



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:** 3012696  
**Applicant Name:** Tyler Carr  
**Address of Proposal:** 6204 Seaview Avenue NW

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into four parcels of land. Proposed parcel sizes are: A) 750 sq. ft., B) 706 sq. ft., C) 684 sq. ft., and D) 672 sq. ft.

The following approval is required:

**Short Subdivision** - to subdivide one existing parcel into four parcels.  
(Seattle Municipal Code Chapter 23.24)

**BACKGROUND DATA**

Zoning: C1-40.

Uses on Site: Four residential units over three office spaces under construction (associated with building permit #6173075).

The 2,812 square foot site is located on the landward side of Seaview Avenue Northwest in Ballard, between Northwest 61<sup>st</sup> Street and Northwest 65<sup>th</sup> street, and immediately west of former BNSF Railroad right-of-way now owned by the City of Seattle Department of Transportation (SDOT). The property has 63.5 feet of street frontage along Seaview Avenue Northwest.

The site is zoned Commercial 1 with a 40-foot height limit (C1-40). Four residential units over three office spaces, together with ground level parking for the four residential units, are under construction at the site.

The site is generally level and is not located within any mapped Environmentally Critical Area (ECA). A mapped fish and wildlife habitat conservation area is located on the property immediately to the south of the subject property.

Properties to the north, south, and west are also zoned C1-40. The City right-of-way to the east is zoned Single Family Residential (SF 5000), as is the property east of the right-of-way and uphill from Seaview Avenue Northwest zone is located further to the south. Development in the area includes a variety of existing commercial and residential structures. Large commercial and residential structures, with large surface parking lots are developed on the west side of Seaview Avenue Northwest, while smaller single family and multifamily buildings are constructed on the sites north and south of the property on similar narrow properties between Seaview Avenue and the former railroad right-of-way.

Public Comment:

Notice of the proposal was issued on October 13, 2011. No public comments were received.

**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;*

The subject property's zone (C1-40) is intended for commercial and residential uses, including live-work units. The lots created by this proposed division of land would conform to this requirement and all applicable development standards of the C1-40 zone. The proposed parcels would provide adequate buildable area to meet applicable Land Use Code development standards.

*2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*

The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access, subject to future development meeting Seattle Fire Code requirements.

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

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate # 20110885 was issued on October 20, 2011.

The applicant may contact DPD Sidesewer and Drainage Counter for sidesewer permit requirements.

*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 proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for residential dwelling units and live-work units would be provided within the City limits as a result of this subdivision. Furthermore, 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 SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

The site is not located in any mapped or observed environmentally critical area as defined in SMC Chapter 25.09. Therefore, this section is not applicable to the short plat application.

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

The survey shows no existing trees on site, even prior to the construction currently under way. Aerial photos taken prior to construction showed two existing residential buildings occupied most of the site. Landscape plans were reviewed and approved under DPD Project 6173075, the building permit for the structure now under construction on the property.

### Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), 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 (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; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. 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. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned. Add the conditions of approval to the face of the plat.
2. Submit the final recording forms for approval and remit any applicable fees.
3. Install separate water meters for each of the four proposed units per the review and approval of Seattle Public Utilities (SPU). Provide documentation that SPU has accepted the new meters or, in lieu of separate meters, provide documentation that SPU has accepted any alternative.
4. Add all conditions of approval to the face of the plat.

Prior to Issuance of any Building Permit

5. Attach a copy of the recorded short subdivision to any sets of building permit application plans, if applicable.

Prior to Final Approval or Certificate of Occupancy

None.

Signature:           (signature on file)            
William K. Mills, Senior Land Use Planner  
Department of Planning and Development

Date: February 27, 2012