



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: 3009137
Applicant Name: Sherri Grueneis for St Demetrio's
Address of Proposal: 2100 Boyer Ave E

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 255 sq. ft. second floor addition to an existing religious facility (Saint Demetrios).

The following approvals are required:

Administrative Conditional Use - To allow expansion of an institution in a single family zone (SMC Chapter 23.44.022).

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition
or involving another agency with jurisdiction

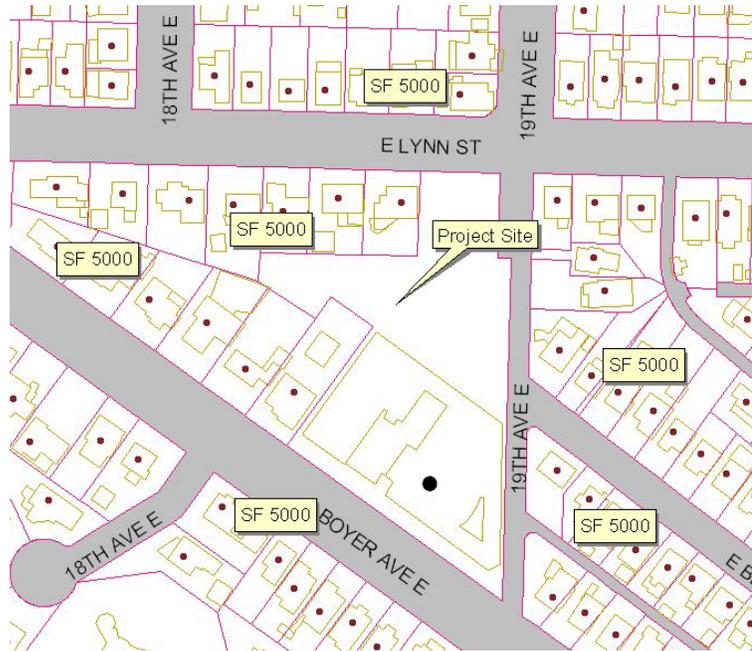
BACKGROUND DATA

Site and Vicinity Description

The subject property is an irregular shaped lot that fronts along E Lynn Street to the north, Boyer Ave E to the south and 19th Ave E to the east. The subject lot is located on the eastern portion of the triangular block (see Figure 1). The site encompasses a land area of approximately 99,317 square feet in a Single-Family 5000 (SF-5000) zone. The site slopes modestly upward from its middle towards the northeast corner to the southeast corners. The principle structure, a two-story Greek Orthodox Church occupies the Boyer Ave E and 19th Ave E frontages with access driveways along the east and north property lines leading to the site's interior. The site is fully developed with three structures (including the main church, a parsonage and detached accessory structure), landscaping features, and 92 stalls for surface parking. The existing one and two-story accessory structures are located near the mid-portion of the development site. The church holds an annual Greek Festival every fall for which temporary use permits have been issued.

Several mature conifer and deciduous trees are spread along the 3 street frontages which visually softens the developed site upon adjacent properties.

Development in the vicinity is predominantly single family residential. The subject site is situated in an expansive residential zone that includes Single Family 5000 (SF 5000). The area supports a high concentration of modest one and two-story single family residential structures that varies in architectural styles in this well entrenched residential



neighborhood. St Demetrio's owns the adjacent property to the west which supports an adult group home use (Permit 2404711) on an 8,340 square foot lot. Seattle Public School's Montlake School is also located in the area, northeast of St. Demetrio's along E McGraw St within 605 feet of the subject lot. The general area is topographically located in a small valley leading to Lake Union to the north. The right-of-ways are fully improved streets with sidewalks, curbs and gutters.

Proposal Description

The proposal is to construct a 255 sq. ft. bookstore on the 2nd floor of the existing principal building. Parking will not be eliminated, no new parking spaces required. The bookstore will be placed adjacent to an existing hall way. The addition is proposed to extend over the existing breezeway that steps down towards the parking lot from the main sanctuary and administrative office entrances. This is a minor expansion so the church can re-locate their existing bookstore to a more accessible location.

