



## CITY OF KIRKLAND

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

### CITY OF KIRKLAND NOTICE OF DECISION

**September 25, 2014**

**Permit application:** Highlands Short Plat and Variance ([SUB13-02093](#), [VAR14-01117](#))  
**Location:** [11637 NE 112<sup>th</sup> Street](#)  
**Applicant:** Garwin Long  
**Project description:** Subdivide a 32,620 square foot parcel into 4 single family lots in the RS 8.5 Zone. The applicant is utilizing the small lot single family provisions of KMC Section 22.28.042. As part of this short plat application the applicant is requesting approval of a structure setback variance from the proposed access easement to allow retention of the existing house (see Attachments 1 and 2 and Section V.A and V.C).  
**Decisions Included:** Short Plat and Variance (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:	September 24, 2014
Appeal Deadline:	October 9, 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., October 9, 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.