



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 Numbers: 2503165
Applicant Name: Julie LeDoux for Hunny Construction Inc.
Address of Proposal: 5724 S. Bangor St.

SUMMARY OF PROPOSED ACTIONS

Master use permit to subdivide one parcel containing one existing single-family residence into four parcels of land. Proposed parcel sizes are: A) 5,580 sq. ft., B) 6,875.5 sq. ft., C) 5,572.3 sq. ft., and D) 6,698.1 sq. ft.,

Short Subdivision - to subdivide one existing parcel into eight 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

Site & Area Description

The subject site is located on the north side of S. Bangor St. between 57th Av. S. and 59th Av. S. in the South Seattle neighborhood. The existing lot area is approximately 24,725.9 square feet and the lot has approximately 109.84-feet of street frontage. There is a Single-family residence, one existing detached garage structure and also a couple of small sheds on site. The zoning for this site is Single-family with a minimum lot size of 7200 (SF7200).

The surrounding area is zoned SF7200 and SF5000. The subject site and surrounding area is characteristically residential use. S. Bangor St. is a two-lane paved street with sidewalks, curbs and gutters on both sides. Site vegetation includes grass, shrubs and trees.

Proposal Description

The proposal is to subdivide one parcel of land into four parcels. Proposed parcel areas are indicated in the summary above. Vehicular access will be from S. Bangor St. The proposal includes a 10-foot wide ingress, egress and utility easement from S. Bangor St. for the benefit of Lot B and Lot C.

Public Comments

The public comment period for the proposed project ended on June 22nd, 2005. Five comment letters were received. Some of the written concerns stated were: noise, fire access, parking, higher density and increased traffic.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Planning and Development (DPD); review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light; and, review by the Land Use Planner.

1. Conformance to the applicable Land Use Code provisions;

Each lot will have adequate buildable lot area to meet applicable parking, yards and lot coverage requirements.

The subject property is zoned for single-family residential with a minimum lot size of 7,200 square feet. The allowed use in a single-family zone is one dwelling unit per lot, with accessory dwelling units meeting the provisions of SMC 23.44.041 and multiple single-family dwelling units on a single-family lot meeting the provisions of SMC 23.24.046. Maximum lot coverage is 35% or 1,750 sq ft whichever is greater or as modified by SMC 23.24.046. Front yard setbacks are an average of the neighboring adjacent lots, or twenty (20) feet, whichever is less. The minimum side yard setbacks are five (5) feet, except as modified by 23.24.046-B5. Minimum rear yard setbacks are twenty-five (25) feet or if lot depth is less than one-hundred-twenty five feet (125'), 20% of lot depth, or as modified by 23.24.046-B5.

This short subdivision was submitted on the basis of application of the 75% - 80% rule pursuant to SMC 23.44.010.B.1.b. By subdivision, lots in a single family zone may be created which are "[a]t least seventy-five (75) percent of the minimum required lot area and [are] at least eighty (80) percent of the mean lot area of the lots on the same block face within which the lot will be located and within the same zone". Seventy-five (75) percent of the minimum lot size of the SF 7200 zone is 5400 square feet. Eighty percent of the mean lot size of the lots on the west side of the subject block face of S. Bangor St., 5554 square feet, according to information submitted in the application. The proposed lot areas of Lots A) 5580 Sq Ft, B) 6875.5 Sq. Ft., C) 5572.3 Sq. Ft. and D) 6698.1 Sq. Ft. are each greater than eighty percent of the mean lot area of the lot on the same block face (5554 sq. ft.) and greater than seventy-five (75) percent of the minimum

required lot area (5400 sq. ft.). Thus, the proposed lot configuration meets the exception to the minimum lot area as contained in SMC 23.44.010.B.1.b.

2. *Adequacy of access for vehicles, utilities and fire protection as provided in Section 23.53.005;*

Each of the proposed parcels will have adequate access for vehicles, utilities and fire protection from S. Bangor St, which is a two lane paved street with sidewalks, curbs, and gutters on both sides. The proposal includes a 10-foot wide ingress, egress and utility easement from S. Bangor St., for the benefit of Lot B and Lot C.

Seattle City Light has reviewed this application and requires an overhead/underground easement. (Exhibit "A" P.M. #230402-3-020) The Seattle Fire Department reviewed and approved this proposal with a condition.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

Sanitary Sewer: The existing house located upon the proposed Short Plat is connected by means of a single sidesewer to a 8-inch public sanitary sewer (PSS) located in S Bangor St. This mainline was originally constructed as a combined sewer, and as such, there are likely to be redevelopment, to be a sanitary sewer.

Drainage: As noted above, this area has been separated with the construction of a 8-inch public storm drain (PSD) in the downslope intersection between S. Bangor St. and 57th Ave. S. This mainline discharges to a Designated Receiving Water

Seattle Public Utilities reviewed the unit lot subdivision application and approved a **Water Availability Certificate, No. 2005-0809 on June 7th, 2005**. All conditions on the certificate must be met prior to receiving water service.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short plat meets the minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. 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;*

The site is not mapped as an environmentally critical area.

6. *Is designed to maximize the retention of existing trees;*

Several trees have been shown on the preliminary short subdivision drawings. However, there does not appear to be another 4 lot configuration for this plat that would better maximize retention of trees than the proposed plat configuration.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Section 23.24.045 is not applicable because the proposed short subdivision is not for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses.

DECISION - SHORT SUBDIVISION

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

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

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

1. 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 fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. The boundaries shall be adjusted if necessary to meet the requirements of the Land Use Code.
2. Add the "Conditions of Approval upon Application for Construction Permits," noted below, to the plat. These may be added to the face of the plat, or may be attached as a separate page. If the conditions are on a separate page, insert on the face of the plat "For Conditions of Approval upon Application for Construction Permit, see page ___ of ___."
3. Submit the final recording forms and fee for approval.
4. Revise, on the final submitted survey, the Ingress, Egress and Utility Easement to illustrate graphically and in text format a minimum of 10-feet in width per SMC 23.53.025.
5. Provide an easement for proper posting of address signage that is visible from the street.

After Recording and Prior to Issuance of a Building Permit

6. Attach a copy of the recorded short plat with the plan upon application for all construction permits.
7. Provide a standard drainage control plan.

8. Existing residential structure and detached garage are to be legally removed prior to sale and/or transfer of ownership.

Signature: (Signature on File) Date: January 2, 2006
Joan S. Carson, Land Use Planner II
Department of Planning and Development
Land Use Services