



City of Seattle
Gregory J. Nickels, Mayor

Department of Planning and Development
Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3008467
Applicant Name: Craig Mayhle
Address of Proposal: 707 NE 58th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 765 sq. ft. second story addition to an existing duplex in a single family zone. Existing two car garage to remain.

The following approval is required:

Special Exception - To allow expansion of structure containing a non-conforming residential use greater than 500 square feet – Seattle Municipal Code (SMC) 23.42.106B4.

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

Use on Site: One duplex



Site & Area Description:

The 5,000 square foot subject site is developed with a legally established two story duplex with a central one story garage. The site is located at the corner of NW 58th Street and 7th Avenue NW in the Ballard neighborhood. Surrounding property in all directions is zoned Single Family 5000 and is developed predominantly with single family homes with some duplex and triplex buildings along 8th Avenue NW. The subject site is nearly flat.

Proposal Description

The proposal is to construct a 765 square foot addition above the garage of an existing duplex as described by Table A:

	1 st Floor (including garage)	2 nd Floor	Deck
Existing	1,870 square feet	1,078 square feet	0
Proposed	No Change	765 square feet	200
Total	1,870 square feet	1843 square feet	200 square feet

The second story addition will be constructed above the single story existing garage between the living spaces of the structure. The only change to the footprint of the structure will be the addition of an overhanging deck along the 58th Street frontage, accessed from the second story addition. All yards will continue to meet code requirements.



The existing garage meets the minimum requirements for two off-street parking spaces and is to remain. No change in the quantity of parking is required.

Public Comment

No comments, other than a request to extend the comment period, were received during the public comment period which ended on January 20, 2008.

ANALYSIS – SPECIAL EXCEPTION

The existing structure contains a nonconforming residential use, a duplex, in a Single Family zone where only single family residences are allowed. The non-conforming use is allowed based on the past permit history; specifically a Building Permit (number 50276) issued on December 18, 1974 to “Construct Duplex Dwelling - Per Plan- with Attached Garage”.

Pursuant to SMC 23.42.106, Expansion of nonconforming uses, “A structure occupied by a nonconforming residential use may be maintained, repaired, renovated or structurally altered, but may not be expanded or extended except...” The Code exceptions allow for expansions and extensions required by law; to improve access for the elderly or disabled; for minor structural features; for accessory structures; for expansions no more than 500 square feet only in single family zones and for expansions greater than 500 square feet only in single family zones by Special Exception.

The addition is greater than 500 square feet and must be reviewed pursuant to SMC 23.42.106B4 which provides that:

An expansion greater than five hundred (500) square feet of gross floor area and/or exceeding the average height of the closest principal structures on either side may be approved by DPD through a special exception, Type II Master Use Permit, if the proposed expansion meets the development standards for single family construction and is compatible with surrounding development in terms of:

- a. Architectural character,*
- b. Existing streetscape and pattern of yards, and*
- c. Scale and proportion of principal structures;*

