



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: 2504830
Applicant Name: David Marcoe
Address of Proposal: 6840 Ravenna Avenue Northeast

SUMMARY OF PROPOSED ACTION

A Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are:
A) 4,504.0 square feet and B) 4,505.4 square feet. The existing structures are to be removed.

The following approval is required:

Short Subdivision – To create two parcels of land.
(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

Zoning: Single Family Residential 5000
Date of Site Visit: December 19, 2005
Uses on Site: The existing single family residence and associated structures are to be removed. The applicant plans to build one new single family residence on each proposed parcel.

Substantive Site Characteristics:

This 9,010 square foot subject site is a rectangular lot that is situated on the east side of Ravenna Avenue Northeast. The general location is south of Northeast 70th Street and north of Northeast 68th Street. The surrounding zoning is Single Family Residential 5000, and the uses are single family residences.

There is an existing single family residence on the site, which is to be removed. The site is relatively flat on both the western and eastern sides of the existing house; however, there is an approximate 8 foot drop between these two sides of the house, as the house was built into a slope. Vehicular and pedestrian access to the site is currently directly off of Ravenna Avenue Northeast. Vegetation on the site is that of typical residential landscaping, including grass, trees, and shrubs. The site is not located in any mapped or observed critical areas.

Proposal Description:

The applicant proposes to subdivide one 9,010 square foot parcel into two parcels with the following areas: Parcel A – 4,504.0 square feet, and Parcel B – 4,505.4 square feet. Parcel A is proposed to be created on the northern portion of the original lot, and Parcel B is proposed to be created on the southern portion of the original lot. The existing single family residence and associated structures are to be removed. Both proposed lots will have street frontage along Ravenna Avenue Northeast and will be able to be accessed directly off of the street.

The subject of this analysis and decision is limited to the subdivision of land.

Public Comment:

The comment period for this proposal ended on September 28, 2005. During this period, one written comment letter related to this project was 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; and*
6. *Is designed to maximize the retention of existing trees.*

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. Include the required utility easements, if any, from Seattle City Light on the face of the plat and in the legal descriptions of the affected lots.
2. 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.
3. Submit the recording fee and final recording forms for approval.

Prior to Issuance of any Building Permit

1. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: _____ (signature on file)
Jennifer Witzgall, Land Use Planner
Department of Planning and Development

Date: December 29, 2005