Public Comment

Public notice was posted on 5/15/2008 with the comment period ending 5/28/2008. One comment letter was received during the public comment period. The comment letter identified a concern in regard to the proposed increased footprint and the potential for increased car and pedestrian traffic. This concern is addressed within Criteria L within the analysis section of this report and decision.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

The Seattle Land Use Code (SMC 23.44.022 A) provides that new or expanding institutions such as religious facilities and private schools may be permitted as conditional uses in single-family zones. Sections 23.44.022 D through M sets forth criteria to be used to evaluate and/ or condition the proposal. The applicable criteria are discussed below.

D. General Provisions

New or expanding institutions in single family zones shall meet the development standards for uses permitted outright in Section 23.44.008 through 23.44.016 unless modified elsewhere in this subsection or in a Major Institution Master Plan.

According to the plans submitted with the application, the proposal meets the applicable development standards enunciated in Section 23.44.008 through 23.44.016.

E. Dispersion

The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred (600') or more from any lot line of any other institution in a residential zone, certain exceptions.

The proposed expansion is within the existing boundaries of St. Demetrio's Greek Orthodox Church. No expansion of the lot lines is proposed; therefore, the dispersion criterion is not applicable.

F. Demolition of Residential Structures.

No residential structure shall be demolished nor shall its use be changed to provide for parking.

The proposal does not involve demolition or change of use of any residential structure; therefore, this criterion is not applicable.

G. Reuse of Existing Structures.

Existing structures may be converted to institution use if the yard requirements for institutions are met.

Reuse of existing structures is not proposed. This criteria is not applicable.

H. Noise and Odors

For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor recreational area, trash and refuse storage areas, ventilating mechanisms, sport facilities, and other noise generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08.

The addition will not increase the number of worshipers or staff. This addition is not expected to exceed the maximum sound levels established in the Noise Ordinance, SMC Chapter 25.08 after construction is finished.

I. Landscaping

Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.

The property's perimeters are landscaped with mature trees and bushes that provide a visual buffer upon abutting properties. The proposed expansion will not increase the building's bulk upon adjoining properties by its spatial arrangement within the central campus area. The potential for soil erosion and stormwater run-off has been reduced with the placement of the bookstore over existing concrete surface which will not increase impervious area. The existing landscaping and screening measures will be unaffected by the proposal therefore, no further landscaping will be required.

J. Light and Glare

Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots.

No additional overhead lighting fixtures are proposed. If any exterior lighting is warranted to attach to the proposed expansion, the fixture will illuminate down towards the existing exterior stairs. The location of the church sanctuary and other accessory buildings provides sufficient shielding from nearby residences. Additional mitigation is not required.

K. Bulk and Siting

1. *Lot Area. If the proposed site is more than one (1) acre in size, the Director may require the following and similar development standards:*

a. For lots with unusual configuration or uneven boundaries, the proposed principal structures be located so that changes in potential and existing development patterns on the block or blocks within which the institution is located are kept to a minimum.

This proposed location does not impact development patterns; therefore, this criterion is not applicable.

b. For lots with large street frontage in relationship to their size, the proposed institution reflect design and architectural features associated with adjacent residentially zoned block faces in order to provide continuity of the block front and to integrate the proposed structures with residential structures and uses in the immediate area.

This proposed location will not be visible from the street; therefore, this criterion is not applicable.

2. *Yards. Yards of institutions shall be as required for uses permitted outright in Section 23.44.008, provided that no such structure other than freestanding walls fences, bulkheads or similar structures shall be closer than ten (10) feet to the side lot line. The Director may permit yards less than ten (10) feet but not less than five (5) feet after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be a demonstrable public benefit.*

The expansion area is located within the central part of the structure and meets all required yards; therefore, this criterion is not applicable.

3. *Institutions. Located on Lots in more than One (1) zone classification. For lots which include more than one (1) zone classification. Single family zone provisions shall apply only to the single family zoned - lot area involved.*

The subject site is located in one (1) zone classification, SF 5000; therefore, this criterion is not applicable.

