



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

DECEMBER 9, 2014

Permit application: [SUB14-00235](#) & [HSG14-00236](#)
Location: [346 10th Avenue](#)
Applicant: Brendan Hupf
Project description: 2 Lot Short Plat Utilizing the Historic Residence Provision
Decisions Included: Short Plat and Historic Residence Designation (Process I)
Project Planner: Sean LeRoy
Department Decision: **Approval with Conditions**

I appreciate the concerns expressed by neighbors who have written in opposition to this subdivision. However, the realistic alternative to the subdivision, and the subsequent construction of one new house on a smaller lot, is the demolition of the existing house and the construction of a much larger house on the existing much larger lot. The impacts of such an alternative overall would be greater than the proposal. The intent of regulation allowing smaller lots in subdivisions containing historic houses, was both to preserve historic structures, as well as encouraging houses of a smaller scale than would otherwise be allowed under the zoning. This subdivision meets that intent.

Eric Shields, Director
Department of Planning and Community Development

Decision Date:	December 8, 2014
Appeal Deadline:	December 23, 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 23, 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.