



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: 3008326

Applicant Name: Luu Le

Address of Proposal: 2553 South Graham Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A.) 5,005 sq. ft. and B.) 5,092 sq. ft. Existing single family home to be demolished.

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: May 15, 2008.

Zoning: Residential, Single Family 5000 (SF 5000).

Uses on Site: One single-family home.

Substantive Site Characteristics:

This 10,097 square foot subject site is a rectangular lot that fronts on South Graham Street. A concrete sidewalk currently exists along the site's Graham Street frontage. The existing single-family home is located roughly in the center of the lot. The home has an attached garage and two adjacent driveways that share a single curbcut. One driveway leads to the attached garage, the other leads to the west side of the house. The lot is mostly level. Vegetation on site is comprised of grass and shrubs. The site is located within an area zoned Residential, Single Family 5000 (SF 5000). The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 10,097 square feet into two parcels of 5,005 sq. ft. and 5,092 sq. ft. 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. Parcel B will be a "flag lot" with 10 feet of frontage on South Graham Street. The existing single-family home is proposed to be removed. Pedestrian and vehicular access to both parcels will be from South Graham Street.

Public Comment:

The comment period for this proposal ended on May 14, 2008. During this period, no written comments 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 pedestrians, vehicles, utilities and fire protection, as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
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; and*
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.*

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 pedestrian and 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 2 of the final plat, label the existing house “to be removed legally prior to sale and/or transfer of ownership.”
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.

