



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: 3010738
Applicant Name: Kevin Foley
Address of Proposal: 1822 North 55th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide two development sites into three parcels of land. Proposed parcel sizes are: A) 5,651 sq. ft., B) 3,979 sq. ft.; and C) 4,743 sq. ft. Existing structures to remain.

The following approval is required:

Short Subdivision - to subdivide two existing parcel into 3 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

Zoning: Site: SF 5000; corner of North 55th St. and Canfield Place North, plus adjacent parcel to the northwest. Very large site for the area. No ECAs. Numerous substantial trees. Two existing houses. Two existing garages.

North: SF 5000;

West: SF 5000;

South: SF 5000.

Streets: North 55th Street and Canfield Place North, both have curbs sidewalks and North 55th Street also has a planting strip with existing street trees.

Surrounding Development: Typical for zone consisting of single family homes on individual lots.

Public Comment:

The neighbor to the west submitted a comment letter stating that there was an easement across the subject site providing access to his property. He also noted that the sum of proposed lot sizes exceeds the area of the existing lots. Three other comment letters were received, expressing concern about the inadequacy of parking in the area, consistency of the proposal with lot size requirements, and also about the traffic hazard associated with turning from 55th onto Canfield Place due to parked cars.

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. *Comports with unit lot subdivision criteria (SMC Section 23.24.045);*
8. *Comports with Section 23.24.046, multiple single family dwelling units on one lot (as applicable).*

Summary

Based on information provided by the applicant, referral comments as appropriate from DPD, City Light, Water (SPU), Fire Department (SFD), and review by the Land Use Planner, the above cited criteria are met or will be met subject to the conditions imposed at the end of this decision. The zoning reviewer has determined that a parking space must be added to the site, and finalized prior to the final inspection of any structure or sale of Parcel B. As conditioned, the lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site

