



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: 3008593
Applicant Name: Hans Korve
Address of Proposal: 3010 SW 97th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 7,844 sq. ft. and B) 7,804 sq. ft. The existing single family home will remain on Parcel A. The existing detached garage will be removed.

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: March 14, 2008
Zoning: Residential, Single-Family 5,000 (SF 5000)
Uses on Site: One single-family residence and detached garage

Substantive Site Characteristics:

This 15,648 square foot subject site is a “pie-shaped” lot that fronts on SW 97th Street to the west and 30th Avenue SW to the east. The existing single-family residence is located on the western portion of the lot, while the detached garage is on the eastern portion of the lot. The site slopes down from SW 97th Street to the existing home with an elevation difference of about six feet. The remainder of the lot is generally level. Vegetation on site consists of mostly grass with two Holly trees and a Douglas Fir tree near the southwest corner of the site and a small pine tree on the eastern site boundary. There are two mature street trees on the site’s SW 97th Street frontage. The site and surrounding properties are zoned Residential, Single-Family 5,000 (SF 5000). There are no mapped critical areas on site.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 15,648 square feet into two parcels of 7,844 sq. ft and 7,804 sq. ft. Parcel A will be created on the western portion of the original lot. The existing single family home will be retained on Parcel A. Parcel B will be created on the eastern portion of the original lot. The existing detached garage is proposed to be removed. Pedestrian and vehicular access to Parcel A will be provided by will be from SW 97th Street. Parcel B will take access from 30th Avenue SW.

Public Comment:

The comment period for this proposal ended on April 9, 2008. During this period, there was one comment letter 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 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; 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 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 the final plat, include language indicating that the existing garage is 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.

For the life of the project

6. 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: May 08, 2008
Geoff Appel, Land Use Planner
Department of Planning and Development

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