



City of Seattle

Department of Planning and Development
Diane M. Sugimura, Director

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

Application Number: 3014026
Applicant Name: Dave B. Biddle
Address of Proposal: 532 Northeast 92nd Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide two parcels into three parcels of land. Proposed parcel sizes are: X) 5,000 sq. ft., Y) 5,000 sq. ft, and Z) 6,109.8. Existing structures to remain.

The following approval is required:

Short Subdivision - to divide two existing parcels into three parcels of land.
(SMC Chapter 23.24)

BACKGROUND DATA

Zoning: Single Family 5000 (SF 5000).

Uses on Site: Single Family residence.

Substantive Site Characteristics:

The two lots total approximately 16,109.8 sq. ft. The site fronts onto Northeast 92nd Street. at mid-block between Fifth Avenue Northeast and Eighth Avenue Northeast. The two rectangular shaped lots have a total of approximately 110 linear feet of frontage on NE 92nd St and a depth of 146.32 linear feet. Two single family houses occupy the properties. The site's twelve foot declension occurs from the southeast corner to the northwest corner. The properties do not contain an environmentally critical area.

Public Comment:

DPD received two comment emails. One questioned the notification as it failed to indicate the extent of the short plat. The other email focused on the retention of trees and the impacts of future construction on the health of the salmon watershed. The missive also opposed the insertion of a third house behind the two fronting the street as it may increase traffic, block light and challenge the privacy of the neighbors.

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 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.*
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 townhouse, rowhouse, and cottage housing developments, as permitted in Single-Family, Residential Small Lot, and Lowrise zones, and for single-family dwelling units in Lowrise zones, or any combination of the above types of residential development, as permitted in the applicable zones; 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 or more lots from one lot with more than one existing single-family dwelling unit.*
9. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted, shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; an*
 - b. *No lot shall be less than ten feet wide for a distance of more than ten feet as measured at any point; and*
 - c. *No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*

- d. *If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall have sufficient frontage on the alley to meet access standards for the zone in which the property is located.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), 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 to be 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.

The proposed plat maximizes the retention of existing trees and shows preservation of two exceptional trees, as described in the applicant's Revised Tree Inventory (dated November 5, 2012) by Andrew Lyon ISA Certified Arborist PN-6446A. The trees include a Western Red Cedar (DBH 46") and a Shore Pine (DBH 13").

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

Prior to Recording

1. Add to the plat Seattle City Light Easement PM # 260432-4-024.

Signature: _____ (signature on file) Date: December 27, 2012
Bruce P. Rips, Sr. Land Use Planner
Department of Planning and Development