



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

**Application Number:** 3011194  
**Applicant Name:** Brittani Ard  
**Address of Proposal:** 4826 South Fontanelle Street

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 5,000 sq. ft., B) 5,208.8 sq. ft.; and C) 7,407.3 sq. ft. The existing structure on parcel B is slated to remain.

The following approval is required:

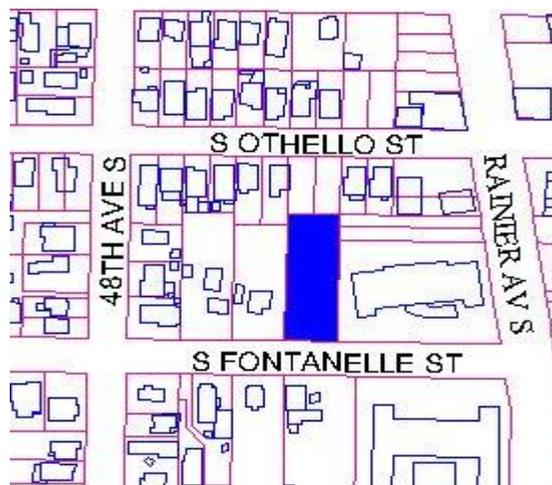
**Short Subdivision** - to divide one parcel into three parcels of land. (Seattle Municipal Code Chapter 23.24.040)

**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 Description and Area Development**

The site is located in a single-family (SF5000) zone. The applicant proposes to subdivide one parcel into three parcels of land. There is no alley in this block. On street parking is allowed. Zoning in the immediate vicinity is Multifamily, Lowrise and Single family 5000 (SF 5000).



Proposal Description

Proposed parcel sizes are: A) 5,000 sq. ft., B) 5,208.8 sq. ft.; and C) 7,407.3 sq. ft. The existing structure on parcel B is slated to remain.

Public Comments

No comment letters were received during the official public comment period which ended May 9, 2010.

**ANALYSIS - SHORT SUBDIVISION**

SMC Section 23.24.040 provides that the director shall use the following criteria to determine whether to grant, condition, or deny a short plat application:

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. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit 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.*

Based upon information provided by the applicant; review and approval of access, drainage and zoning within the Department of Planning and Development (DPD), the review and approval from the Seattle Water Department (SWD), Seattle Fire Department (SFD), and Seattle City Light; and review by the Land Use Planner, the following findings are made with respect to the criteria cited above:

1. The intent of the land use code is to provide additional housing opportunities in neighborhoods where it is desirable to limit development to infill projects. The proposed short plat conforms to the applicable zoning and land use codes. The project will conform to all development standards of the Single-family 5000 zoning district.
2. Vehicular access to the building site will be from the alley. The Seattle Fire Department has approved this proposed short plat with conditions listed below. Parcels located on private access easements should place an address identification sign near the intersection of the access easement with the public road for ease of identification of the property, especially in the event of an emergency. In order to assure that the maintenance

responsibility of the private access is clear, the applicant/responsible party will be required to attach an easement maintenance agreement to the final short plat. Seattle City Light requires an overhead/underground easement on the portion of the property described as ingress, egress and utility easement. These requirements will be included as a condition of the final short plat to assure continued access for vehicles, utilities and fire protection.

3. This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle and availability of service is assured subject to standard conditions of utility extension. The project has received a Water Availability Certificate 2010-0271. The storm water drainage system to be incorporated into the new building sites will be reviewed for compliance with the applicable provision of the Storm water, Grading and Drainage control code by the DPD Access and Drainage Review Section upon application for building permits. There are no recommended drainage or sewer conditions prior to recording of the short plat. A standard drainage control plan will be required at time of building permit application using standard plans and methods.
4. The public use and interests are served by permitting the proposed division of land. The proposal meets all applicable criteria for approval of a short plat as discussed under Criteria 1, 2, and 3 of this analysis.
5. This site is not an environmentally critical area as defined in SMC 25.09.100; therefore, criterion #5 is not applicable to this application.
6. This subdivision is designed to maximize the retention of existing trees. A western red cedar will be retained and protected. The access road has been moved to accommodate the tree's location on the property.
7. The provisions of SMC Section 23.24.045, address development standards and provisions for Unit Subdivisions. The project is not a unit lot subdivision proposal.
8. The lot is a single-family zoned lot, but there are not multiple dwelling units on the lot.

### Summary

The lots to be created by this short subdivision will meet all minimum standards of the zone set forth in the Land Use Code, and are consistent with applicable policy guidelines. 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 have been provided for each lot and service is assured, subject to standard conditions governing utility extensions.

### **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision and Unit Lot subdivision is **CONDITIONALLY GRANTED.**

**CONDITIONS - SHORT SUBDIVISION**

Conditions of Approval Prior to Recording

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

1. The proposed ingress/egress and utilities easement is inadequate for Fire Department access. If portions of buildings constructed on parcel B or C exceed a distance of 150 feet by an approved foot route from S. Fontanelle Street the applicant will provide an approved fire department vehicle access road meeting the provisions of Section 503.1.1 of the Seattle Fire Code or shall obtain an authorization from the fire official to increase the distance allowed to the nearest fire department vehicle access road as per the exception in Section 503.1.1.
2. Add the City Light Easement language to the final plat.
3. Enlarge the typeface, use boldface type, underline or otherwise highlight the following on the face of the plat: *“The unit lot is not a separate buildable lot. Additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot.”*
4. No Protest Agreement. SMC 23.53 requires a No Protest Agreement for site with underdeveloped or reduced street improvements. A No Protest Agreement waives your opposition to the formation of a Local Improvement District for future street improvements in the city right-of-way and is a common condition of construction permits when the right-of-way is not fully improved (SMC 23.53.015). Please record the completed No Protest Agreement with King County Records and Elections, and submit a copy of the recorded document with your final plat. Blank No Protest Agreement forms are available online at [http://www.seattle.gov/dpd/Publications/Forms/Land\\_Use/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Land_Use/default.asp).
5. Yards. Please dimension the steps of the south facade of the existing structure projecting into the required side yard. Please show the steps meet the provisions of SMC 23.44.014 D5.
6. Provide an easement or covenant on the final plat to allow for the proper posting of address signage in a manner visible from the street.

Prior to Issuance of any Building Permit

7. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to any future building plans.

Signature: \_\_\_\_\_ (signature on file) Date: May 24, 2010  
Holly J. Godard, Land Use Planner  
Department of Planning and Development

HJG:bg

H:\projects..godardh\shortplat\3011194 short plat on fontanelle.doc