



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: 3011589
Applicant Name: David Neiman
Address of Proposal: 1801 19th Avenue

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into four parcels of land. Proposed parcel sizes are: A) 1,281 sq. ft., B) 603.7 sq. ft., C) 652.2 sq. ft.; and D) 724.8 sq. ft. Existing single family residence to remain and garage to be demolished.

The following approval is required:

Short Subdivision - to create four parcels of land. (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: Neighborhood Commercial 2 (NC2-40).

Date of Site Visit: N/A.

Uses on Site: Single family residence.

Substantive Site Characteristics

The subject site is located on a corner, on the north side of East Howell Street and on the west side of 19th Avenue. The Neighborhood Commercial zoning (NC2-40) continues to the north, south and east. Abutting the site to the west, the zone changes to Lowrise zone (L3). The lot has an alley right-of-way that is only the length of the subject site. All nearby streets are improved with sidewalk, parking strip, and paving. There is a mixture of single, multifamily and commercial development in the immediate area.

Public Comment

Notice of application was issued on November 4, 2010 with a public comment period ending on November 17, 2010. Three letters were received with the following comments:

- Concern with the loss of the identified “hazard” tree, which bring aesthetic and environmental benefit to the neighborhood.
- Allowing three parcels would be more appropriate for the neighborhood.
- More housing is not needed.

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;*
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.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SPU), 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, 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 and conditions listed below. The proposal site is not located in

mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. Tree and other landscaping requirements were considered under the building permit review. A permit was granted for a Hazard Tree Removal on November 3, 2010. 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 Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

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

1. Provide documentation for a permit approved by Seattle Public Utilities for the design and installation of approximately 180 feet of 8-inch diameter DIP water main in east Howell Street extending from the existing main in 19th Avenue to the west boundary of the project site, to replace the existing 2-inch main. Any changes to this condition must be approved by Seattle Public Utilities.
2. Provide on the plat the required Seattle City Light easement.

Signature: _____ (signature on file) Date: March 3, 2011
Lisa Rutzick, Senior Land Use Planner
Department of Planning and Development

LR:bg

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