



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

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**Department of Construction and Inspections**  
Nathan Torgelson, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS**

**Application Number:** 3022014  
**Applicant Name:** Peter Johnson  
**Address of Proposal:** 4070 34<sup>th</sup> Avenue S

**SUMMARY OF PROPOSAL**

Land Use Application to allow a two-story single family dwelling unit with attached 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).

**BACKGROUND**

The subject property is a rectilinear lot 3,000 sq.ft. in size. An alley, to be used for access, is located along the site's eastern edge. Topography descends approximately 28' from west to east. The proposed home is outside the Steepslope ECA area and an exemption was granted under building permit number 6482407. The site is on the border of two zones. It is zoned SF 5000 while properties directly to the east are LR2. The neighborhood is predominantly single family residences one to two stories in height.

**PUBLIC COMMENT:**

None

**SPECIAL EXCEPTION**

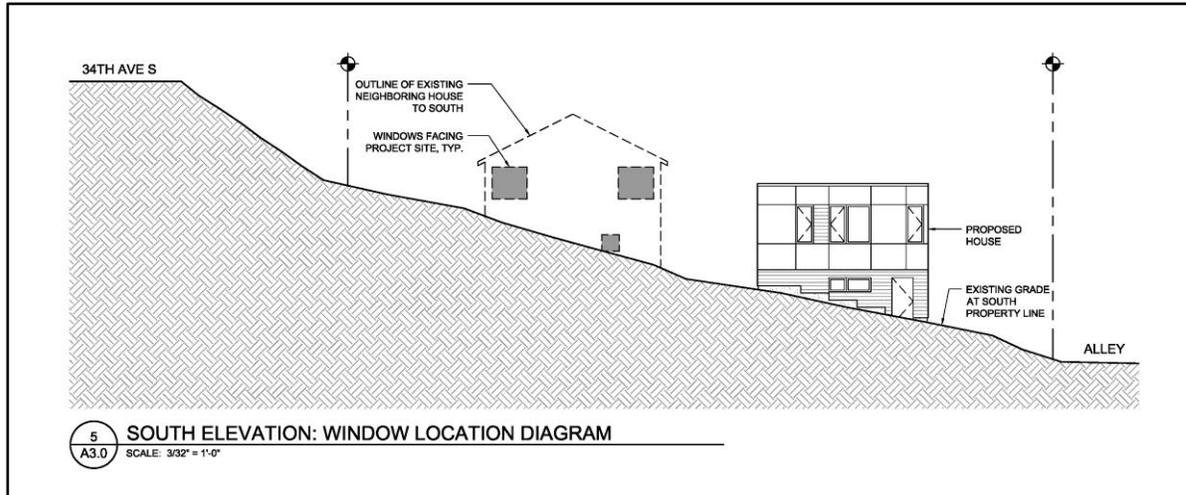
The Land Use Code provides a Special Exception review process for lots less than 3,200 square feet in area. A special exception Type II review as provided for in Section 23.76.004 is required for separate development of any lot with an area less than 3,200 square feet that qualifies for any lot area 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.*

The lot is 30 feet in width. The structure is 24 feet deep. The building, as proposed meets this zoning standard.

- 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.***

There is only one abutting lot with a home and is located to the south. The proposed home is completely offset from the neighboring structure. There should be no privacy impacts from side facing windows.



- c. ***In approving a special exception review, additional conditions may be imposed that address window placement to address interior privacy of existing abutting houses.***

No additional conditions are necessary as the home is offset from the neighboring residence to the south.

### **DECISION – SPECIAL EXCEPTION**

The Director approves the Special Exception.

Josh Johnson, Land Use Planner  
Department of Construction and Inspections

Date: January 14, 2016

JJ:drm

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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 Seattle DCI 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.