



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: 3014179

Applicant Name: Greg Brant

Address of Proposal: 1121 N 92nd Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: Parcel A) 2,450.5 sq. ft. and Parcel B) 2,723.1 sq. ft. Existing structures to be removed.

The following approval is required:

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

BACKGROUND DATA

Zoning: Lowrise-3 (LR3); Urban Village Overlay.

Uses on Site: The property is developed with one existing single family residence.

Site and Area Description:

The 5,173.6 square-foot site is located in a Lowrise-3 (LR3) zone with no minimum lot size. This lot has street frontage with street improvements on N 92nd St and a 16 ft wide gravel alley.

Public Comment:

Notice of the proposal was originally issued on November 15, 2012. The comment period was through November 28, 2012. No comment letters were received.

ANALYSIS - SHORT SUBDIVISION

General short subdivision standards: 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, as modified by this chapter;*
COMPLIES
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;*
Utility (Seattle City Light) and Pedestrian access address CONDITIONED
3. *Adequacy of drainage, water supply and sanitary sewage disposal;* **COMPLIES**
4. *Whether the public use and interests are served by permitting the proposed division of land;*
COMPLIES, see Summary
5. *Conformance to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;* **COMPLIES**
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
COMPLIES
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 Low-rise zones and for single-family dwelling units in Low-rise zones, or any combination of the above types of residential development, as permitted in the applicable zones;* **NOT APPLICABLE**
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.* **NOT APPLICABLE**
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; and* **COMPLIES**
 - b. *No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and* **COMPLIES**
 - 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* **COMPLIES**
 - 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.* **COMPLIES**

