



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: 3009252
Applicant Name: Bob Winters
Address of Proposal: 11020 19th Ave NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: Parcel A) 7,223 sq. ft. and Parcel B) 7,768 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-7200).

Site Description: The 14,991 square foot project site is located in a Single Family residential zone with a minimum lot size of 7,200 square feet (SF 7200). The parcel is located within the Northgate Overlay district of the City of Seattle. The property has approximately 75' of street frontage, and is 200' feet deep. There is an existing single family structure on the site. The site is fairly level and does not contain any environmentally critical areas, although it is within a salmon watershed area. Several deciduous and conifer trees are located on the back portion of the property within the proposed new lot.

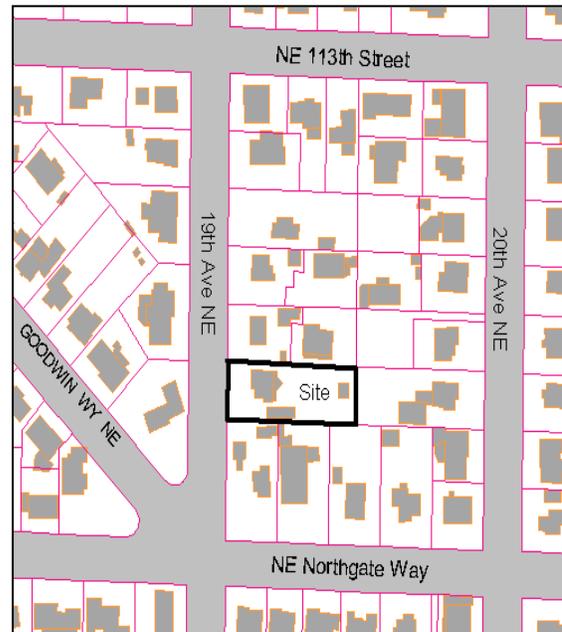
19th Avenue NE is a paved roadway that does not contain sidewalks, curbs or gutters on either side of the street.

Surrounding Area:

Surrounding properties and blocks are also zoned SF 7200. Development in the area consists of single-family homes dating primarily to the 1930s and 1940s. The two properties to the north were each subdivided in the 1980s; in each case, the original home was kept on the front, and a new house built in the back.

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 19th Avenue NE, and Parcel B will have vehicle access from 19th Ave NE via a 10' wide panhandle. The existing house will remain, while the existing garage and carport will be removed. The subject of this analysis and decision is only the proposed division of land.



Public Comment:

The comment period for this proposal ended on February 18, 2009. No public comments were received regarding the proposal.

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;

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 19th Avenue NE. The configuration of lots has been approved by the fire department. While sidewalks are not currently in place on 19th Avenue NE, they are not required to be added for the creation of one lot in a single family zone on a non-arterial street outside the urban center, as is the case with this development.

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

Sanitary Sewer. The existing property is connected via a side sewer to an 8-inch public sanitary sewer main located in 19th Avenue NE.

Drainage. The property is within a salmon watershed – tributaries of Thornton Creek run a few blocks to the west and east. The existing property is served by the public storm drainage system located in 19th Avenue NE.

Water. A water availability certificate was approved for the project. A 6 inch cast iron water main is available in 19th Avenue NE 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 lot has a panhandle and driveway located along the south side of the development. The existing house is located less than 10' from the north property line, so access on the north is not feasible. The surveyed trees on the lot consist of fruit trees, a 10" European White Birch, a 10" Port Orford cedar, a Norway spruce, and a multi-trunk Western Red Cedar. While none of the trees appear to be exceptional trees per Director's Rule 16-2008, several are very nice trees that could enhance the property value and residential aesthetic if retained. The proposed lot is of ample size and shape that the most desirable trees can be retained. Additionally, the lot is configured so that the front yard, and corresponding yards, may be chosen at the time of development. This allows maximum flexibility to preserve trees.

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, updated per the April 22 correction letter, 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: April 30, 2009
Holly E. Anderson, Land Use Planner
Department of Planning & Development

HEA:bg