



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

## **SHORT SUBDIVISION – REVIEW CHECK LIST AND DECISION**

**Application Number:** 3003111  
**Applicant Name:** Deborah Goodman  
**Address of Proposal:** 3523 South Chicago Street

### **SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel of into two parcels of land. Proposed parcel sizes are 5,034 and 5,001 square feet. Existing structure to be removed.

The following approval is required:

**Short Subdivision** - to subdivide one existing parcel into two parcels.  
(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: Site: SF5000; partially touched by street at dead-end. Access by easement to rear property from easement shared with numerous other houses not a part of this project site.

Single Family zoning surrounds site.

Streets: South Chicago Street dead-ends at site.

Surrounding  
Development Typical for zones

The site is occupied by a house slated for demolition prior to sale and/or separation of ownership.

Public Comment:

None.

**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.*

Summary

Based on information provided by the applicant, referral comments as appropriate from DPD, Water (SPU), Fire Departments (SFD), 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. As conditioned, the lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as 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 a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. The proposed plat does not show trees that show on the 2002 aerial photograph; these trees cast shadows longer than the houses, so they are likely above 6 inches in diameter; however, the form of the shadows suggests fir trees, which do not appear to be large enough to qualify as exceptional by a long shot. Nonetheless, the survey must be revised to show these trees. If the trees are exceptional, or have potential for being exceptional, the proposal (i.e. access) must be modified accordingly. 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**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter. (Please do not show conditions of approval prior to recording on the plat to be recorded).

