



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 Numbers : 2500422
Applicant Name: Connie Buhl
Address of Proposal: 2403 First Ave. N.

SUMMARY OF PROPOSED ACTIONS

Master Use Permit for future construction of a second story addition to an existing two-unit structure.

The following approval is required:

Special Exception - To allow expansion of a nonconforming residential use greater than 500 sq. ft.
(SMC 23.42.106.B4)

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 Location: The proposal site is a single family zoned parcel on the northwest corner of W. McGraw St. and First Ave. W. on Queen Anne Hill. Areas immediately to surrounding the site are zoned Single Family and in single family use. Neighborhood Commercial 2-40 zoning is found along Queen Anne Ave. N., a block to the west.

Zoning: SF 5000

Parcel Size: 6,240 sq. ft.

Existing Use: One-story duplex with a detached, two-car garage.

Proposal Description: Requested here is Special Exception authority to expand a non-conforming multi-family use in a single family zone by 1,710 sq. ft. (SMC 23.42.106.B.4). Proposed is a second story and dormer addition to the existing duplex, adding living area to each of the units.

The existing duplex is a legally established non-conforming use in the single family zone. The structure is also non-conforming to front yard setback (11 feet where approximately 16.5 ft. is required), to side yard setback on the north side (approx 4.46 feet where five feet is required), and to the side yard setback on the south side (approx. 6.84 feet where ten feet is required on the reversed corner lot). No variances are requested. If authorization is granted and the two unit structure is expanded, development standards of the zone will have to be observed.

Public Comment: Public notice of the proposal was published on July 7, 2005, and the associated public comment period ended on August 3, 2005. Comments received were from property owners in the immediate vicinity who oppose expansion of the non-conforming use on the subject site.

ANALYSIS: SPECIAL EXCEPTION

Special Exception is applied for as authorized in SMC 23.42.106.B.4 to expand the existing, legally established, but, non-conforming two units structure in a SF 5000 zone. The code section provides non-conforming residential uses in single family zones may expand greater than 500 sq. ft. upon approval by DPD of a special exception (a Type II MUP) if the proposed expansion meets the development standards for single family construction and is compatible with surrounding development in terms of:

- a. Architectural character;
- b. Existing streetscape and pattern of yards; and
- c. Scale and proportion of principal structures.”

Architectural Character

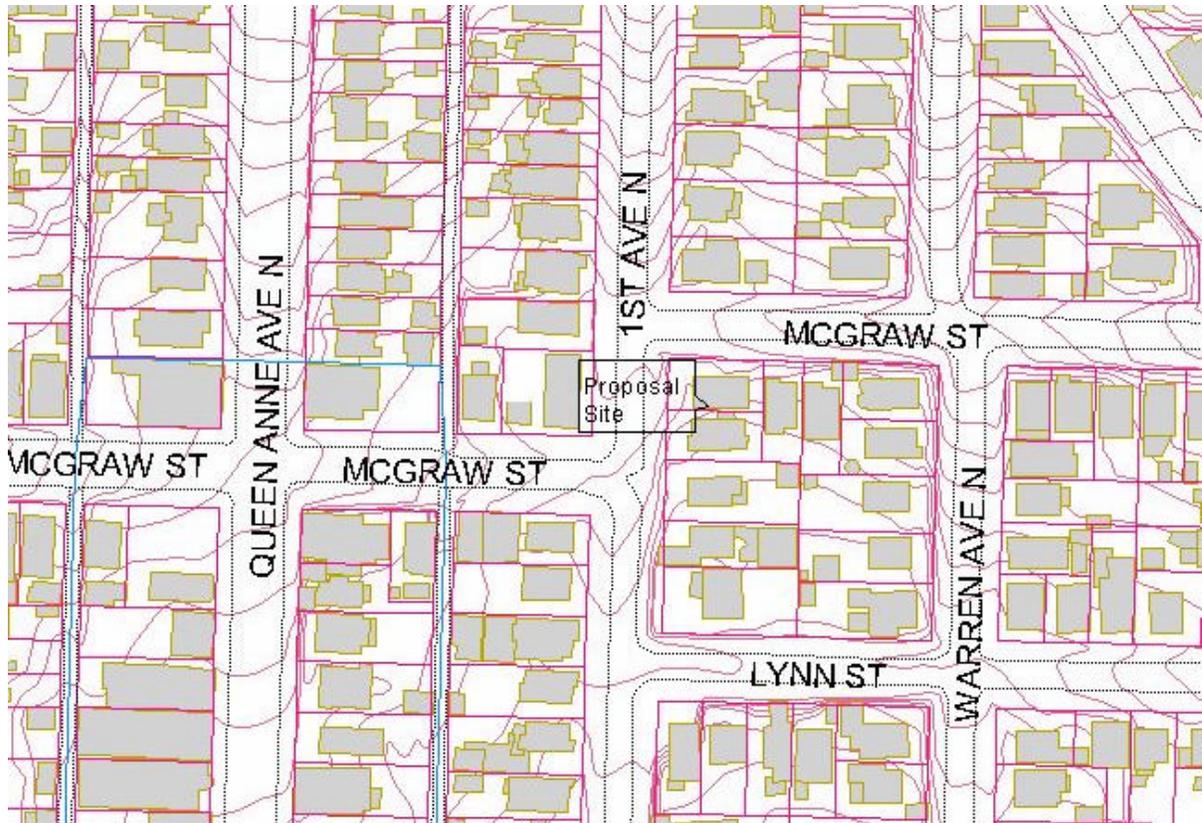
The existing structure is a Roman Brick, one-story residential looking structure with a hipped roof. The two front doors are under a single porch in the middle of the building effectively masking the duplex nature of the building. The appearance of the structure is that of a typical single family residence built in the Queen Anne, Magnolia or other single family areas of Seattle in the late 1950s or early 1960s.

The proposed expansion would be in the form of a second story, horizontal or shake sided, with a pitched, gable ended, roof. Three dormers would be present in both the First Ave. N. facing and rear yard facing roof planes.

The appearance of the proposed structure is entirely consistent with the architectural character of this Seattle neighborhood.

Existing Streetscape and Pattern of Yards

The front yard setback, at 11 feet, is compatible with other residential structures on the street and, like the other structures, appears wider than it is due to the sidewalk and planting strip elements of the right-of-way.



The structure proposed for expansion is on the northwest corner of McGraw St. and First Ave. N. Like most houses it is rectangular and, like most houses on a corner, it has a long side facing a street and a short side facing a street.

Scale and Proportion of Principle Structures

The proposed “new structure” (original principal structure with proposed addition) would constitute a two story plus third under a pitched roof with dormers configuration which is very common in Seattle. In fact many homes in the immediate neighborhood are of this scale and proportion. The existing, two-car garage behind the subject structure would remain. The detached nature of this existing garage helps to limit the scale of the principle structure because there are no garage fronts or driveways in it; two of which would be unlike the single family structures in the vicinity.

Decision: Special Exception

The Special Exception is granted with a condition.

Condition

1. The addition be constructed in proportion and style substantially as that shown in the approved plans for this MUP.

Signature: _____ (signature on file) Date: September 15, 2005
Scott Kemp, Senior Land Use Planner
Land Use Services

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