



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: 3009058
Applicant Name: Mark Knoke
Address of Proposal: 12542 5th Ave NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 6,549 sq. ft., and B) 6,552 sq. ft.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into two parcels of land.
(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 Description

This 13,101 sq. ft. site is zoned Single Family 7200 (SF 7200) and slopes slightly from east to west. The site is located approximately one block east of Interstate 5 along 5th Ave NE that runs parallel to the Interstate. The lot is currently developed with a single family house and a 3 car detached garage. The street is improved with a curb, sidewalk, and planting strip.

Area Development

Development in the vicinity consists primarily of modest single family residences on lots situated in a “pocket” between the Interstate to the west and Roosevelt Way NE to the northeast and the southeast. A sound wall separates the neighborhood from the Interstate and Roosevelt intersects with the freeway a block north of the site. Hope Lutheran Church is located off of NE 127th approximately one block to the northeast.

Proposal

The proposal is to short subdivide one platted lot into two lots. Each lot would have the following lot areas: A) 6,552 sq. ft. and B) 6,549 sq. ft. Vehicular access to Parcels A would be directly off of 5th Ave NE. Vehicular access to Parcel B would be from 5th Ave NE and then through an access easement over the north portion of proposed Parcel A.

Comment

One comment letter was received during the comment period which ended June 4th, 2008. Concern was expressed about fence encroachment over the previously established easement on proposed Parcel A and about the use of the detached garage existing on the site.

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 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.

Based on information provided by the applicant, referral comments from the Access and Drainage Section, Water, and Fire Departments, Seattle City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The proposed parcels would meet minimum lot size requirements, using the code provisions SMC 23.44.010.B1.b, for undersized lots that are at least 75% of the minimum lot size and 80% of the lot size of the other lots on the block. The proposed Parcel A meets setbacks, lot coverage requirements, and other Land Use Code development standards and the proposed Parcel B will provide adequate buildable lot area to meet the same applicable standards. A side yard easement is provided on Parcel B for Parcel A as allowed per code, to allow for the required side yard separation between structures.
2. Parcel A would have vehicular access off 5th Ave. NE at the northwest corner of the lot. This access point also provides egress for two other lots to the east via an ingress / egress easement granted in 1965. Parcel B would have vehicular access from a 20 foot wide easement from 5TH Ave. NE, over Parcel A. The street in front of the site is improved to the standards of the SF 7200 zone.
3. Drainage, water supply and sanitary sewage disposal issues are as follows:

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #2008-0592 was issued on May 21, 2008 with the advisory that “Due to the distance from hydrant, installation of an additional hydrant, fire sprinkler system or other fire protection measure may be required by SFD”.
4. The purpose of the Single Family 7200 zoning is to preserve and maintain the physical character of the single family residential areas in a way that encourages rehabilitation and provides housing opportunities throughout the City for all residents. The proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection, as well as adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood.
5. The proposed subdivision is not mapped as an environmentally critical area.
6. There does not appear to be a plat configuration that would better maximize the retention of trees, so the short plat has been designed to maximize the retention of trees and all trees over 6” in diameter have been noted on the Plat.
7. A unit lot subdivision is not proposed so the criterion relating to unit lot subdivisions is not applicable to this short plat.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED.**