4. *Height limit:*

a. A religious symbol and that portion of the roof supporting it, including but not limited to a belfry or spire, may be extended an additional twenty-five (25') above the height limit.

The expansion area is no taller than the existing roof, approximately 24' in height; therefore, this provision is not applicable.

5. *Facade Scale: If any facade of a new or expanding institution exceeds thirty feet (30') in length, the Director may require that facades adjacent to the street or a residentially zoned lot be developed with design features intended to minimize the appearance of the bulk. Design features which may be required include, but are not limited to, modulation, architectural features, landscaping or increased yards.*

The proposed expansion is 10 feet by 24 feet and will not present new facades adjacent to a street or a residentially zoned lot. No impacts associated with bulk are expected to impact neighboring properties and no conditions will be imposed.

L. Parking and Loading Berth Requirements

SMC 23.44.022.L provides that the Director may modify the parking and loading requirements of Section 23.54.15, required parking, and the requirements of Section 23.44.016, parking location and access, on a case by case basis using the information contained in the transportation plan prepared pursuant to Subsection M of this section. The modification shall be based on adopted City Policies and shall:

- i. *Provide a demonstrable public benefit such as, but not limited to, reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and*

Parking requirements are not increased by this proposal; therefore, this criterion is not applicable.

- ii. *Not cause undue traffic through residential streets nor create a serious safety hazard.*

The existing bookstore is approximately 816 sq ft and is currently located within the Friar Homer Library. The relocation of the bookstore will actually decrease the bookstore's size by 69%. As an accessory use to the church, the bookstore use is not anticipated to create much additional demand which will adversely increase the number of automobile trips or pedestrian traffic much like a commercial bookstore would. The existing bookstore's location will go back to being used as the church's library. Since additional traffic is not anticipated as a result of this proposal, traffic mitigation will not be required as the surrounding streets have sidewalks and the surrounding street system provides enough capacity to meet any additional demand created by the relocated bookstore. There are also 94 existing parking spaces that provide sufficient off-street parking during the week when church services are not typically scheduled.

M. Transportation Plan

A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of the structure area and/or required to provide twenty (20) or more spaces.

The total floor area proposed in the expansion is less than 4000 sq. ft. New parking spaces are not required due to the expansion; therefore, the above provision is not applicable.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE -GENERAL PROVISIONS

A. *SMC 23.44.018.A provides that uses identified as conditional uses may be authorized in single family zones. The Master Use Permit process shall be used to authorize these uses. The City's Land Use Code allows religious institutions and private elementary and secondary schools in single family zones, but establishes the conditional use process as the mechanism for screening and mitigating impacts related to such uses.*

The proposed expansion is accessory to the religious facility which is identified as a use which may be authorized through the conditional use process in a single-family zone.

B. *SMC 23.44.018(B) states that, unless specified in this subchapter, conditional uses shall meet the development standards for uses permitted outright in Sections 23.44.008 through 23.44.016.*

The subject proposal will meet all of the development standards for uses permitted outright.

C. *SMC 23.44.018(C) states that the Director may approve, condition, or deny a conditional use based on determination of whether the proposed use meets the criteria for establishing a specific conditional use and whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.*

No adverse impacts associated with this proposal have been identified.

D. *SMC 23.44.018(D) states that, in authorizing a conditional use, the Director may mitigate adverse negative impacts by imposing requirements and conditions deemed necessary for the protections of other properties in the zone or vicinity and the public interest.*

No adverse impacts warranting mitigation have been identified.

DECISION-ADMINISTRATIVE CONDITIONAL USE

The conditional use application is **APPROVED** as indicated at the end of this document.

CONDITIONS-ADMINISTRATIVE CONDITIONAL USE PERMIT

No conditions of approval are required.

Signature: _____ (signature on file) Date: June 6, 2008

Craig Flamme, Land Use Planner
Department of Planning and Development