



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:** 3007948  
**Applicant Name:** Brittani Ard, Ard Consulting  
**Address of Proposal:** 4048 NE 56<sup>th</sup> Street

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide two parcels into three parcels in a SF 5000 zone. The proposed parcel sizes are: A) 5,218.7 sq. ft., B) 5,219.1 sq. ft.; and C) 5,220.4 sq. ft. All existing structures are to be removed.

The following approval is required:

**Short Subdivision** – to subdivide two parcels into three parcels.  
(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**

Zoning: Single Family 5000

Uses on Site: Two single family houses to be demolished

Substantive Site Characteristics:

The subject properties total 15,658.2 square feet at the northwest corner of NE 56<sup>th</sup> Street and 43<sup>rd</sup> Avenue NE. The surrounding area is also zoned SF 5000 down to the lots that front on NE 55<sup>th</sup> Street. The lot sizes on this and nearby blocks range from 3,540 to 8,704 square feet see figure on next page. The site is not located in any mapped critical areas.

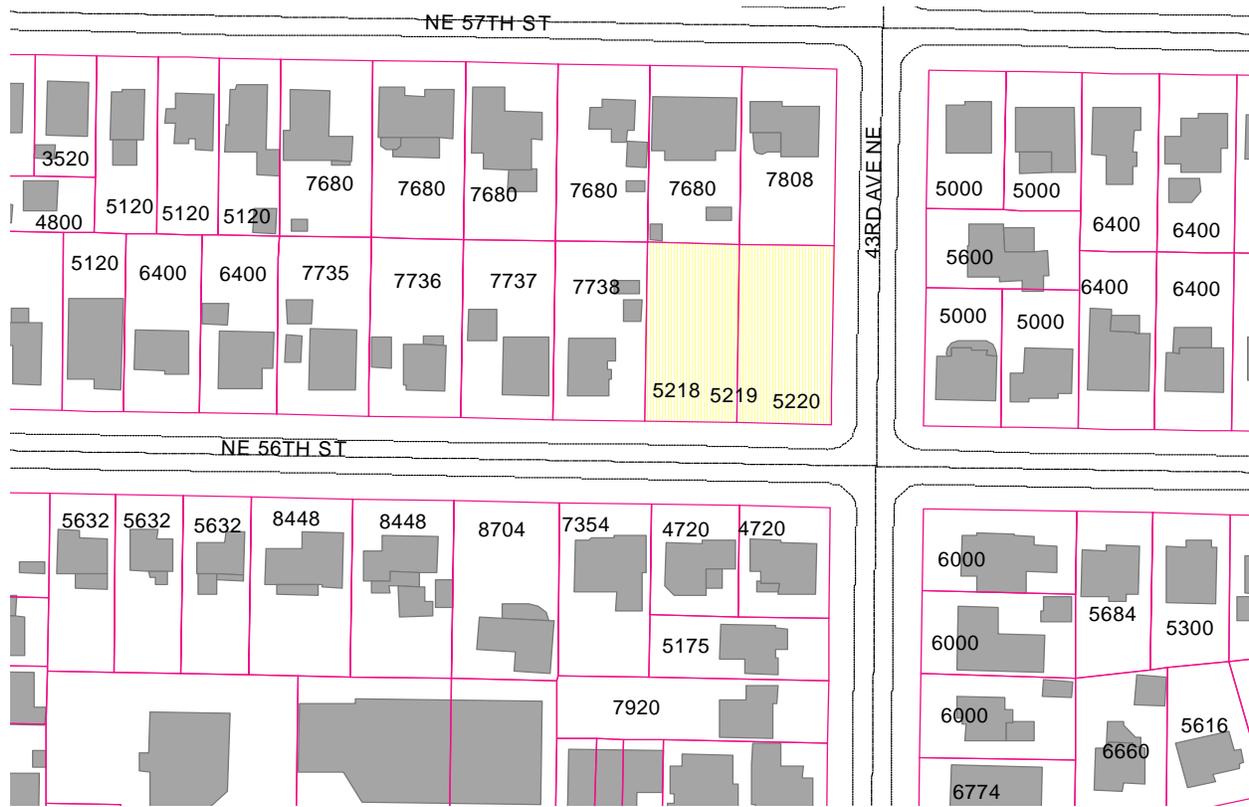


Figure 1: Existing Lot Sizes in the Vicinity of the Project Site

Proposal Description:

Land Use Application to subdivide two parcels into three parcels in a SF 5000 zone. The proposed parcel sizes are: A) 5,218.7 sq. ft., B) 5,219.1 sq. ft.; and C) 5,220.4 sq. ft. All existing structures are to be removed. The two existing curb cuts will be retained and an additional one will be created onto 56<sup>th</sup> Street for the corner lot. To meet the tree preservation requirement for new construction six of the existing trees with a total of 136 caliper inches along the rear yard of the site will be retained.

