



City of Seattle  
Gregory J. Nickels, Mayor

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**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 Numbers:** 3009318  
**Applicant Name:** Brittani Ard  
**Address of Proposal:** 1831 E. Madison St.

**SUMMARY OF PROPOSED ACTIONS**

Land Use Application to subdivide one parcel into four parcels of land. Proposed parcel sizes are: A) 2,017 sq. ft. B) 735 sq. ft. C) 875 sq. ft.; and D) 979 sq. ft.

The following approval is required:

**Short Subdivision** - to create four 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 & Area Description

The subject site is located on the corner of E. Madison Street and 19<sup>th</sup> Avenue E. in the Central Neighborhood of Seattle. The existing lot is vacant with an area of approximately 4,606 square feet. E. Madison St. and 19<sup>th</sup> Avenue E. are both 66-foot wide. 19<sup>th</sup> Avenue E. is a two-lane paved street with sidewalks, curbs and gutters on both sides and E. Madison St. is a six-lane paved street with sidewalks, curbs and gutters on both sides. The zoning for this site is Neighborhood Commercial with a sixty-five foot height restriction (NC3P-65'). The site also has a pedestrian one (P1) overlay. The surrounding area is zoned Neighborhood Commercial Two with a forty foot height restriction (NC2/40') and Neighborhood Commercial (NC2/40' and NC3/65'). There is also

a multi-family zoning designation to the northwest and to the southeast of Lowrise-Three which is characteristic of high density residential.

The lot is triangular in shape and has approximately 142.52 feet of street frontage along 19<sup>th</sup> Avenue E. and has approximately 76.79 feet of street frontage along E. Madison St. Site vegetation includes grass, shrubs and a 12" Maple tree in the rear of the lot.

### Proposal Description

The proposal is to subdivide one parcel into four parcels of land. Proposed parcel areas are indicated in the summary above. Parcels A, B, C and D, all front on fully improved public right-of-ways and have possible access from said right-of-ways (Parcel "A" fronts on E. Madison St. and Parcels "B", "C" and "D" fronts on 19<sup>th</sup> Avenue E.). Vehicular access for all parcels will be determined at time of building permit.

### Public Comments

No written comments were received during the public comment period, which ended on August 6<sup>th</sup>, 2008.

### **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. 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 (DPD); review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light; and, review by the Land Use Planner.

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

The parcels created by this proposed division of land would conform to all development standards of the NC3 zone. The lot configurations provide adequate buildable area to meet applicable density, setbacks, lot coverage requirements and other land use code development standards for the Neighborhood Commercial zone. Each new parcel will have direct pedestrian access to the street. Required parking will be adequately accommodated on each individual lot.

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 through use of an ingress, egress and utilities easements. (Seattle City Light has reviewed and approved this application.). The Seattle Fire Department reviewed and approved this proposal.

Parcels A, B, C and D, all front on fully improved public right-of-ways and have possible access from said right-of-ways (Parcel "A" fronts on E. Madison St. and Parcels "B", "C" and "D" fronts on 19<sup>th</sup> Avenue E.). Vehicular access for all parcels will be determined at time of building permit.

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

**Sanitary Sewer:**

The existing property is connected with a side sewer to an 8-inch public combined sanitary sewer and storm drainage main located in 19<sup>th</sup> Ave. E.

**Drainage:**

The existing property is connected with a side sewer to an 8-inch public combined sanitary sewer and storm drainage main located in 19<sup>th</sup> Ave. E.

Seattle Public Utilities reviewed the unit lot subdivision application and approved a Water Availability Certificate, **No. 20080834 on July 9<sup>th</sup>, 2008**. 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 plat meets the minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. 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;*

The site is not mapped as an environmentally critical area.

6. *Is designed to maximize the retention of existing trees;*

Not applicable as there are no existing trees on this lot.

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.*

Section 23.24.045 is not applicable because the proposed short subdivision is not for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses.

**DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

**CONDITIONS - SHORT SUBDIVISION**

**Prior to Recording**

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

1. 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 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. The boundaries shall be adjusted if necessary to meet the requirements of the Land Use Code.
2. Add the "Conditions of Approval upon Application for Construction Permits," noted below, to the plat. These may be added to the face of the plat, or may be attached as a separate page. If the conditions are on a separate page, insert on the face of the plat "For Conditions of Approval upon Application for Construction Permit(s) see page \_\_\_ of \_\_\_."
3. Submit the final recording forms and fee for approval.
4. Change each parcel name from **Lot 1 (2, 3, 4) to Parcel A (B, C, D)** on the face of the plat.
5. Change the street name on the plat from Madison Street to show as E. Madison Street on the final plat.
6. For sanitary sewer and drainage, if joint use of utilities is proposed, please include joint use and maintenance language. Private Easement would be necessary, if private services cross property lines. Please revise the plat accordingly.

After Recording and Prior to Issuance of a Building Permit

7. Attach copy of the recorded short plat with the plan upon application for a construction permits.

Signature: \_\_\_\_\_ (signature on file) Date: October 16, 2008  
Joan S. Carson, Land Use Planner II  
Department of Planning and Development

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