



City of Seattle

Gregory J. Nickels, Mayor

**Department of Design, Construction and Land Use**

D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

**Application Number:** 3009136  
**Applicant Name:** Debora Goodman for Timothy Tafil  
**Address of Proposal:** 7517 Brooklyn Ave. NE

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 3,792 sq. ft. and B) 4,440 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 8,232 sq. ft. site, zoned Single Family 5000 (SF 5000), slopes 8ft from northeast to the southwest over the 104 ft. depth of the lot and is currently developed with a single family house and a detached garage. The street is improved with a curb, sidewalk, and planting strip.

### Area Development

Development in the vicinity consists of single family residences on lots situated in a “pocket” bounded by the arterials Lake City Way and an off ramp for SR 522 to the west, NE 77<sup>th</sup> Street to the north, 15th Ave. NE to the east and NE 75<sup>th</sup> Street to the south. Greenlake Reservoir is located at the end of the block to the south and the residential use quickly transitions to commercial use, on the northwest corner of the block along Lake City Way with a Safeway store approximately one block to the southwest.

### Proposal

The proposal is to short subdivide one platted lot into two lots. Each lot would have the following lot areas: Parcel A) 3,792 sq. ft. and Parcel B) 4,440 sq. ft. and utilizes the provision in the code referred to as the “75/80 rule” which allows for some undersized lots that are at least 75% of the underlying minimum lot size and 80% of the size of other lots on the same block face. Vehicular access to the Parcels will be directly off of Brooklyn Ave NE and a portion of the deck on the north façade of the existing single family structure will be removed to allow for a parking pad on the proposed Parcel B. The garage on the proposed Parcel A will be removed.

### Comment

No comment letters were received during the comment period which ended June 18<sup>th</sup>, 2008.

## **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 as modified by this chapter;
2. Adequacy of access for pedestrians, vehicles, utilities, and fire protection, as provided in Section 23.53.005. Access to lots and Section 23.53.006 pedestrian access and circulation;
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. Whether the proposed division of land 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 DPD's Drainage reviewer, Water and Fire Department, 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 B meets setbacks, lot coverage requirements, and other Land Use Code development standards and proposed Parcel A will provide adequate buildable lot area to meet the same applicable standards. An existing non-conforming side yard setback for the residential structure along a portion of the south property line will not be increased (or altered) as a result of the proposed subdivision.
2. Parcel A and B would have pedestrian and vehicular access directly from Brooklyn Ave NE. This street is adequate for utilities and fire protection as provided in Section 23.53.005.
3. Drainage, water supply and sanitary sewage disposal issues are as follows: Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #2008-0667 was issued on June 6, 2008. The Sewer and Drainage review date 6/16/08 states that "controlled release will be required" for stormwater runoff.
4. The purpose of the Single Family 5000 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/or exceptions 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.
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.
8. The proposal does not involve platting a site with multiple single family homes.

### **DECISION - SHORT SUBDIVISION**

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

**CONDITIONS - SHORT SUBDIVISION**

Conditions of Approval Prior to Recording

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

1. Submit the recording fee and final recording forms for approval.
2. 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 \_\_\_." If necessary, renumber the pages.
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. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.

Conditions of Approval upon Application for Construction Permits

4. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to the construction permit plans.

Signature: (signature on file)  
Justina Guyott, Land Use Planner  
Department of Planning & Development

Date: September 18, 2008