



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

April 28, 2015

Permit application: Brio Short Plat ([SUB14-02392](#))

Location: [11616 NE 112th Street](#)

Applicant: Josh Lysen, Merit Homes

Project description: Subdivide a 29,000 square foot parcel into 4 single family lots in the RS 8.5 Zone utilizing the small lot provisions of KMC Section 22.28.042. The applicant is proposing to remove the existing house and all other structures. The short plat site plan shows potential house footprints, driveways, and structure setback locations on each lot, some of which do not meet City requirements. An Integrated Development Plan is not proposed as part of this short plat application and the City is not approving any of these site improvements or setbacks with this short plat application (see Attachments 1 and 2).

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:	April 27, 2015
Appeal Deadline:	May 12, 2015

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., May 12, 2015. 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.