Note that any proposed structures will be reviewed for consistency with the applicable provisions of the Seattle Municipal Code under a separate application. The subject of this analysis and decision is only the proposed division of land.

Public Comment:

The comment period for this proposal ended on November 1, 2007. During this period several comment letters related to this project were received. The concerns expressed related to the ability of the neighborhood to absorb additional density, the expectation that the new houses would be considerably larger than the houses that were being replaced and the tree removal that has taken place on the site. As shown in Figure 1 the proposed lot sizes are not unusual for the area.

## **ANALYSIS**

The Director shall, after conferring with appropriate officials, use the criteria at SMC 23.24.040 to determine whether to grant, condition, or deny a short plat. The applicable criteria are listed below in italics. Based on information provided by the applicant, referral comments from the Drainage Section, the 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 criteria.

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

The subject property is zoned for single family residential use with a minimum lot size of 5,000 square feet (SF5000). The allowed use in a single family zone is one dwelling unit per lot, with accessory dwellings permitted within the principal structure in accordance with SMC 23.44.041. Each lot will be 40.48' wide and 128.9' deep. The proposed parcels meet the minimum lot size requirement of the zone and provide adequate buildable area to meet applicable yards, lot coverage requirements, and other Land Use Code development standards.

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

Each lot will be provided with vehicular access (including emergency vehicles), pedestrian access, and public and private utilities through adjacency to the NE 56<sup>th</sup> Street right-of-way. The Seattle Fire Department has no objection to the proposed short plat. Seattle City Light provides electrical service to the proposed short plat and may require an easement to provide for electrical facilities and service to the proposed lots.

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

The adequacy of the provisions for drainage control, water supply, and sanitary sewage disposal for each lot have been reviewed and approved by appropriate City staff. The existing property has water and sewer service and additional connections will be made for the additional house during the building permit process. Water Availability Certificate number 20071868 has been issued for the project. New construction with discharge to the sanitary sewer requires a side sewer permit. Storm drainage is also available in NE 56<sup>th</sup> Street and though the existing houses are not connected the new houses could be. Plan review requirements regarding stormwater will be made at the time of building permit application.

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

The public interest is expressed by the zoning designation of the site and the Comprehensive Plan goals and policies. The SF5000 zone is intended for single family development at a density of one house per 5,000 square feet of lot area. This project will result in three lots that are larger than the minimum size in the zone. This project would increase the number of single family houses on the site from two to three and it is likely that they would be owner-occupied. The proposal meets the platting criteria and will provide for additional housing opportunities; thus, the public use and interest are served.

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 an environmentally critical area; therefore SMC 25.09.240 is not applicable.

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

Future construction will be subject to the provisions of SMC 23.44.008 and SMC 25.11 which sets forth tree planting requirements and tree preservation regulations on single family lots. Each new house will be required to plant or preserve two caliper inches of tree per 1000 square feet of lot area, for a total of approximately 10 caliper inches of tree per lot. The applicant has indicated that they intend to preserve six existing trees with a total of 136 caliper inches to meet this requirement.

## **CONCLUSIONS**

The lots to be created by this short subdivision are consistent with applicable development standards set forth in the Land Use Code. 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 public use and interest are served by the proposal since the zoning use and density standards will be met and the proposal creates the potential for additional owner-occupied housing opportunities in the City.

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), the Building Plans Examiner, the Drainage Section of DPD, and review by the Land Use Planner, the short subdivision decision criteria have been met subject to the conditions imposed at the end of this decision.

## **DECISION**

The proposed short subdivision is **CONDITIONALLY GRANTED**.

## **CONDITIONS**

### *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 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.

3. Submit the recording fee and final recording forms for approval.

*For the Life of the Project*

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

4. 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: January 3, 2008  
Nora Gierloff, Land Use Planner  
Department of Planning and Development