



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:** 3008951  
**Applicant Name:** Jefferey Alan  
**Address of Proposal:** 7748 Seward Park Ave S

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into five parcels of land. Proposed parcel sizes are: V) 9,602 sq. ft., W) 9,601 sq. ft., X) 9,602 sq. ft., Y) 9,602 sq. ft.; and Z) 17,134 sq. ft. Existing single family residence to remain.

The following approval is required:

**Short Subdivision** - To divide one existing parcel into four unit lots.  
(Seattle Municipal Code (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**

Site & Area Description

The 56,354 square foot lot is located in the Northwest area of Seattle east of Seward Park Ave S. The subject site is located in a single family residential zone (SF9600). The site is rectangular in shape with frontage on Seward Park Ave S.

The site is not located within any identified and or designated Environmentally Critical Area. The properties surrounding the area are also zoned Single Family Residential. Development in the area consists of one to two story single family houses of varying age and architectural style on a variety of lot sizes consistent with zoning designations.

### Proposal

The proposal is an application to subdivide one parcel into five parcels of land. The subdivision of property is only for the purpose of allowing sale or lease of the unit lots. The development standards will be applied to the original parcel and not to each of the new unit lots.

### Public Comment

During the public comment period which ended September 10, 2008, the City one written comment concerning traffic congestion, pollution into Lake Washington and trees.

### **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Policies and 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;*
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.*

### Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), Seattle City Light, and Parks 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 of the 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 proposal site is not located in an environmentally 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 face of the plat, provide an easement or covenant to allow for the proper posting of address signage visible from the street for the benefit of any parcel without street frontage.
2. The easement on the south portion of the property shall not disturb or intrude to the trees to the north west of said easement.
3. Unless otherwise approved by DPD Drainage Reviewer, prior to recording, a Comprehensive Drainage Control Plan shall be prepared for this application showing proposed storm-water treatment (if there will be in excess of 5000 square feet of area subject to vehicular traffic). This plan will be recorded with the King County Records Office and a copy of the drainage plan shall accompany all future building permits on site.
4. Revise the note on the site plan to specifically state that "all structures (including the detached garage) will be legally removed prior to the separate sale/ or transfer of ownership of land."
5. 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 fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. The boundaries shall be adjusted if necessary to meet the requirements of the Land Use Code.
6. On the face of the plat, provide an easement or covenant to allow for the proper posting of address signage visible from the street for the benefit of any parcel without street frontage.
7. 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 face of the plat "For conditions of approval after recording, see page \_\_\_ of \_\_\_".
8. Provide final recording forms and fees.

Signature: \_\_\_\_\_ (signature on file) Date: November 6, 2008  
Laura Kim, Land Use Planner  
Department of Planning and Development

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