



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: 3007641
Applicant Name: Brittani Ard
Address of Proposal: 2040 Franklin Avenue E

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into 2 parcels of land. Proposed parcel sizes are: A.) 3,295 sq. ft. and B.) 3,295 sq. ft.

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: 8/24/07
Zoning: Residential, Multifamily, Lowrise 2 (L2)
Uses on Site: One single-family residence and detached garage

Substantive Site Characteristics:

This 6,590 square foot subject site is a rectangular lot that fronts on Franklin Avenue E to the west and a paved alley to the east. The existing single-family residence is located in the northern-central part of the lot. The detached garage is located in the southeastern corner of the lot, adjacent to the alley. The site slopes up from the west to the east, with an overall elevation change of approximately 14 feet. There is a three-foot high retaining

wall at the front lot line, adjacent to the sidewalk. Existing vegetation on site is mostly grass, with several broadleaf trees in the front yard and some shrubs and small trees in the rear yard along the northern property line. The site is zoned Residential, Multifamily, Lowrise 2 (L2). The area across the alley to the east and to the north of E Boston Street is zoned Residential, Multifamily, Lowrise 3 (L3). There are no mapped critical areas on site.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 6,590 square feet into two parcels of 3,295 sq. ft. apiece. Parcel A will be created on the northern portion of the original lot. Parcel B will be created in the southern portion of the original lot. All existing structures are to be removed. Both lots will have street frontage on Franklin Avenue E as well as access via the alley.

Public Comment:

The comment period for this proposal ended on August 15, 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. On sheet 3 of the final plat, add “to be demolished legally prior to sale and/or transfer of ownership” to the buildings to be demolished.
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: September 13, 2007
Geoff Appel, Land Use Planner
Department of Planning and Development

GA:lc