



## 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

**Project Number:** 3014855  
**Applicant Name:** Bruce Parker  
**Address of Proposal:** 6017 37<sup>th</sup> Avenue NE

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

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: Y) 3,863.6 sq. ft. and Z) 3,864.3 sq. ft. Existing single family residence to remain.

The following approval is required:

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

#### **BACKGROUND INFORMATION**

Zoning: Single Family 5000 (SF5000).

Uses on Site: One single family residence.

#### Site Description:

This 7,728 square foot (sq. ft.) project site is located in a Single Family 5000 (SF 5000) zone in the northeast area of the City of Seattle. The parcel is situated on the west side of 37<sup>th</sup> Avenue NE. There is an existing single family residence on the site.

Vehicular access to the site is via a paved alley. Thirty-seventh Avenue NE is an improved non-arterial street with a paved roadway, curbs, gutters, street trees and sidewalks.

The site slopes down to the east with a maximum elevation change of approximately 10 feet. Existing vegetation consists of grass, shrubs and some mature trees. There is a mapped steep slope within the 37<sup>th</sup> Ave NE right-of-way adjacent to the project site. DPD's Geotechnical Engineer has determined that this is a mapping error. The subject property is not located within any identified or designated Environmentally Critical Areas (ECA).

Surrounding properties south, north, east and west of the proposal site are also zoned Single Family 5000. Existing development in the vicinity of the proposal consists of single family homes varying in age and architectural style on a variety of lot sizes, consistent with the zoning designation.

### Proposal

The proposal is to subdivide one parcel of land into two lots. Proposed parcel sizes are indicated in the summary above. Both proposed Parcels Y and Z will have direct vehicular access to the alley and pedestrian access to 37<sup>th</sup> Avenue NE. The existing single family residence will be retained.

The subject of this analysis and decision is restricted to the proposed division of land.

### Public Comment

The official public comment period for this project ended May 22, 2013. DPD received comments from three neighbors regarding this proposal. The comments included concerns over increased density, pressure on street parking, and new homes which might change the character of the neighborhood.

### **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;*

This short subdivision was submitted on the basis of application of the 75% - 80% rule pursuant to SMC 23.44.010.B.1.b. By subdivision, lots in a single family zone may be created which are “[a]t least seventy-five (75) percent of the minimum required lot area (5,000 sq. ft.) and [are] at least eighty (80) percent of the mean lot area of the lots on the same block face within which the lot will be located and within the same zone.” Seventy-five (75) percent of the minimum lot size of the SF 5000 zone is 3,750 square feet. Eighty percent of the mean lot size of the lots on the subject block face, between NE 62<sup>nd</sup> Street and NE 60<sup>th</sup> Street, exclusive of the subject lot, is 3,859 square feet, according to information submitted in the application. The proposed lot areas of Lots Y and Z, 3,863.6 and 3,864.3 square feet respectively, are greater than eighty percent of the mean lot area of the lots on the same block face (3,859 sq. ft.) and greater than seventy-five percent of the minimum required lot area (3,750 sq. ft.). Thus, the proposed lot configuration meets the exception to the minimum lot area as contained in SMC 23.44.010(B)(1)(b).

*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.*

### 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 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 **GRANTED**.

Signature: (signature on file) Date: June 20, 2013

Holly J. Godard, Land Use Planner  
Department of Planning and Development