



City of Seattle

Gregory J. Nickels, 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: 3004330
Applicant Name: Mark Travers
Address of Proposal: 5925 24th Ave S

SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 6,694.7 sq. ft. and B) 5,002.4 sq. ft. The existing single-family residence will remain and the existing detached garage will be removed.

The following approval is required:

Short Subdivision – To subdivide one parcel into two lots.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition,
or involving another agency with jurisdiction.

BACKGROUND DATA

Site Visit: April 11, 2006
Zoning: Single Family Residential 5000
Uses on Site: One single-family residence and detached garage.

Substantive Site Characteristics:

This 11,697.1 square feet subject site (the “parent lot”) is a rectangular lot that is located on 24th Avenue South just north of South Raymond Street. The street, 24th Avenue South, is a two-lane unimproved right-of-way with no sidewalks, planting strip, nor curb and is asphalt with some gravel. The vehicle access to the lot is a driveway on the northern boundary. The vegetation on the site consists of shrubs and lawn, with a stand of 3 birch trees approximately 25-30 feet tall to the west of the existing residence. The surrounding zoning is Single Family Residential 5000. The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 11,697.1 square feet, into two parcels of 6,694.7 sq. ft and 5,002.4 sq. ft. Parcel A will be created on the eastern portion of the original lot with frontage on 24th Avenue S, and is the site of the existing single-family residence which will be retained. Parcel B will be created on the western portion of the original lot with a 12' wide easement which runs east from 24th Ave S for vehicular and pedestrian access along the northern portion of the "parent lot".

Public Comment:

The comment period for this proposal ended on April 5, 2006. During this period, there were no comment letters received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees; and*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, the Building Plans Examiner, the Drainage Section of DPD, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision.

The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply, and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION –SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS – SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Make all necessary changes to the final plat as stated in the Land Use Plans Corrections Notice of 5/10/06.
2. Include the required easement description provided by Seattle City Light on the face of the final plat and in the legal descriptions of the affected lots.
3. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat “For conditions of approval after recording see page ___ of ___.”
4. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
5. Submit the recording fee and final recording forms for approval.
6. Label all structures “to be removed” on the final plat.
7. Demonstrate how development on the proposed parcels will comply with the following conditions for fire safety and access:

2003 SFC Sect. 503.1.1 Buildings and facilities.

“Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.”

Exception:

“The fire code official is authorized to increase the dimension of 150 feet where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, or 903.3.1.3
2. ...
3. There are not more than two Group R-3 or Group U occupancies.”

