



City of Seattle
Edward B. Murray, Mayor

Department of Construction and Inspections
Nathan Torgelson, Director

Application Number: 3022493
Applicant Name: Margo Clinton
Address of Proposal: 3017 S Austin St

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a two-story, single family residence. Parking for one vehicle to be located within the structure.

The following approval is required:

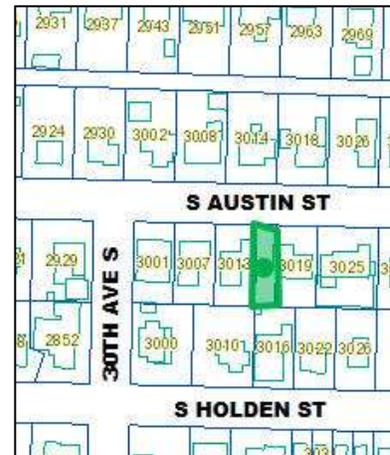
Special Exception – to allow development of a lot less than 3,200 sq. ft. in area in a Single Family. Zone (SMC Chapter 23.44.010.B.3)

BACKGROUND INFORMATION

The subject site is located on an interior lot on the south side of South Austin Street at 3017 Austin Street just east of the intersection of 30th Avenue South and South Austin Street. The site is zoned Single family 5000 and all adjacent lots are also zoned Single Family 5000. The 2,500 sq. ft. lot is currently vacant and was platted in 1890. There are no Environmentally Critical Areas on this site.

Public Comment

The public comment period ended on December 16, 2015 and no comments were received.



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, 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.*

The subject site was platted in 1890, as such, is qualified for Historic Lot Exception. Review and analysis of the information provided by the Applicant demonstrates compliance with the provisions regulating review for lots less than 3,200 square feet.

The structure on the lot has a proposed width of 15 feet with a 25-foot wide lot, as such, does not exceed two times the width of the lot. The applicant provided a window study and privacy analysis for the adjacent properties located at 3013 South Austin Street and 3019 South Austin Street. The proposed window placement in relation to the adjacent neighbor's windows and the floor plan of the proposed home are located strategically to minimize overlapping views and maintain privacy for adjacent residences. Based on the window study and privacy analysis, it appears that privacy has been sufficiently addressed by the proposal and 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**.

Crystal Torres, Land Use Planner
Seattle Department of Construction and Inspections

Date: January 28, 2016

CT:rgc
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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 or to our message line at 206-684-8467.