



CITY OF KIRKLAND

Planning and Building Department

123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3600

www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF DECISION

May 9, 2016

Permit application: 13040 NE 95th Street Short Plat (SUB16-00251)

Location: 13040 NE 95th Street

Applicant: Moira Haughian, The Blueline Group

Project description: Subdivide a 14,389 square foot parcel into 2 single family lots in the RSX 7.2 Zone utilizing the lot size provisions of KMC Section 22.28.030. The applicant is proposing to remove the existing single family home. An Integrated Development Plan component is not included with the short plat application (see Attachments 1 and 2).

Decisions Included: Short Plat (Process I)

Project Planner: Ron Hanson, Planning Consultant

SEPA Determination: Exempt

Department Decision: **Approval with Conditions**

Eric Shields, Director
Planning and Building Department

| | |
|------------------|--------------|
| Decision Date: | May 6, 2016 |
| Appeal Deadline: | May 23, 2016 |

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

How to Appeal: *Only the applicant or those persons who previously submitted written comments or information to the Planning Director are entitled to appeal this decision.* A party who signed a petition may not appeal unless such a party also submitted independent written comments or information. An appeal must be in writing and delivered, along with fees set by ordinance, to the Planning Department by 5:00 p.m., May 23, 2016. For information about how to appeal, contact the Planning Department at (425)587-3600. An appeal of this project decision would be heard by the Hearing Examiner.

COMMENT TO CITY COUNCIL: If you do not file an appeal, but would like to express concerns about policies or regulations used in making this decision or about the decision making process, you may submit comments to citycouncil@kirklandwa.gov. Expressing your concerns in this way will not affect the decision on this application, but will enable the City Council to consider changes to policies, regulations or procedures that could affect future applications.