



**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:** 3019355  
**Applicant Name:** Dave Biddle  
**Address of Proposal:** 7309 3rd Avenue NW

**SUMMARY OF PROPOSAL**

Land Use Application to allow a new two-story, single family dwelling unit and a one-car detached garage.

The following approval is required:

**Special Exception:** to allow development of a qualified lot less than 3,200 sq. ft. in area in a Single Family zone (SMC 23.44.010.B.3).

**Site and Vicinity**

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

**Nearby Zones:** SF 5000 (North)  
SF 5000 (South)  
SF 5000 (East)  
SF 5000 (West)

**Existing Use:** Single Family Residence

**Lot Area:** 3,005.6 square feet (sq. ft.)

**Site Characteristics:** The site is relatively flat and is currently vacant. There are no Environmentally Critical Areas (ECA) mapped on or adjacent to the property.

The site, located on the west side of 3<sup>rd</sup> Ave NW, borders an alley to the north. Vehicular access to the site is proposed from the alley.



Public Comment:

The Notice of Application comment period ended on February 8, 2015. One public comment was received expressing concern that the proposed project would change the character of the neighborhood and have significant negative impact on the neighboring properties.

**ANALYSIS – SPECIAL EXCEPTION**

The Land Use Code provides a Special Exception review process for lots less than 3,200 square feet in area. A Special Exception Type II review as provided for in Section 23.76.004 is required for separate development of any lot with an area less than 3,200 square feet that qualifies for any lot area exception in subsection 23.44.010.B.1. The special exception application shall be subject to the following provisions:

- a. *The depth of any structure on the lot shall not exceed two times the width of the lot. If a side yard easement is provided according to subsection 23.44.014.D.3, the portion of the easement within 5 feet of the structure on the lot qualifying under this provision may be treated as a part of that lot solely for the purpose of determining the lot width for purposes of complying with this subsection 23.44.010.B.2.c.*
- b. *Windows in a proposed principal structure facing an existing abutting lot that is developed with a house shall be placed in manner that takes into consideration the interior privacy in abutting houses, provided that this provision shall not prohibit placing a window in any room of the proposed house.*
- c. *In approving a special exception review, additional conditions may be imposed that address window placement to address interior privacy of existing abutting houses.*

The applicant provided a window study and privacy analysis for the adjacent properties located at 302 NW 73rd Street, 302 NW 73rd Street, 7303 3rd Ave NW, and 7313 3rd Ave NW. Based on review of the window study and privacy analysis, it has been determined that the windows in the proposed structure have been placed in a manner that takes into consideration the interior privacy in abutting houses. This proposal is not expected to have a significant impact on the interior privacy of existing abutting houses and therefore no additional conditions are warranted.

**DECISION – SPECIAL EXCEPTION**

The proposed Special Exception is **GRANTED**.

**CONDITIONS OF APPROVAL**

None required.

Signature: Betty Galarosa for Date: May 26, 2015  
BreAnne McConkie  
Land Use Planner  
Department of Planning and Development

BM:bg

## **IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT**

### Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by DPD within that three years or it will expire and be cancelled. (SMC 23-76-028) (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at [prc@seattle.gov](mailto:prc@seattle.gov) or to our message line at 206-684-8467.