



City of Seattle

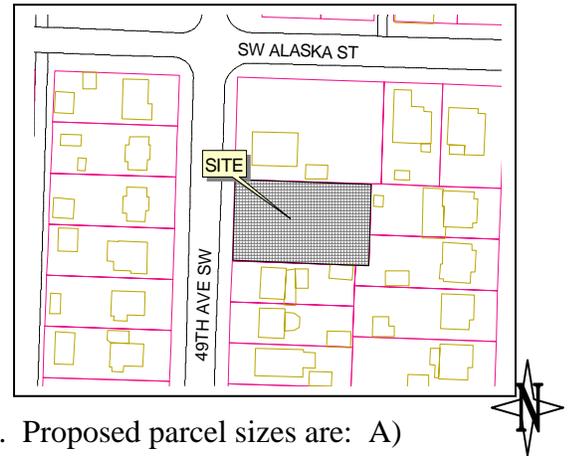
Gregory J. Nickels, Mayor

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: 3003347
Applicant Name: Frank La Fazia
Address of Proposal: 4714 49th Avenue SW



SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide a parcel into two parcels of land. Proposed parcel sizes are: A) 5,600 sq. ft. and B) 5,600 sq. ft. The existing structure will be removed.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels.
(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 Description

The subject site is a rectangular shaped lot with a lot area of 11,200 square feet. The site is relatively flat and is zoned Single-Family 5000 (SF 5000). An existing home is located towards the westerly portion of the site and will be removed upon establishment of a new single-family use. 49th Avenue SW abuts to the west and is improved with sidewalk, curb and gutter along the site frontage.

Surrounding Area Description

The surrounding areas are zoned SF 5000 and primarily developed with a variety of single-family structures.

Public Comments

The application was deemed complete on January 30, 2006 and notice of application was sent on February 16, 2006. The 14 day public comment period ended on March 1, 2006. No public comments were received through the public notice process.

City Departments and Government Agencies Comments

Information and documentation from each review agency is available in the DPD project file.

A. Fire Department

The Fire Department has approved the proposed subdivision with no conditions.

B. Seattle City Light (SCL)

SCL requires an overhead/underground easement for this subdivision

C. Seattle Public Utilities Department (SPU)

SPU issued Water Availability Certificate (WAC) #20060201 on February 6, 2006 approving this project with requirements.

D. Structural / Ordinance Review

The Structure/Ordinance Reviewer has approved the proposed subdivision with no conditions.

E. Sewer and Drainage Review

The Sewer/Drainage Reviewer has approved the proposed subdivision with no conditions.

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.*

Analysis

Based on information provided by the applicant, referral comments as appropriate from DPD, Fire Departments (SFD), 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. Seattle City Light has reviewed the proposal and will require an easement to provide for electrical facilities and service to the proposed parcels. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as 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 a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. No trees will be removed unnecessarily as a result of the proposed configuration of property lines, thus the short plat has been designed to maximize the retention of tree. 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. Comply with all applicable standard recording requirements and instructions.

Revise Short Plat to show the following:

2. On the front sheet where it incorrectly states, "Design, Construction and Land Use.", change to, "Planning and Development".
3. On the front sheet in the areas where signatures and dates will be filled in, provide enough room between these lines to clearly fill out the signature and date lines.

4. Provide an overhead/underground easement for this subdivision as required by Seattle City Light on the final short subdivision.

Prior to Issuance of any Building Permit

5. 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.

Non-Appealable Zoning Requirement

Prior to recording, the owner(s) and/or responsible party(s) shall meet all zoning requirements as determined by the zoning reviewer, and revise legals as requested by DPD's addressing reviewer.

Signature: (signature on file)
Mark Taylor, Land Use Planner
Department of Planning and Development

Date: April 27, 2006