



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: 3022801
Applicant Name: Margo Clinton
Address of Proposal: 3037 S Holden St

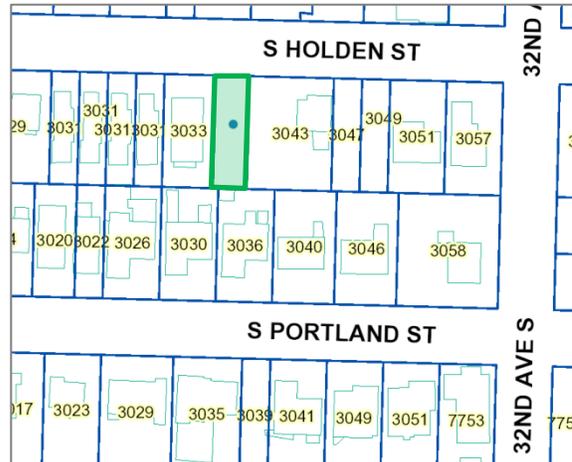
SUMMARY OF PROPOSAL

Land Use Application to allow new single family residence and attached garage.
The following approvals are required:

Special Exception – to allow development of a single family dwelling unit on a lot less than 3,200 square feet (Seattle Municipal Code 23.44)

SITE AND VICINITY

Site Zone: Single Family SF 5000
Nearby Zones:
North: SF 5000
South: SF 5000
East: SF 5000
West: SF 5000
ECA: None
Site Size: 3,000 sq. ft.



Existing Conditions:

The proposal site is a 3,000 square foot rectangular shaped parcel located on the south side of South Holden Street, within the South Beacon Hill Neighborhood. The site is zoned Single-family with a required minimum lot size of 5,000 sq. ft. (SF5000). The site has street frontage of approximately 30 feet in width and a lot depth of 100 feet.

The site is currently vacant except for low lying vegetative ground cover, one 10 inch maple located within the road right-of-way, four maple trees straddling the eastern property line targeted to be removed, and two maples trees along the property's south property line.

Surrounding land uses consist of single-family residences on various sized lots to the north, south, east and west.

Project Description:

The applicant is proposing to construct a new two-story single family residence with an attached single car garage and first floor covered deck on a small lot of 3,000 square feet. The total living area for the new structure will be 1,978 square feet with total lot coverage of 1,200 square feet or 40% of the lot.

Public Comment:

The public comment period ended on February 10, 2016. No public comments were received.

ANALYSIS - SPECIAL EXCEPTION

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 the "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 special exception application shall be subject to the following provisions:

1. *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 depth of the proposed structure is 58 feet which does not exceed two times the width of the lot or 60 feet.

2. *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 windows of the proposed structure have been placed in consideration of interior privacy of the existing residential structures located to the west, east and south as is evidenced by the window analysis drawing submitted to SDCI on January 12, 2016.

- 3. 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 3033 S Holden Street and 3043 S Holden 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.

Conclusion

Based on information provided by the applicant, referral comments from SDCI and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met.

DECISION - SPECIAL EXCEPTION

The proposed Special Exception is **GRANTED**.

CONDITIONS

None.

David Landry AICP, Land Use Planner
Seattle Department of Construction and Inspections

Date: August 15, 2016

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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.