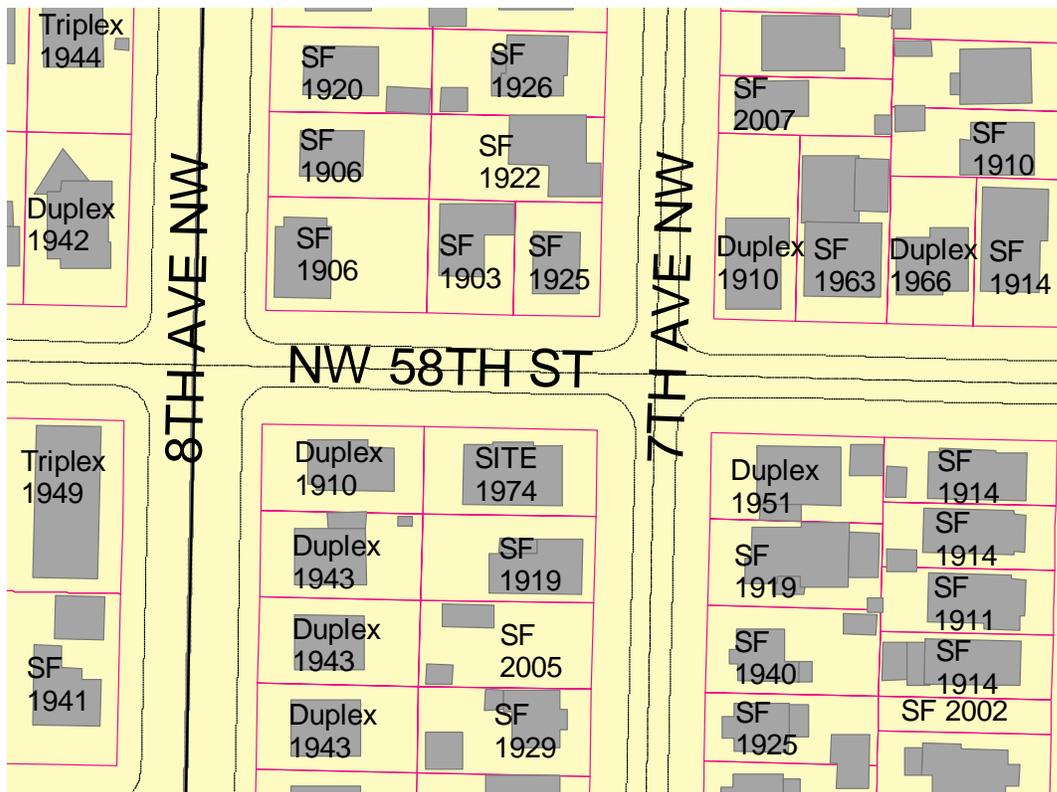
The existing structure meets yard, height, lot coverage and parking requirements for the SF5000 zone and the addition will not change that.

a. Architectural character:

The existing duplex, built in 1974, has a modern architectural character with a flat roof over the two story living spaces and a pitched roof over the central garage. The predominant material is beige stucco with olive colored horizontal wooden siding between the upper and lower windows. The windows are horizontal sliders, most with horizontal proportions.

The addition will fill in the one story space over the garage with two new master suites. It will be similar in character to the existing building with a flat roof that is approximately 3 feet higher than the existing 2nd floor roofline. The siding material for the new area will be wood.

The architectural character in the surrounding area is a mixture of styles and residential uses. There are three main groups of structures: craftsman style single family houses built from 1900 to 1929, duplexes and triplexes built during the post World War II era, and a few more recent structures. The following map shows the structure type and year built on the nearby block faces.



While the proposed addition will not result in a structure that is more similar in style to other structures it will address deferred maintenance on the building and present a more unified composition.

b. Existing streetscape and pattern of yards:

Like many older neighborhoods in Seattle the structures in this area were developed over the course of a century and many do not conform to today’s yard standards. In light of that, there is not a consistent streetscape or pattern of yards in this neighborhood. The proposal would only affect the streetside yard on 58th by adding a second story deck that would project an additional 5’ 8”.

c. Scale and proportion of principal structures:

The project’s 58th Street façade is longer, at 56 feet, than most adjacent structures which range from 30 to 50 feet wide on the street facade. Previously the lower garage area provided significant vertical modulation. The proposed addition has a roofline that is 3 feet higher than the existing roof which will continue to provide some relief, however inseting the addition by a foot or two, combined with a change in materials would break the façade into three elements rather than one that is out of scale with many of its neighbors.

The proposed addition meets the development standards for single family construction and is compatible with the architectural character, the exiting streetscape and pattern of yard and scale and proportion of structures; therefore, the Special Exception should be granted.

DECISION – SPECIAL EXCEPTION

The proposed request to construct a second story addition between the existing east and west portions of the building and a deck as presented in plans date stamped January 16, 2008 is **CONDITIONALLY GRANTED**

CONDITION - SPECIAL EXCEPTION

Prior to Issuance of Master Use Permit

- 1.) Revise the plans so that the walls of the second story addition shall be inset from the existing 58th Street façade by at least 1 foot. The deck may project 5’8” as proposed.

Signature: _____ (signature on file) Date: February 28, 2008
Nora Gierloff, AICP, Land Use Planner
Department of Planning and Development

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