



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: 3002980
Applicant Name: Debora Goodman
Address of Proposal: 1733 North 130th Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: D) 6,787 square feet and E) 6,715 square feet. The existing structures are to remain.

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 7200
Date of Site Visit: November 22, 2005
Uses on Site: One single family house

Substantive Site Characteristics:

The subject site is a 13,710 square foot rectangular lot that is situated on the south side of North 130th Street. Its general location is west of Meridian Avenue North and east of Ashworth Avenue North. The surrounding zoning is Single Family Residential 7200, and the uses are single-family residences and a high school.

The site slopes downward slightly from north to south on the northern portion of the site. The rest of the site is generally flat. Pedestrian access from North 130th Street to the site is currently available directly off of North 130th Street. There is an existing single family residence that is to remain on the site. Vegetation on the site is that of typical residential landscaping. The site is not located in any mapped or observed critical areas.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 13,710 square feet into two parcels with the following areas: Parcel D – 6,787 square feet and Parcel E – 6,715 square feet. Parcel D is to be created on the northern portion of the original lot and Parcel E is to be created on the southern portion of the original lot. Parcel D will contain the existing house and will be accessed via the existing driveway directly off of North 130th Street. Parcel E will be accessed via a 10-foot ingress, egress, and utilities easement running off of North 130th Street along the eastern side of the property directly west of the subject property. This access easement is currently paved.

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 of the 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 a Joint Use/Maintenance Agreement on the final plat.
2. Provide on the plat the required Seattle City Light easement for electrical facilities to provide power to the proposed lots (as described in P.M. #260419-4-026).
3. Make the required zoning corrections as required by the Land Use Planner (non-appealable).
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.

