



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: 3008485
Applicant Name: Norman Ng
Address of Proposal: 2635 S. Warsaw Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,018 sq. ft., and B) 5,168 sq. ft. The existing structures on proposed Parcel "A" are to be demolished.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two 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

Site & Area Description

This 10,186 square foot project site is located in a single family residential zone with a minimum lot size of 5,000 sq. ft. (SF 5000), located in the South Beacon Hill Neighborhood area of the City of Seattle. The parcel is a boot shape lot located on the north side of S. Warsaw Street. An existing single family residence and detached garage are to be removed. Demolition of the single family residence and detached garage is currently under process with Permit #6176836. The subject site is not located within any identified or designated Environmentally Critical Area.

South Warsaw Street is an improved street with paved roadway, without gutters, curbs and sidewalks. This street is classified as a Non-arterial street, pursuant to SMC Chapter 23.53.

Surrounding properties and blocks are also zoned SF 5000. Development in the area consists of a variety of one and two-story houses of varying age and architectural style on a variety of lot sizes, consistent with the zoning designations. Less than a block away is the new Holly Park Subdivision which has a zoning designation of Lowrise One (L-1).

Proposal

The proposal is to subdivide one parcel of land into two parcels of land. Proposed parcel sizes are indicated in the summary above. Proposed Parcels A and B will have direct pedestrian and vehicular access to South Warsaw Street. Proposed vehicular access to Proposed Parcel B would be provided via an ingress, egress and utility easement via S. Warsaw Street. The existing single family residence will be removed.

The permit for the demolition of the single family residence and detached garage has been reviewed and approved under Permit No. 6176836. The subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

Four comment letters were received during the comment period that ended on April 9th, 2008. *The comments concerned access issues to Parcel "B", size of Parcel "B", water main issues, landscaping and open space issues.

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;*

Based on information provided by the applicant, referral comments from the Building Plans Examiner, 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 above-cited criteria:

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

The subject property is zoned for single-family residential with a minimum lot size of 5,000 square feet. Maximum lot coverage is 35%. Front yards are an average of the neighboring adjacent lots, or twenty (20) feet, which ever is less. The minimum side yard setback is five (5) feet. Minimum rear yard setback is twenty-five (25) feet or 20% of the lot depth, whichever is less. The parcels created by this proposed division of land would conform to all development standards of the SF 5000 zone. Each lot will have adequate buildable lot area to meet applicable parking, yards and lot coverage requirements.

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. Parcel "A" will have access from S. Warsaw Street and Parcel "B" will have access via an ingress, egress and utility easement via S. Warsaw Street.

Seattle City Light has reviewed this application and will require property rights for this short plat. The Seattle Fire Department reviewed and approved this proposal with a condition. This short Plat provides for adequate access for vehicles, utilities, and fire protection.

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

Sanitary Sewer: The existing property is connected by means of a shared sidesewer, also serving the property addressed as 2639 S. Warsaw St., to an 8-inch public combined sewer (PS) located in S. Warsaw.

Drainage: The PS is the appropriate point for stormwater discharge.

Seattle Public Utilities reviewed the short subdivision application and approved a **Water Availability Certificate ID, No. 20080584 on May 20th, 2008**. All conditions on the certificate must be met prior to receiving water service.

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

The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.

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

