



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3010779
Applicant Name: Murray Kahn
Address of Proposal: 2111 2nd Ave N

SUMMARY OF PROPOSED ACTIONS

Land Use Application to subdivide one parcel into two lots. Proposed lot sizes are: A) 2,774 sq. ft. and B) 3,228 sq. ft.

The following approvals are required:

Short Subdivision to divide one parcel of land into seven lots.
(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.

ASSOCIATED PERMITS AND REVIEWS:

None.

BACKGROUND DATA

Zoning: Lowrise 2 (L2).

Uses on site: Single family home.

Site

The site is located in the Queen Anne neighborhood between Boston and Crockett Streets. The site is occupied by a single family home, which is proposed to be retained.

Single family homes, townhouses, and apartments surround the site. To the north beyond Boston Street and to the south of Crockett Street are predominantly single family homes. One block to the west is the Queen Anne Manor, a retirement home.

The site measures about 50' wide (N-S) by 120' long. The site slopes gradually down from west to east, 8' in all. The City's Geographic Information System (GIS) indicates no portion of the site to be Environmentally Critical Area (ECA).

Second Ave N is fully improved, with curbs, sidewalks, gutters, and planting strip.

Proposal

The proposal is to subdivide one parcel of land into two. Proposed lot sizes are as indicated in the summary above. Parcels A and B will have vehicular access to 2nd Ave N via the existing driveway, formalized through a shared easement.

The subject of this analysis and decision is the proposed division of land. Any building permits are subject to separate review, and no development or construction activities are associated with the subject proposal.

Public Comment

DPD received no comments from the public.

ANALYSIS – SHORT SUBDIVISION

SMC [23.24.040](#) Criteria for approval.

- A. 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, as modified by this chapter;

The lots created by this proposed division of land will conform to all development standards of the L2 zone. The proposed parcels provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.

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.

The proposed parcels have vehicular access to 2nd Ave N. The Seattle Fire Department has commented and has approved its review of the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and requires an easement to provide for electrical facilities and service to the proposed lots (see condition #2). As conditioned, this short plat provides for adequate access for pedestrians, vehicles, utilities, and fire protection.

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

DPD reviewed the existing, proximate public sanitary sewer system with the building permit application, and determined that there are no issues regarding sanitary sewage discharge from this project.

DPD reviewed the existing drainage infrastructure as part of the building permit application, and approved the proposed project stormwater control. Necessary easements and connection documents are included with a Side Sewer Permit.

A Seattle Public Utilities official has reviewed the proposal and issued Water Availability Certificate [20090576](#). All SPU conditions of approval must be met.

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

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The public use and interest would be served by this proposal because additional opportunities for single family housing would be provided within the City limits as a result of this subdivision.

Upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

5. Conformance to the applicable provisions of Section [25.09.240](#), Short subdivisions and subdivisions, in environmentally critical areas;

This criterion is not applicable because no ECAs exist on the site.

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

No trees exist on the site. The proposal satisfies this criterion.

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

N/A.

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.

N/A.

- B. If the short subdivision contains a proposed dedication, the Director shall refer the matter to the Director of Transportation for report and recommendation. The short plat or dedication instrument shall be transmitted to the City Council for acceptance of the dedication by ordinance.

N/A.

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SPU), Fire Department (SFD), 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 to be created by this short subdivision will meet all minimum standards or applicable exceptions 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 by various modes (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 located in an environmentally critical area. There are no trees on the site. 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.

