



**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**

**JANUARY 27, 2014**

**Permit application:** SUB13-01251

**Location:** 10220 124<sup>th</sup> Avenue NE

**Applicant:** Benjamin Ryan Communities, LLC

**Project description:** **Proposal to subdivide one (.64 acre) parcel into three single family lots in the RSX 7.2 Use Zone. Existing single family home and accessory structures are proposed to be removed (see Attachment 1 and 2)**

**Decisions Included:** Short Plat (Process I)

**Project Planner:** David Barnes

**SEPA Determination:** Exempt

**Department Decision:** **Approval with Conditions**

Eric Shields, Director  
Department of Planning and Community Development

Decision Date:	January 22, 2014
Appeal Deadline:	February 10, 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., February 10, 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.