



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: 3008761
Applicant Name: Norman Hodges
Address of Proposal: 10722 Densmore Ave N

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: Parcel A) 9,004.7 sq. ft. and Parcel B) 9,504 sq. ft.

The following approval is required:

Short Subdivision – to subdivide one existing parcel of land 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.

BACKGROUND DATA

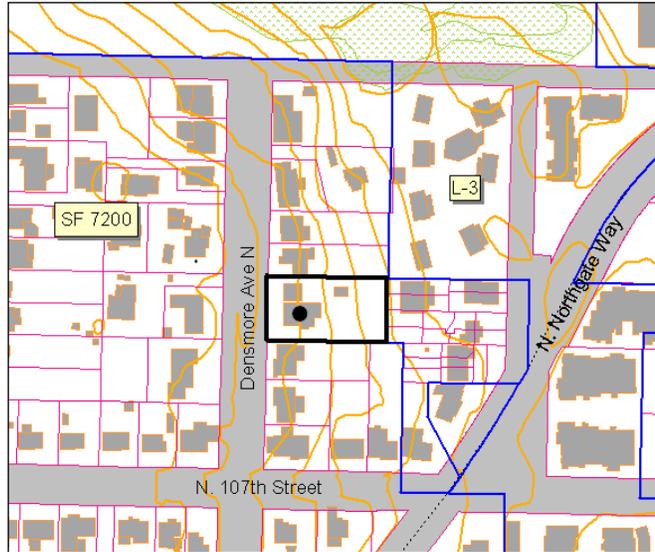
Zoning: Single Family (SF-5000).

Site Description: The 18,508.7 square foot (sq. ft.) project site is located in a Single Family residential zone with a minimum lot size of 7,200 square feet (SF 7200), located in the Haller Lake area of Seattle. The parcel is on the eastern side of Densmore Avenue North, north of Northgate Way and south of the Evergreen-Washelli Memorial Park, within the City's Northgate overlay district. The property has approximately 108.8' of street frontage, and is 185' feet deep. There is an existing single family structure on the site. The subject lot slopes moderately from west to east, dropping about 35' from the street to the back of the lot. Densmore Avenue North is a paved roadway with neither sidewalks, curbs nor gutters on either sides of the street. It is not located within any identified or designated Environmentally Critical Areas (ECA). The site

contains a sewer easement across the back of the lot with a sewer mainline serving adjacent properties. Mature conifers are scattered across the back of the lot, as well as along the north and near the south property lines.

Surrounding Area:

Surrounding properties and blocks are also zoned SF 7200. Development in the area consists of a variety of one and two-story single-family houses of varying age and architectural style on a variety of lot sizes, consistent with the zoning designations. The abutting property to the west is developed with townhouses.



Proposal Description:

The proposal is to subdivide one parcel of land into two (2) lots. Proposed lot areas are indicated in the summary above. Parcel A will have direct vehicular access off of Densmore Avenue North and Parcel B will have vehicle access from Densmore via a 10' wide panhandle. The existing house will remain. The subject of this analysis and decision is only the proposed division of land.

Public Comment:

The comment period for this proposal ended on October 22, 2008. One public comment was received, in support of the short plat.

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. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Planning and Development, review from Seattle Public Utilities, Seattle Fire Department, Seattle City Light, and review by the Land Use Planner.

1. Conformance to the applicable Land Use Code provisions, as modified by this chapter;

The proposal for short subdivision conforms to the applicable standards of the Land Use Code. The proposal observes the required zoning setbacks from the existing structure; the lots meet the minimum lot size requirements.

2. Adequacy of access for pedestrians, vehicles, utilities, and fire protection as provided in Sections 23.53.005 and 23.53.006;

Vehicular and emergency access is provided from Densmore Ave N. The configuration of lots has been approved by the fire department. While sidewalks are not currently in place on

Densmore Ave N, for the creation of one additional lot in a single family zone, addition of sidewalks is not required if the street is not an arterial, and if the lots are outside an urban center, which is the case with this development.

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

Sanitary Sewer. The existing house is connected via a side sewer to a sanitary sewer main running across the back of the property. There is an existing easement for the main line. As part of the short plat, an easement is provided for the side sewer to the existing house across Proposed Lot B. There is also a sewer mainline (combined with storm drain) at the west side of Densmore Avenue S, in front of the property.

Drainage. The property is within a salmon watershed. The slope of the lot would make it difficult to provide storm drainage via the storm drainage line in Densmore. A study has been done confirming that storm drainage can be successfully infiltrated on site.

Water. A water availability certificate was approved for the project. An 8 inch cast iron water main is available in Densmore Avenue North to serve the site.

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

The creation of new urban lots that are served by City services (water, sewer, garbage, fire and emergency services) is in the public interest.

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

The proposal site is not located in an environmentally critical area.

6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*

The proposed driveway to Parcel B is within a panhandle along the north side of the development. The proposed configuration would necessitate the removal of a row of smaller Incense Cedar trees, as well as a larger Fir (26") and Western Red Cedar (23"). However, this location is preferred to locating the driveway along the South property where there is a 10" Shore Pine (considered to be an exceptional tree), as well as a cluster of mature Cedars (two 21" Port Orfords and one 16" Western Red Cedar), and a large 36" tree on the border with the adjacent property to the south. There are mature trees on the site toward the back of the lot, as well as toward the south property line.

Locating the driveway toward the north allows these trees to the south and east to be preserved if the owner decides to do so upon development of the newly created lot.

7. *Conformance to the provision 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.*

Not applicable.

DECISION-SHORT SUBDIVISION

The short plat is **CONDITIONALLY GRANTED.**

CONDITIONS – SHORT SUBDIVISION

Prior to Recording

The owners(s) and/or responsible party(s) shall:

1. Add the conditions of approval, “For the Life of the Permit” on the face of the plat. If the conditions are on a separate page, insert on the plat “For conditions of approval for the life of the permit, see page ___ of ___.”
2. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each parcel, lot, 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 yards easements, fences or structures shall be shown.
3. Submit final short plat for approval along with any necessary fees.

For the Life of the Project

4. Include a copy of the recorded short subdivision with an application for future development on the site.

Signature: _____ (signature on file) Date: December 24, 2009
Holly E. Anderson, Land Use Planner
Department of Planning & Development

HEA:lc