



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: 3010246
Applicant Name: Tamson Fischer
Address of Proposal: 13718 2nd Ave NW

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two lots. The existing single family residential unit will remain.

The following approval is required:

Short Subdivision - to create two lots. (SMC Chapter 23.24).

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

BACKGROUND DATA

Zoning: Single Family (SF7200).
Uses on Site: One single family structure.

Site and Vicinity Characteristics

The 15,583 square foot subject site is located on the east side of 2nd Av NW between NW 140th Street to the north and NW 137th Street to the south. The parcel is zoned Single Family zone (SF 7200). There is an existing single family structure on the site, built in 1932, that will remain. The right-of-way, 2nd Av NW is improved with curb, gutter and sidewalk. In addition there is a private easement, established in 1929, over the rear (eastern) eight feet of the lot (and over the

rear eight feet of all of the other lots on the block) that provides for a 16 foot wide private alley. The vicinity is primarily single family residential however there is multifamily zoning (L-2 and L-3) to the east of the property being sub-divided. There are several large apartment buildings Greenwood Av N south of N. 136th Street. There is north and south bound bus service along Greenwood Av N., three blocks west of the subject site.

Proposal

The proposal is to short subdivide one platted lot into two lots. Each lot would have the following lot areas: 1) 8,995 sq. ft. and 2) 6,558 sq. ft. Vehicular access to both new lots would be directly off of the private alley along the east property line.

Public Comment

One public comment letter was received during the comment period, which ended May 27th 2009. Questions about minimum lot size and side yard setback were posed.

As noted above the subject site is 15,583 square feet in area and the zoning requires a minimum lot size of 7,200 square feet. The applicant has proposed one new lot that is larger than the minimum lot area (8,895 square feet) and per code (SMC 23.44010.B.1.b), one that meets the requirements for an exception to the minimum lot area. The smaller lot (at 6,586 square feet) is at least 75% of the minimum lot area required by zoning and is 80% of the average size of all of the other lots on the same block face. The new lot also includes a side yard easement as prescribed by code (SMC 23.44.014.D) to allow for the required 10 foot separation between the existing structure and any new structure that might be built on the new lot.

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 pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
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;*
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; and*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Seattle Public Utilities (SPU), Fire Department (SFD), and Seattle City Light, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots created by this short subdivision will meet all minimum standards or applicable exceptions of the set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, the lots created by this short subdivision can be provided with vehicular and pedestrian access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not mapped as an environmentally critical area and a SEPA review under SMC 25.09.240 does not apply. There are no exceptional or significant trees on the site and code requirements for new trees (SMC 23.44.008.I) will be considered under any subsequent building permit review. The purpose of this platting action does not involve the creation of a new lot where two separate principal single family structures have occupied a single lot. 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 opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

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

1. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ___ of ___."
2. 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 side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
3. Submit the recording fee and final recording forms for approval.

