



City of Seattle

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: 3010175
Applicant Name: Debra Goodman
Address of Proposal: 8916 42nd Ave NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 19,770 square feet and B) 9165 square feet. Existing single family residence is proposed to remain.

The following approval is required:

Short Subdivision - to subdivide one parcel into two parcels.
(Chapter 23.24Seattle 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 and Area Description

The 28,935 square-foot site is located in a Single Family residential zone with a minimum lot size of 7200 sq ft. (SF7200). The street frontage on 42nd Ave NE is under-width and only minimally improved.

Public Comment

- Numerous comments were received, primarily when the application originally proposed creation of two new lots. The application was subsequently revised to only create one new lot.

ANALYSIS - SHORT SUBDIVISION

Based on information provided by the applicant, referral comments from DPD, Water (SPU) (WAC 20110646), Fire Department (SFD), Seattle City Light (SCL), and review by the Land Use Planner, the short plat criteria of SMC 23.24 have been met. This short subdivision can be provided with public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control (as conditioned), water supply and sanitary sewage disposal (as conditioned) have been provided for each lot and service is assured, subject to standard conditions governing utility extensions if any are needed. The existing structure is proposed to remain. There does not appear to be an alternative plat configuration that would better maximize the retention of trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing ownership opportunities in the City.

DECISION - SHORT SUBDIVISION

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

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

- 1) Provide an easement or covenant to allow for proper address signage posting (visible from the street) benefitting the parcel which has no street frontage at a point near the access easement.
- 2) Unless otherwise approved by King County Health Dept., abandon the existing septic system and either remove the existing house from the site or properly connect the existing house to the public sanitary system. The review, approval, and inspection of any sewer extension, if proposed, shall be by permit through SDOT-Street Use permitting process.

