



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 & DEVELOPMENT**

Application Number: 3004401  
Applicant Name: Christopher Vanvick  
Address of Proposal: 2112 SW Holden Street

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide two parcels into five unit lots (Unit Lot Subdivision). The construction of townhouses has been approved under Project No. 2408715/Permit No. 753360. The existing single-family residence is to remain. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

The following approval is required:

**Short Subdivision** – to subdivide one parcel into five unit 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**

Zoning:                      Residential, Multifamily, Lowrise 2  
Uses on Site:              One single-family residence and detached garage.

Substantive Site Characteristics:

This 15,265 square foot subject site (the “parent lot”) is comprised of two lots; one is a larger rectangular lot to the west and a second lot with a rounded boundary to the east. The western lot fronts on SW Holden Street to the south. The eastern lot is a corner lot that fronts on Delridge Way SW to the east and on SW Holden Street to the south. These two lots are located within a

Residential, Multifamily, Lowrise 2 (L-2) zone that continues to the north, south, and west. The area adjacent to the east is zoned Residential, Single-Family 5000 (SF 5000). Adjacent to the west of this subject site is Longfellow Creek and a designated open space. The site is located in a mapped critical area.

Proposal Description:

The applicant proposes to subdivide two parcels which have a total area of 15,265 square foot parcel, (the “parent lot”) into five unit lots with the following lot areas: Unit Lot A – 8,197.4 square feet, Unit Lot B – 1,711.2 square feet, Unit Lot C – 1,803.4 square feet, Unit Lot D – 1,762.8 square feet, and Unit Lot E – 1,790.2 square feet. The existing single-family residence is to remain. Vehicular access for required parking for all proposed Unit Lots will be from an Ingress, Egress and Utility Easement which runs north from SW Holden Street to an area west of Unit Lots B, C, D, and E. Required parking will be provided by attached garages within the two townhouse buildings. Parking for Unit Lot A will be provided by a parking stall adjacent to the north of the existing house. All unit lots have street frontage, which provides their pedestrian access.

A Master Use Permit to demolish existing detached garage, establish a townhouse use, and construct two 2-unit townhouses has been reviewed and approved under Project No. 2408715/Permit No. 753360. The existing single-family residence will be retained. The subject of this analysis and decision is limited to the subdivision of land.

Public Comment:

The comment period for this proposal ended on April 26, 2006. During this period, no written comment letters related to this project were 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*
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.*

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. Detailed discussion of Criterion #7 follows below.

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 located in an environmentally critical area; therefore SMC 25.09.240 is applicable. Tree and other landscaping requirements were considered under the building permit review. 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.

**ANALYSIS –UNIT LOT SUBDIVISION (CRITERION #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.

- A. *The unit subdivision provisions of SMC Section 23.24.045 apply exclusively to the unit subdivision of land for townhouses, cottage housing developments, residential cluster developments, and single-family residences in zones where such uses are permitted.*
- B. *Sites developed or proposed to be developed with dwelling units listed in subsection A above, may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private, usable open space for each dwelling unit shall be provided on the same lot as the dwelling unit it serves.*
- C. *Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.*
- D. *Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard space for cottage housing), and other similar features, as recorded with the Director of the King County Department of Records and Elections.*

- E. *A joint use and maintenance agreement has been included on the short plat documents and should also be included on the final documents for recording.*
- F. *Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the Director of King County Development of Records and Elections.*
- G. *The facts that the unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with the Director of the King County Department of Records and Elections.*

#### Summary - Unit Lot Subdivision

Review of this application shows that the proposed short subdivision would conform to applicable standards of SMC 23.24.045 subject to the conditions imposed at the end of this decision. The proposed developments are townhouses. The structures, as reviewed under their separate building permits, conform to the development standards for the time the permit application was vested. To assure that future owners have constructive notice that additional development may be limited; the applicant will be required to add a note to the face of the plat that reads as follows: *“The lots created by unit subdivision are not separate building lots. Additional development on any individual lot in this unit subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code.”* A joint use and maintenance agreement will be required as conditioned at the end of this decision.

#### **DECISION – UNIT LOT SUBDIVISION**

The proposed Unit Lot Subdivision is **CONDITIONALLY GRANTED**.

#### **CONDITIONS – UNIT LOT SUBDIVISION**

##### Conditions of Approval Prior to Recording

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

1. The Joint Use/Maintenance Agreement should be revised to include the common sidesewer and storm drainage system that will serve the proposed Unit Lots.
2. 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 Unit Lots.
3. Indicate all pedestrian easements on the plat, instead of noting them as pathways.

