



## 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:** 3014813  
**Applicant Name:** Greg Brant for Matt Herron  
**Address of Proposal:** 2112 29<sup>th</sup> Avenue South

#### **SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 4,408 sq. ft., B) 3,807 sq. ft.; and, C) 3,780 sq. ft. Existing single family residence to remain.

The following approval is required:

**Short Subdivision** - to create three lots.  
(Chapter 23.24, Seattle Municipal Code).

#### **BACKGROUND INFORMATION**

Zoning: Single Family 5000 (SF5000)

Public Comment: Comment letters were received during and after the comment period which ended on April 3, 2013. The comments reflected concern over the impact on street parking, and traffic by additional residences, density, and changes to the existing neighborhood character. However, the scope of this review is limited to the subdivision of land only.

Site Description: The 11,995 square foot property has street frontage along 29<sup>th</sup> Ave S. The site is developed with an existing single family residence, a two car garage and an accessory structure. All parcels will have street frontage. The single family residence will be retained and located on Parcel A. The existing garage will be removed but the curb cut will be retained to provide vehicle access to Parcels A and B. The accessory structure will be removed prior to sale or transfer of ownership of Parcels B and C. The site does not abut an alley.

The site has its low point at the southwest corner and slopes upward approximately 14' to the high point at the northeast corner. There are no mapped or observed Environmentally Critical Areas (ECAs) or ECA buffers on the subject site. The site has its low point at the southwest corner and slopes upward approximately 14' to the high point at the northeast corner. There are no mapped or observed Environmentally Critical Areas (ECAs) or ECA buffers on the subject site.

### **ANALYSIS – 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;*
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;*
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 Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land 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; and*

- b. No lot shall be less than 10 feet wide for a distance of more than 10 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.*

### Analysis

The applicant used an exception from minimum lot area known as the “75/80 rule” per SMC23.44.010.B.1.a.2 to propose short platting the lot into three parcels. The applicant submitted a list of properties along the blockface between S Hill St. and S. Walker St. The subject property is not included in calculating the existing average lot area when using the 75/80 rule for a short plat.

Three parcels were used in the calculations of the 75/80 rule. To meet 75% of the SF5000 zone a lot minimum of 3,750 square feet is required. To meet 80% of the average lot size of the blockface a minimum of 3,733 square feet is required. The proposed parcels meet both these requirements.

An access easement on Parcels A and B will provide Parcel A with access from the existing curb cut across Parcel B to a required parking space. Permit #6383599 has been issued for the demolition of the existing garage and establishment of the new parking space on Parcel A. Parcel A and B will have a side yard setback easement for the benefit of both parcels to provide a required 10’ separation between the existing house and future development on Parcel B.

### Conclusion

Based on information provided by the applicant, referral comments from DPD and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The short subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This short subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions

governing utility extensions. 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**.

Signature: \_\_\_\_\_ (signature on file) Date: November 18, 2013  
Beth Hartwick, Senior Land Use Planner  
Department of Planning and Development

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