



**City of Seattle**  
Edward B. Murray, Mayor

---

**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:** 3017996  
**Applicant Name:** Thomas Ginsburg  
**Address of Proposal:** 7300 33<sup>rd</sup> Ave S

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide two parcels into three parcels. Proposed parcel sizes are: A) 5,006 sq. ft., B) 5,054 sq. ft.; and, C) 7,666 sq. ft. Existing structures on proposed lots A (home) and B (accessory structure) to be demolished. A single family residence, under building permit 6370509 (addressed 7311 35th Ave), is being constructed currently on what would be parcel C under this proposal. That structure will be maintained, and will meet development standards per this plan.

The following approval is required:

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

**BACKGROUND INFORMATION**

**Zoning:** Single Family 5000 (SF 5000)

**Uses on Site:** One single family residence with detached garages/carport (to be demolished), and one single family residence with attached garage under construction under project number 6370509.

**Site Description** This 17,726 square foot (sq. ft.) project site is located in a single family residential zone with a minimum lot size of 5,000 SF, located in The New Holly area of Seattle of the City of Seattle. The parcels are rectangular, and located near the intersection of S Othello St and 33<sup>rd</sup> Ave S. One existing principle structure to be demolished and one accessory structure to be legally demolished, and one structure (under construction as of the date of this decision) to be retained.

Existing vegetation consists of mature trees along the west and west property lines, and small trees and shrubs along the south and north property lines. There was no arborist report submitted with the application, but a characterization and partial identification of existing trees was included on the survey. There are two trees in the right of way along S Othello St, and four additional trees on the lots themselves. Submitted plans do not propose removal of any trees, and appear to maximize the opportunity to retain them. During future building permit application for both parcels, the applicant will be required to provide additional tree planting/preservation plans. The subject site is not located within any identified or designated Environmentally Critical Areas.

33<sup>rd</sup> Ave S is an improved street with a paved roadway. South Othello St is improved through its intersection with 33 Ave S, but the pavement is discontinued approximately 100 feet east of the juncture. Surrounding properties are also zoned SF 5000. Development in the area consists of primarily of small one and two story single family residences of similar and architectural style.

### Public Comment

Two comment letters were received during the 14-day comment period that ended on September 5, 2014.

### 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.*

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 because the parcels were recognized as existing platted lots prior 1957. A legal site letter site was also submitted with this application. 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**

**CONDITIONS OF APPROVAL PRIOR TO RECORDING**

**None.**

Signature: \_\_\_\_\_ (signature on file) Date: December 11, 2014  
Jeremy Smith, Land Use Planner  
Department of Planning and Development

JS:drm