



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: 3008005
Applicant Name: Christopher Mazur
Address of Proposal: 7120 18th Avenue SW

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,040 sq. ft. and B) 5,036 sq. ft. Existing single family residence to remain on proposed Parcel B and shed to be removed from proposed Parcel A.

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: 10/26/07

Zoning: Residential, Single-Family 5000 (SF5000)

Uses on Site: One single-family residence and shed

Substantive Site Characteristics:

This 10,076 square foot subject site is a rectangular lot that fronts on 18th Avenue SW to the west. Its general location is just north of SW Myrtle Street. The existing single-family residence is located within the southern portion of the lot and is approximately 25 feet east of SW Myrtle Street. The shed is located in the northeast corner of the lot. The site is relatively level, with a slight slope from the northeast down to the southwest, with an elevation change of about 6 feet along the 113 foot length of the lot. There are several birch trees located within the eastern portion of the lot. The surrounding zoning is Residential, Single-Family 5000 (SF5000). The site is not located in any mapped critical area.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 10,076 square feet into two parcels of: A) 5,040 sq. ft. and B) 5,036 sq. ft. Parcel A will be created on the northern portion of the original lot, where the existing shed is located, which will be removed. Parcel B will be created in the southern portion of the original lot, where the existing single family residence is located and will have 44.7 ft. of street frontage on 18th Avenue SW. The single family residence will remain. Vehicular access to both parcels will be provided by a shared driveway which runs east off of street frontage on 18th Avenue SW.

Public Comment:

The comment period for this proposal ended on November 7, 2007. During this period, there were no comment letters 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;

The lots created by the proposed subdivision will conform to all development standards for areas zoned Residential, Single-Family 5000 (SF5000). The lot configurations provide adequate buildable area to meet applicable density, setbacks, 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 of the proposed parcels will have adequate access for vehicles, utilities and fire protection. Proposed parcel A will have 43.6ft of street frontage on 18th Avenue SW. Proposed Parcel B will have 44.7ft of street frontage on 18th Avenue SW. Vehicular access to both parcels will be provided by a shared driveway which runs east off of street frontage on 18th Avenue SW.

The Seattle Fire Department has reviewed and approved this short subdivision application with respect to access for emergency vehicles.

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

Seattle Public Utilities reviewed the short subdivision application and approved a Water Availability Certificate. All conditions on the certificate must be met prior to receiving water service. The stormwater drainage for this site has been reviewed and conditionally approved. There is an existing side sewer serving the existing house and this has been conditioned within this land use decision to be relocated outside of any area proposed for construction upon proposed Parcel A prior to the issuance of a building permit.

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

The public use and interests are served by permitting the proposed division of land which will provide additional housing opportunities in the City.

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

Not applicable

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

There is several birch trees located within the eastern portion of the lot. There appeared to be recent removal of two fir trees, however, the existing trees are proposed to 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; and

Not applicable

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.

Not applicable

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. The current parking for Parcel B will be removed as the result of this short plat. If parking for Parcel B is not established by permit prior to recording, then a notation must be added to the final plat that states: “Parking for Parcel B is required to be established by permit prior to the sale and/or transfer of ownership of Parcel A.”
2. The side sewer serving the existing house must be relocated and an easement established. If the side sewer is not relocated prior to recording, then the following notation must be included on the final Plat: “The side sewer serving Parcel B is required to be relocated prior to new construction on Parcel A, and an easement must be established along the line as constructed for the benefit of Parcel B.”
3. 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.
4. 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 ___.”
5. 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.

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

For the life of the project

7. 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: December 24, 2006
Janet Wright, Land Use Planner
Department of Planning and Development

JW:bg