



City of Seattle

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

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2504036
Applicant Name: Julie LeDoux
Address of Proposal: 1509 10th Avenue West

SUMMARY OF PROPOSED ACTION

A Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 3,750 square feet and B) 5,321 square feet. The existing residence on proposed Parcel B is to remain and the existing accessory structure on proposed Parcel A is to be removed.

The following approval is required:

Short Subdivision – To create two 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

Zoning: Single Family Residential 5000

Date of Site Visit: July 28, 2005

Uses on Site: One single family residence with one accessory structure.

Substantive Site Characteristics:

This 9,071 square foot subject site is a rectangular lot is situated on the west side of 10th Avenue West. The general location is south of West Garfield Street and north of West Galer Street. The surrounding zoning is Single Family Residential 5000, and the uses are single family residences.

The site is relatively flat, but slopes down slightly from east to west. Vehicular access to the site is currently via the alley running along the west side of the lot. Pedestrian access is currently available directly off of 10th Avenue West and directly off of the alley. There is an existing single family residence that is to remain on the site, and there is an existing accessory structure that is to be removed from the site. Vegetation on the site is that of typical residential landscaping. The site is not located in any mapped or observed critical areas.

Proposal Description:

The applicant proposes to subdivide one 9,071 square foot parcel into two parcels with the following areas: Parcel A – 3,750 square feet, and Parcel B – 5,321 square feet. Parcel A is proposed to be created on the northern portion of the original lot and Parcel B is proposed to be created on the southern portion of the original lot. The existing single family residence is to be retained on proposed Parcel B, while the existing accessory structure is to be removed from proposed Parcel A. Both proposed lots will have street frontage along 10th Avenue West and will back to the alley.

The subject of this analysis and decision is limited to the subdivision of land.

Public Comment:

The comment period for this proposal ended on July 27, 2005. During this period, two 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; and*
6. *Is designed to maximize the retention of existing trees.*

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. According to one of the public comments, a large cedar tree, not shown on the survey was felled recently. The survey does not indicate the presence of any trees existing on the property. 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. Provide a Joint Use/Maintenance Agreement on the plat.
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.

