



City of Seattle

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**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:** 3011895  
**Applicant Name:** James Harper  
**Address of Proposal:** 1530 11<sup>th</sup> Avenue

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 14,400 sq. ft., B) 960 sq. ft. Existing structure to be demolished.

The following approval is required:

**Short Subdivision** - to create two 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 3 Pedestrian (NC3P-65).

Date of Site Visit: N/A.

Uses on Site: Commercial Building.

Substantive Site Characteristics

The subject site, zoned Neighborhood Commercial 3 with a 65-foot height limit (NC3-65'), is located on the southeast corner of the intersection of East Pine Street and 11th Avenue. The site is located within the Pike/Pine Conservation District Overlay. There is a shared access easement between the subject site and the property to the east that functions as a private alley. The NC3-65 zone continues in all directions of the subject site.

Public Comment

Notice of application was issued on February 24, 2011 with a public comment period ending on March 9, 2011. One letter received with the following comments:

- Concern with adequate drainage in the shared access easement.

**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 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 have been provided for each lot. 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. There are no existing trees located on 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.

**DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **GRANTED.**

**CONDITIONS - SHORT SUBDIVISION**

None.

Signature: \_\_\_\_\_ (signature on file)  
Lindsay King, Senior Land Use Planner  
Department of Planning and Development

Date: August 15, 2011