



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: 3004079
Applicant Name: David Hasson
Address of Proposal: 1518 1st Ave S.

SUMMARY OF PROPOSED ACTION

Master Use Permit to change 7,000 sq. ft. of basement storage to accessory parking for 11 vehicles.

The following approval is required:

Variance - To allow a 12'6" wide garage door opening (SMC 23.54.030.D), omit sight triangles adjacent to garage door access (SMC 23.54.030.E and G), reduce aisle width to 18'2" (SMC 23.54.030.D), and include four curb cuts on one block face (SMC 23.74.010.A.2).

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: IC-85

Date of Site Visit: January 13, 2006

Uses on Site: Existing older commercial masonry building.

Substantive Site Characteristics:

The site is located on midblock on Occidental Ave S, between Edgar Martinez Drive South and S. Massachusetts St. The existing commercial building was constructed in 1907, according to King County records. There is no off-street parking on the site, since the structure occupies the entire area. Off-street parking is located on all street frontages adjacent to the subject property.



The site has 60 feet of street frontage along Occidental Ave S. and 1st Ave S. An existing loading dock is located on the southern end of the east façade. A pedestrian entrance is located on both 1st Ave S. and on the northern end of the Occidental Ave S. façade.

Occidental Ave S. has a 60 foot right of way that includes approximately 50 feet of paved area from the east curb to the building on the west border. 1st Ave S. has a 100 foot right of way that includes approximately 70 feet of paved roadway.

The subject site is essentially flat and is located in Environmentally Critical Areas (ECA) for Liquefaction.

The site is zoned Industrial Commercial 85 (IC-85) and is located in a Stadium Transition District. The site is ½ block south of Safeco Field baseball stadium and approximately 2000 feet south of the Seahawks football stadium. A parking garage associated with the baseball stadium is located on the east side of Occidental Ave S. from the subject property. Surrounding development consists of older commercial structures, and newer parking and sports structures associated with the nearby stadiums.

The subject property is located on one side of a block zoned IC-85. Other properties zoned IC-85 are located to the north, south, east, and west. A lower height IC-65 zone is located to the north. More intensive Industrial General zones are located further to the west (IG1 U/85) and to the east (IG2 U/85).

Public Comment:

Notice of the proposal was issued on February 16, 2006. Eleven public comment letters signed by 42 people were received. All comment letters were written in favor of the proposal.

ANALYSIS - VARIANCE

As provided in SMC 23.40.020, variances from the provisions or requirements of Seattle Municipal Code Title 23 shall be authorized only when all of the facts and conditions stated in the numbered paragraphs below are found to exist:

1. ***Because of unusual conditions applicable to the subject property, including size, shape, topography, location or surroundings, which were not created by the owner or applicant, the strict application of this Land Use Code would deprive the property of rights and privileges enjoyed by other properties in the same zone or vicinity;***

The subject property is unusual due to the age of the building on the subject property, the change of predominant uses in the area (industrial to sports stadiums) since construction of the building, and the resulting need for off-street parking since construction of the building. The existing historic masonry building occupies the entire parcel and does not offer opportunities for off-street parking. Construction of off-street parking to meet land use and building code requirements would require major reconstruction of the existing structure, or possibly demolition of the building. It is not reasonable to require reconstruction of the foundation and building structure to meet minimum width openings, aisle widths, and sight triangles.

It is common for larger office/retail buildings to provide off-street parking for tenants. Not allowing parking to be provided here would deprive the property of rights and privileges enjoyed by other properties in the same zone or vicinity.

2. ***The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located;***

Plans evidence that the proposed modification is minor. The applicant proposes to install a garage door at the north side of the east façade to access 11 parking spaces in the basement of the existing building. The requested variances are necessary due to the existing 99-year old structure and associated architectural bay widths, structural supports, and wall locations. The requested variance would allow the modifications and parking to be placed completely inside of the existing structure. The finished structure would not reflect any exterior modifications, with the exception of the garage door. If granted, the variance would allow the building tenants an additional 11 parking spaces in addition to the four off-site parking spaces, which is still 16 parking spaces fewer than would be required under the current code. The requested variance would not grant special privilege and would be the minimum necessary to afford relief.

3. ***The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or vicinity in which the subject property is located;***

The minor addition of 11 parking spaces would be entirely within the existing building structure and would add minimal traffic to Occidental Ave S. and nearby streets. The proposal is not anticipated to be materially detrimental to any adjacent property or improvement.

4. ***The literal interpretation and strict application of the applicable provisions or requirements of this Land Use Code would cause undue hardship or practical difficulties;***

