



City of Seattle
Edward B. Murray, Mayor

Department of Construction and Inspections
Nathan Torgelson, Director

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

Application Number: 3022468
Applicant Name: Tom Belanich
Address of Proposal: 4034 21st Ave SW

SUMMARY OF PROPOSAL

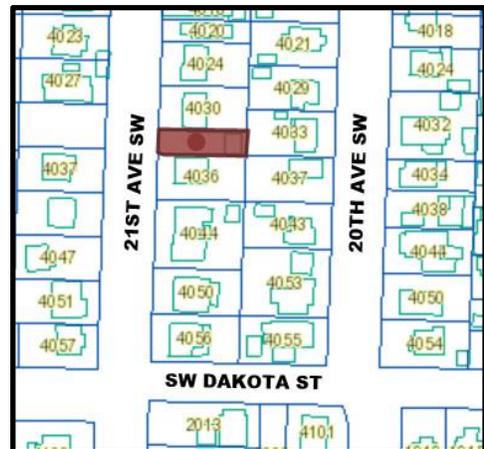
Land Use Application to allow a two story, single family dwelling in an environmentally critical area. Parking to be located on the site.

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 mid-block lot 2,600 sq. ft. in size zoned Single Family (SF 5000). The neighborhood is almost exclusively single-family residential also zoned SF 5000. Structures in the vicinity are one to three stories in height. There is an existing single-story home located directly to the north. A two-story home is directly to the south of the subject property. There is an unmapped steep slope critical area at the rear of the property. The City's Geotechnical Engineer granted a relief from prohibition on development in steep slope areas and buffers as the slope at the rear of the property is less than 20 feet in height. The property also has a landslide prone critical area mapped. This condition is further reviewed by geotechnical staff during the building permit phase of the project.



Public Comment

No public comments were received.

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

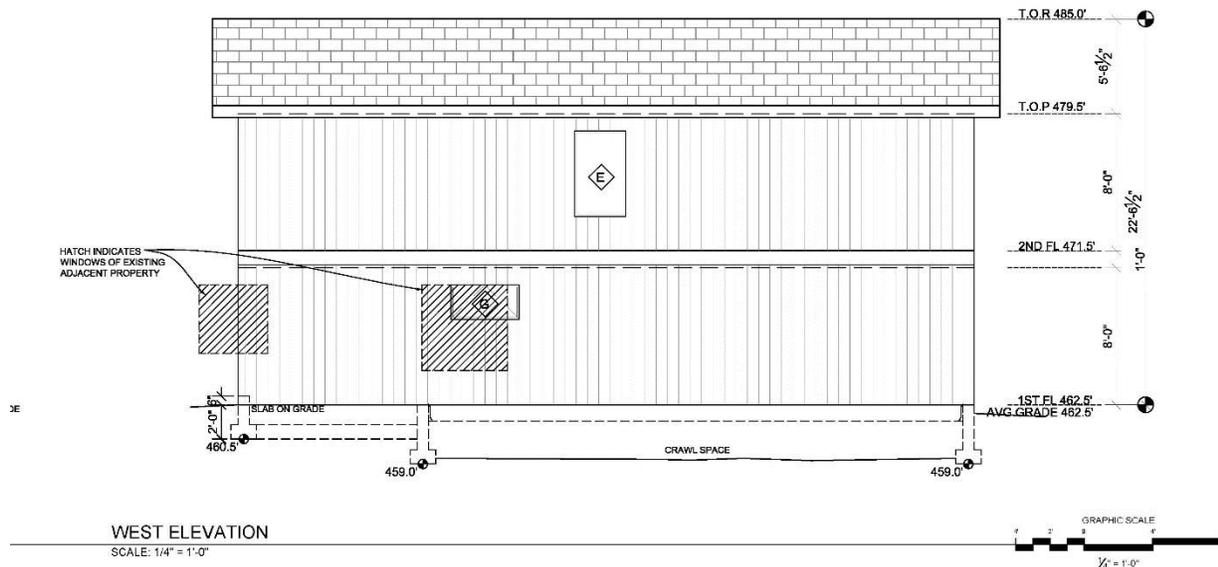
lot area exception in subsection 23.44.010.B.1. The special exception application shall be subject to the following provisions:

- 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 26 feet in width. The structure is 52' 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.***

The home to the north is one story in height and has no windows facing the subject property. The home to the south borders the subject property with a series of first and second story windows. The proposed home's first story windows are clerestory and minimal privacy impacts are expected. On the second story, the northern home appears to have a bedroom window lined up with a bedroom window for the proposed home. They will be approximately ten feet apart, the same distance afforded by 5,000 sq. ft. lots throughout the City. No additional measures are needed for the privacy of surrounding structures.



- 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 conditions are warranted based upon the impacts from the proposed home

DECISION – SPECIAL EXCEPTION

The Director approves the Special Exception.

Special Exception Conditions

None.

Josh Johnson, Land Use Planner
Seattle Department of Construction and Inspections

Date: September 6, 2016

JJ:rgc
3022468.docx

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