



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: 3004425
Applicant Name: Debora Goodman
Address of Proposal: 4608 SW Monroe Street

SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide two parcels into three parcels of land. Proposed parcel sizes are: A) 3,809 sq. ft. B) 3,750 sq. ft.; and B) 3,763 sq. ft. The two existing residential structures and one detached garage are to remain, and one detached garage is to be removed.

The following approval is required:

Short Subdivision – To subdivide two parcels into three 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

Date of Site Visit: April 27, 2006

Zoning: Single Family Residential 5000

Uses on Site: Two single-family residences and two detached garages.

Substantive Site Characteristics:

This 11,322 square foot subject site (the “parent lot”) is comprised of two rectangular lots that are located on SW Monroe Street and are just east of Fauntleroy Way SW. The surrounding zoning is Single Family Residential 5000 to the north, east; and south. A public park, Lincoln Park, is located one block to the west. The site has a moderate slope down from the east to the west, with the steepest slope of approximately 22% on the proposed Lot C. There are no street improvements on SW Monroe Street; it is a two-lane street without sidewalks or parking strip, and with limited areas for on-street parking. The eastern portion of the lot has a gravel parking area. There are several tall trees on the eastern and northeastern portion of the lot. The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide two parcels with a combined total area of 11,322 square foot, the “parent lot,” into three parcels of A) 3,809 sq. ft., B) 3,750 sq. ft.; and B) 3,763 sq. ft. Parcel A will be created on the western portion of the original lot, Parcel B will be created to the east of this, and Parcel C will be created on the most eastern portion of the lot. Parcel A, B; and C will each have frontage on SW Monroe Street. The two existing residential structures on the two parent lots are to remain. The shared detached garage between these two residences is also to remain, and the detached garage at the northwestern corner of the western lot is to be removed.

Public Comment:

The comment period for this proposal ended on April 12, 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;*
 1. *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. The existing garage/shed at the northwestern corner of Parcel X must be moved out of the easement or removed as a condition of this short plat. Label all structures “to be removed” on the final plat.
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.

Prior to Issuance of any Building Permit

6. 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) Date: May 15, 2006
Janet Hyde-Wright, Land Use Planner
Department of Planning and Development

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