



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:** 3007502  
**Applicant Name:** Jennifer McCully  
**Address of Proposal:** 8411 8<sup>th</sup> Ave NW

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide two parcels into three parcels of land. Proposed parcel sizes are: A) 814 sq. ft., B) 1,461 sq. ft. and C) 2,269 sq. ft. Construction of one single family residence and two live-work units approved under 6097327.

The following approval is required:

**Short Subdivision** - to subdivide two existing parcel into three parcels.  
(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**

Zoning: SF 5000  
Date of Site Visit: March 23, 2007  
Uses on Site: One existing single family residence with attached garage

Substantive Site Characteristics:

The 4,624 square foot site occupies one mid-block lot facing 8<sup>th</sup> Ave NW, between NE 85<sup>th</sup> St and NW 83<sup>rd</sup> St. The lot has 41 feet of street frontage along 8<sup>th</sup> Ave NW, which has a 73.95 foot right-of-way with paved roadways approximately 53 feet wide with a planted median between the north and south bound lanes. This street has a sidewalk along the site frontage with curb and gutter. A 12' wide platted alley with approximately 10' of paved width borders the west side of the site.

The site is zoned Neighborhood Commercial with a 40-foot height limit (NC1-40). The site is developed with one single family residence and two live-work units (permitted under #6097327).

The subject site slopes approximately six feet from east to west, and is not located within any mapped or observed Environmentally Critical Area (ECA).

Properties to the north are also zoned NC1-40. Properties to the south and east are zoned Multi-family Lowrise Residential Commercial (L-2 RC). Properties to the west are zoned Single Family Residential (SF 5000) Development in the area consists of a mix of single family, multi-family, and commercial development.

Public Comment:

Notice of the proposal was issued on February 14, 2007. No public comments were offered.

**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 subject property's zone (NC1-40) is intended for neighborhood commercial residential uses such as live-work units. The lots created by this proposed division of land would conform to this requirement and all applicable development standards of the NC1-40 zoning district. The proposed parcels would provide adequate buildable area to meet applicable Land Use Code development standards.

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

The proposed parcels will take access from the alley via a shared ingress, egress, and utility easement. The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access with the building permit review (6097327).

*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 #20080196 was issued on February 11, 2008.

Drainage and sanitary sewer review was completed with the building permit review (6097327) and Seattle Public Utilities requires no additional conditions for the proposed short plat.

*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 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;*

The 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;*

The survey indicates that there were no existing trees on site, even prior to the construction of the new single family residence and live-work units. Proposed landscape plans were reviewed under building permit number 6097327.

#### Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), Seattle City Light, and Parks and review by the Land Use Planners, 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

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

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 side yard easements, 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. Add the conditions of approval to the face of the plat.

2. Submit the final recording forms for approval and remit any applicable fees.
3. Provide any required Seattle City Light easement on the plat documents.
4. Add all conditions of approval to the face of the plat.

Prior to Issuance of any Building Permit

5. Attach a copy of the recorded short subdivision to any sets of building permit application plans, if applicable.

Signature: \_\_\_\_\_ (signature on file) Date: May 12, 2008  
Shelley Bolser AICP, Land Use Planner  
Department of Planning and Development

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