalks on both sides of the street pavement at this location. Parcel 3204300510 has approximately 70 feet of frontage along an asphalt alley to the east. The site is zoned Single Family 5,000 (SF 5000), as are the areas adjacent to the north, south, east, and west.

Parcel 5015000200 is developed with one existing single family residence with a detached garage along 24th Avenue East. Parcel 3204300510 is developed with one single family residence and off-street vehicular parking achieved from a driveway along 24th Avenue East. All structures are proposed to remain on-site as part of this application. The site slopes approximately 16 percent from the southwest corner of Parcel 5015000200 to the northeast corner of Parcel 3204300510 and is not located in any mapped or observed Environmentally Critical Areas (ECA).

Proposal Description

The applicant proposes to short subdivide the two subject parcels into four lots by utilizing the provisions of SMC 23.44.010.B.1.b, which allows the creation of lots at least seventy-five (75) percent of the minimum required lot area and at least eighty (80) percent of the mean lot area of the lots on the same block face within which the lot will be located.

Calculations per SMC 23.44.010.B.1.b	
Block Face Property ID	Area
320430-0475	2,220 sq. ft.
320430-0490	4,440 sq. ft.
320430-0500	6,000 sq. ft.
Total	12,660 sq. ft.
75% of SF 5000 zone	$5,000 * 75\% = 3,750$ sq. ft.
80% of mean lot area	$12,660/3 = 4,220 * 80\% = 3,376$ sq. ft.

Proposed parcel sizes are: Parcel A) 4,650 sq. ft., Parcel B) 3,757 sq. ft., Parcel C) 3,758 sq. ft.; and Parcel D) 4,652 sq. ft.

Existing structures are proposed to remain on these newly subdivided parcels.

Public Comment:

The comment period for this proposal ended on August 1, 2007. During this period, no written comment letters related to this project 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.*
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.*

Based on the information provided by the applicant, referral comments from the Drainage Section, Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

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

The subject site is zoned for single family residential use, with a minimum lot size of 5,000 square feet (SF 5000) or as provided in SMC 23.44.010B.1.b. The allowed use in a single family zone is one dwelling unit per lot, with accessory uses and structures permitted in accordance with SMC 23.44.040 and 23.44.042. Maximum lot coverage within the SF 5000 zone is 35 percent or 1,750 sq. ft., whichever is greater. Front setbacks are an average of the neighboring adjacent lots, or 20 feet, whichever is less. The minimum side yard setback is five feet, while the minimum required rear yard is 25 feet or 20 percent of the lot depth and in no case less than ten feet. The lots created by this proposed subdivision of land will conform to all development standards of the SF 5000 zoning designation. Since the subdivision being sought will not include any changes to the existing on-site structures, the lot standards which apply to these existing structures will remain.

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

Proposed Parcel A will maintain vehicular access from 24th Avenue East, while pedestrian access will be achieved from both 24th Avenue East and East Helen Street. Proposed Parcels B and C will provide vehicular and pedestrian access from 24th Avenue East, while Parcel D will gain vehicular and pedestrian access from the asphalt alley immediately to the east of the proposed parcel.

Seattle City Light provides electrical service to the properties and has not indicated that an easement is required for overhead and/or underground infrastructure. If Seattle City Light requires an easement, it shall be included on the Final Plat prior to recording.

The Seattle Fire Department has reviewed and approved this proposal for adequacy of access for emergency vehicles.

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

The site area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Seattle Public Utilities reviewed this short subdivision application and issued Water Availability Certificate #20071393 on August 8, 2007.

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

One objective of the short subdivision process is to increase opportunities for new housing in order to ensure adequate capacity for future housing needs. The proposed short subdivision will meet all applicable Land Use Code provisions. The proposed development maintains adequate access for vehicles, utilities, and fire protection, and has adequate drainage, water supply, and sanitary sewer disposal. The public use and interest will be served with this proposal, as additional opportunities for housing would be provided within the City limits as a result of this subdivision and the proposed subdivision will yield parcels consistent with those existing in the vicinity of the subject properties.

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

The subject site is not located in any mapped or observed environmentally critical area as defined in SMC Chapter 25.09. Therefore, this section is not applicable to the short plat application.

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

Since this short subdivision application does not propose any site activity, no existing trees will be impacted by this proposal. The existing structures on site will remain; therefore, all existing trees will be retained.

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.*

This short subdivision is not a unit lot subdivision. As such, this section is not applicable to this proposal.

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.*

This short subdivision is not a multiple single-family dwelling unit subdivision. As such, this section is not applicable to this proposal.

DECISION – SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY APPROVED.**

CONDITIONS – SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Include any required easement description provided by Seattle City Light on the face of the final plat and in the legal descriptions of the affected unit lots.
2. 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 shall be identified on the plat and encroachments such as side yard easements, fences, or structures shall be shown. Please make sure that the lot areas of each parcel are included on the recording documents.
3. Submit the recording fee and final recording forms for approval.
4. The proposed lots are identified on the submitted Short Plat plan set as Parcels A, B, C, and D. Please note that DPD Addressing has assigned the following addresses to the corresponding unit lots: Parcel A) 2400 East Helen Street, Parcel B) 1054 24th Avenue East, Parcel C) 1058 24th Avenue East; and Parcel D) 1056 24th Avenue East.

For the Life of the Project

The owner(s) and/or responsible party(s) shall:

5. 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 8, 2007
Mike Reid, Land Use Planner
Department of Planning and Development

MR:lc