



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: 2408502
Applicant Name: Cathy Anderson
Address of Proposal: 9439 20th Avenue SW

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,254 square feet and B) 5,009 square feet.

The following approval is required:

Short Subdivision - To create two parcels of land.
(SMC Chapter 23.24)

BACKGROUND DATA

Zoning: SF 5000
Date of Site Visit: N/A
Uses on Site: Single Family Residence

Substantive Site Characteristics: Midblock property sited along 20th Ave. SW. The surrounding zoning is single family, and almost all properties are developed with single family residences. Most lots fronting 20th Ave. SW and other nearby streets appear to have been platted with approximately 40 by 128 lots.

Public Comment

No comments letters or calls were received during the comment period that ended on January 12, 2005.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

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), Seattle City Light, 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. This short subdivision is provided with vehicular access, public and private utilities and access (including emergency vehicles). An access easement is provided across both Parcels A and B for vehicle access and parking at grade to the existing house on Parcel A as shown on the plat. A permit is required to establish this parking which must be finalized prior to issuance of a building permit on Parcel B or prior to separate sale of either parcel, whichever is first.

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 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**. 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.)

CONDITIONS - SHORT SUBDIVISION

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

Prior to Recording

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 side yard easements, 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. Add the conditions of approval to the face of the plat.
2. Submit the final recording forms for approval and remit any applicable fees.
3. The Drainage Plan shall be recorded with King County Records and Elections office and a copy of the drainage plan shall accompany all future building permits as a condition of the Short Plat.
4. Add all conditions of approval to the face of the plat.

Prior to Issuance of Any Building Permits

5. Attach a copy of the recorded short subdivision to all sets of building permit application plans.

Signature: (signature on file)
Bruce Philip Rips, Senior Land Use Planner
Department of Planning and Development

Date: July 28, 2005