



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

FEBRUARY 19, 2016

Permit application: ANDERMO SHORT PLAT ([SUB15-01022](#))

Location: [8259 NE JUANITA DRIVE](#)

Applicant: Ingvar Andermo

Project description: Proposal to subdivide one 27,581 square foot parcel into two single-family lots in the RSA 6 Use Zone, located along the Lake Washington shoreline and subject to a Substantial Development Permit and SEPA review. An integrated development plan is not included with the short plat. The applicant is proposing to remove the existing house (See Attachments 1 and 2). The following decision only considers the proposal related to Subdivision Regulations. An analysis of compliance with the City's Shoreline Master Program can be found in the decision for SHR15-01023.

Decisions Included: Short Plat (Process I)

Project Planner: Christian Geitz

SEPA Determination: October 30, 2015 (Optional DNS Process) (See Attachment 3)

Department Decision: **Approval with Conditions**

Eric Shields, Director
Planning and Building Department

Decision Date:	February 12, 2016
Appeal Deadline:	March 11, 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., March 11, 2016. 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.

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.