



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: 3009302
Applicant Name: Ahmet Koc
Address of Proposal: 1421 S.W. Donovan Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,763 sq. ft. and B) 5,163 sq. ft. The existing single family residence is to remain.

The following approval is required:

Short Subdivision - to subdivide one existing parcel 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 or
involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

This 10,926 square foot project site is located in a single family residential zone with a minimum lot size of 5,000 sq. ft. (SF 5000), located in the West Seattle Neighborhood of the City of Seattle. The parcel is a rectangular shape lot located on the south side of S.W Donovan Street in approximately the middle of the block. There is an existing single-family residence on site. Demolition of the deck and door, and establish parking on lot "A" is currently under review with Permit #6214269. The subject site is not located within any identified or designated environmentally critical area. S.W. Donovan Street is an improved street, with sidewalks, curbs and gutters on both sides. This street is classified as a Non-arterial street, pursuant to SMC Chapter 23.53.

Surrounding properties and blocks are also zoned SF5000. Development in the area consists of a variety of one and two-story houses of varying age and architectural style on a variety of lot sizes, consistent with the zoning designations. Two blocks away is the “Fleming Home” which is a nursing home and approximately four blocks away is “Highland Park School”.

Proposal

The proposal is to subdivide one parcel of land into two parcels of land. Proposed parcel sizes are indicated in the summary above. Proposed Parcel A and B will have shared vehicular access to parking from SW Donovan Street via an ingress and egress easement. The existing single-family residence will remain.

The permit for the demolition of the deck and door and establish parking on lot “A” has been reviewed and approved under Permit No. 6214269. The subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

One comment letter and a petition with 28 names were received during the comment period that ended on February 4th, 2009.

*The petitioners stated that “We want our neighborhood to stay as it is today with all as single family lots”.

*The comment letter stated that “If the property is subdivided, it should only be for a single family house!”

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;*
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;*

Based on information provided by the applicant, referral comments from the Building Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. *Conformance to the applicable Land Use Code provisions;*

The subject property is zoned for single-family residential with a minimum lot size of 5,000 square feet. Maximum lot coverage is 35%. Front yards are an average of the neighboring adjacent lots, or twenty (20) feet, whichever is less. The minimum side yard setback is five (5) feet. Minimum rear yard setback is twenty-five (25) feet or 20% of the lot depth, whichever is less. The parcels created by this proposed division of land would conform to all development standards of the SF 5000 zone. Each lot will have adequate buildable lot area to meet applicable parking, yards and lot coverage requirements.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

Each of the proposed parcels will have adequate access for vehicles, utilities and fire protection. Proposed Parcel A and B will have shared vehicular access to parking from SW Donovan Street via an ingress and egress easement

Seattle City Light has reviewed this application and will not require property rights for this short plat. The Seattle Fire Department reviewed and approved this proposal. This short Plat provides for adequate access for vehicles, utilities, and fire protection.

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

Sanitary Sewer: The existing house located upon proposed Parcel A is connected by means of a single sidesewer to an 8-inch public combined sewer (PS) located in S.W. Donovan Street.

Drainage: The PS is the appropriate point for stormwater discharge.

Seattle Public Utilities reviewed the short subdivision application and approved a Water Availability Certificate ID, No. 20090016 on January 14th, 2009. All conditions on the certificate must be met prior to receiving water service.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.

