



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: 3002611
Applicant Name: Paul Murphy
Address of Proposal: 7929 Seward Park Avenue S

SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 5,248 sq. ft., B) 5,248 sq. ft., and C) 5,252 sq. ft. The existing structures to be removed.

The following approval is required:

Short Subdivision – to subdivide one parcel 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

Site Visit: April 11, 2006
Zoning: Single Family Residential 5000
Uses on Site: One single-family residence and detached garage.

Substantive Site Characteristics:

This 15, 748 square foot subject site (the “parent lot”) is a rectangular lot that is located on Seward Park Avenue South, just south of South Kenyon Street. The zoning for the surrounding area is Single Family Residential 5000 (SF 5000), with Single Family Residential 9600 located to the northeast and east just beyond Seward Park Avenue South. There is a slight slope down to the southwest corner of the lot from the street, with an elevation change of about 10 feet from the street. There is some landscaping with lawn and shrubs, and two street trees in the planting strip. The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 15, 748 square foot, the “parent lot,” into three parcels of A) 5,248 sq. ft., B) 5,248 sq. ft., and C) 5,252 sq. ft. Each lot will have street frontage on Seward Park Avenue South. Parcel A will be created on the northern portion of the original lot with approximately 35 feet of street frontage; Parcel B will be the next lot to the south with approximately 39 feet of street frontage; and Parcel C will be created on the southern portion of the original lot, with approximately 19 feet of street frontage.

Public Comment:

The comment period for this proposal ended on April 5, 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;*
6. *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. 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.
2. 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 ___.”
3. 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.
4. Submit the recording fee and final recording forms for approval.
5. Label all structures “to be removed” on the final plat.

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)
Janet Hyde-Wright, Land Use Planner
Department of Planning and Development

Date: May 29, 2006