



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: 3019712
Applicant Name: Dave Biddle
Address of Proposal: 312 North 79th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a new two-story single family dwelling unit with two-car attached garage. Legal building site letter under DPD #3019607.

The following approval is required:

Special Exception – to allow development of a lot less than 3,200 sq. ft. in area in a Single Family. Zone (SMC Chapter 23.44.010.B.3)

BACKGROUND INFORMATION

Location: The site is an interior lot on the north side of N 79th Street, near the intersection with Greenwood Ave N.

Zoning: The site is zoned Single Family 5000 (SF 5000), as are the lots to the north, east, and south. The lot to the west is zoned NC2-40.

Parcel size: 6,000 square feet

Existing Uses: The site is currently developed with one single family structure and one detached garage.

ECA: None.



PUBLIC COMMENT

The public comment period ended on 3/15/2015. DPD received one comment letter regarding vehicular access to the site.

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 subject site qualified for Historic Lot Exception under SMC 23.44.010.B.1.d (Project No. #3019607), which provides in part that a lot may be developed if it has an area of at least 2,500 square feet and was established as a separate building site prior to 1957.

The proposal is therefore subject to the provisions of SMC 23.44.010.B.3:

- 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.*

Based on information provided by the applicant and review and analysis by the Land Use Planner, the proposal complies with the provisions regulating review for lots under 3,200 square feet under SMC above criteria have been met. The applicant provided a window study and privacy analysis for the adjacent properties located at 306 N 79th Street and 318 N 79th Street. Based on staff review of the window study and privacy analysis, it has been determined that proposal is not expected to have a significant impact on the privacy of the adjacent houses, therefore no additional conditions are warranted. The proposal has been reviewed and complies with provisions regulating review for lots under 3,200 square feet under SMC 23.44.010.B.3

DECISION –SPECIAL EXCEPTION

The proposed Special Exception is **GRANTED**.

Signature: Betty Galarosa for Date: August 24, 2015
Katy Haima, Land Use Planner
Department of Planning and Development

KH:bg

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**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 or to our message line at 206-684-8467.