



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

**Application Number:** 3008591  
**Applicant Name:** Debora Goodman  
**Address of Proposal:** 2609 W Halliday St

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. The proposed parcel sizes are: A) 6,393 sq. ft. and B) 5,116 sq. ft. The existing structure to remain.

The following approval is required:

**Short Subdivision** – to subdivide one parcel into two (SMC Chapter 23.24)

**SEPA DETERMINATION:**  Exempt  DNS  MDNS  EIS  
 DNS with conditions  
 DNS involving non-exempt grading or demolition, or involving another agency with jurisdiction.

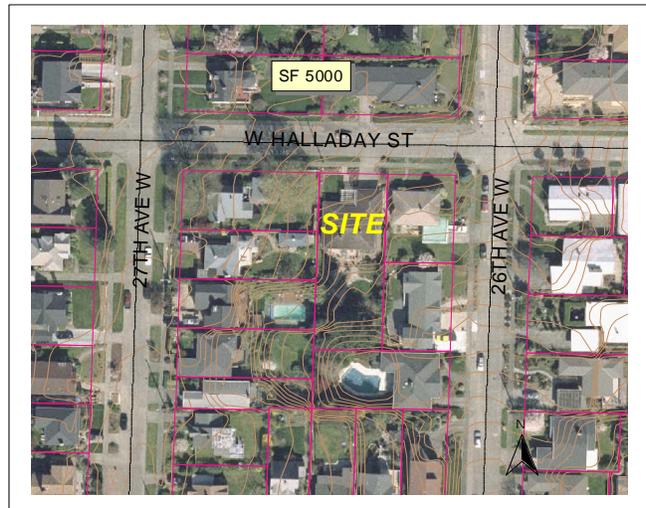
**BACKGROUND DATA**

**Zoning:** Single Family 5000

**Uses on Site:** One single family house to remain

**Substantive Site Characteristics:**

The subject property totals 11,509 square feet and is located at the north block face adjacent to W Halladay Street between 27<sup>th</sup> Avenue W and 26<sup>th</sup> Avenue W. The surrounding area is also zoned SF 5000. The site is not located in any mapped critical areas.



Proposal Description:

Land Use Application to subdivide one parcel into two parcels in a SF 5000 zone. The proposed parcel sizes are: A) 6,393 sq. ft. and B) 5,116 sq. ft. The existing structure will remain. Access to the new rear lot will be provided by an easement across the southern portion of the corner lot to the east.

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 February 27, 2008. During this period five comment letters related to this project were received. The concerns expressed related to the ability of the neighborhood to absorb additional density, the awkwardness of locating a house in the rear yard of the existing house without any street frontage, the drainage impacts of adding impervious surface in this location and the difficulty of gaining vehicular access to the new building site.

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. 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;*

The new lot will be provided with vehicular access (including emergency vehicles), pedestrian access, and public and private utilities through the private ingress/egress easement onto 26<sup>th</sup> Avenue W. The Seattle Fire Department has no objection to the proposed short plat. Seattle City Light provides electrical service to the proposed short plat and will 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 20080250 has been issued for the project. The existing property is connected to an 8 inch combined sanitary sewer and storm drainage main in W. Halliday Street. In addition there is an 8 inch public combined sanitary sewer and storm drainage main located in 26<sup>th</sup> Avenue W. New construction with discharge to the sanitary sewer requires a side sewer permit and may require an easement and joint use and maintenance agreement. 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 platting criteria. 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 two 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 one to two. 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. The 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 for the new lot. The applicant has indicated that none of the existing trees are proposed to be saved either because they are within the proposed house footprint or because they have been previously topped and so have become diseased and unstable according to an arborist report submitted by the applicant. Tree retention would not be improved by some alternative plat design; therefore, the proposal meets this criterion

## **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 the 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. Provide a side sewer/storm drainage easement from the affected parcel to either W. Halliday or 26<sup>th</sup> Avenue West. Additionally if joint use is proposed please include joint use and maintenance language. Please revise the plans accordingly.
3. 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.
4. 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:

5. 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: July 14, 2008  
Nora Gierloff, Land Use Planner  
Department of Planning and Development

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