



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3225
www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF DECISION

November 18, 2014

Permit application: Bylin Short Plat ([SUB14-01615](#))

Location: [1215 2nd Avenue](#)

Applicant: Dominique Ruybal, DGR Development

Project description: Subdivide a 38,606 square foot parcel into 5 single family lots in the RS 5.0 Zone. The applicant is proposing to remove the existing house and garage on the site. The Short Plat does not include an Integrated Development Plan.

Decisions Included: Short Plat (Process I)

Project Planner: Ron Hanson, Planning Consultant

SEPA Determination: Exempt

Department Decision: **Approval with Conditions**

Eric Shields, Director
Department of Planning and Community Development

Decision Date:	November 17, 2014
Appeal Deadline:	December 2, 2014

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., December 2, 2014**. For information about how to appeal, contact the Planning Department at (425)587-3225. An appeal of this project decision would be heard by the Hearing Examiner.