**CITY OF KIRKLAND**
**Planning and Building Department**
**123 Fifth Avenue, Kirkland, WA 98033**
**425.587.3225 ~ www.kirklandwa.gov**

# CITY OF KIRKLAND
# NOTICE OF HEARING

**REQUEST**: Subdivide approximately 3.36 acres in the RSA-8 zone into 20 single-family lots. Project will follow the City's Integrated Development Plan process for tree retention. A Lot Line Adjustment will be processed with the preliminary subdivision to retain the existing residence at 7922 NE 125th Street on a smaller parcel.

**SITE**: 12432 Juanita Drive NE

**NEIGHBORHOOD:** Finn Hill

**APPLICANT**: Hans Christiansen of Toll WA LP

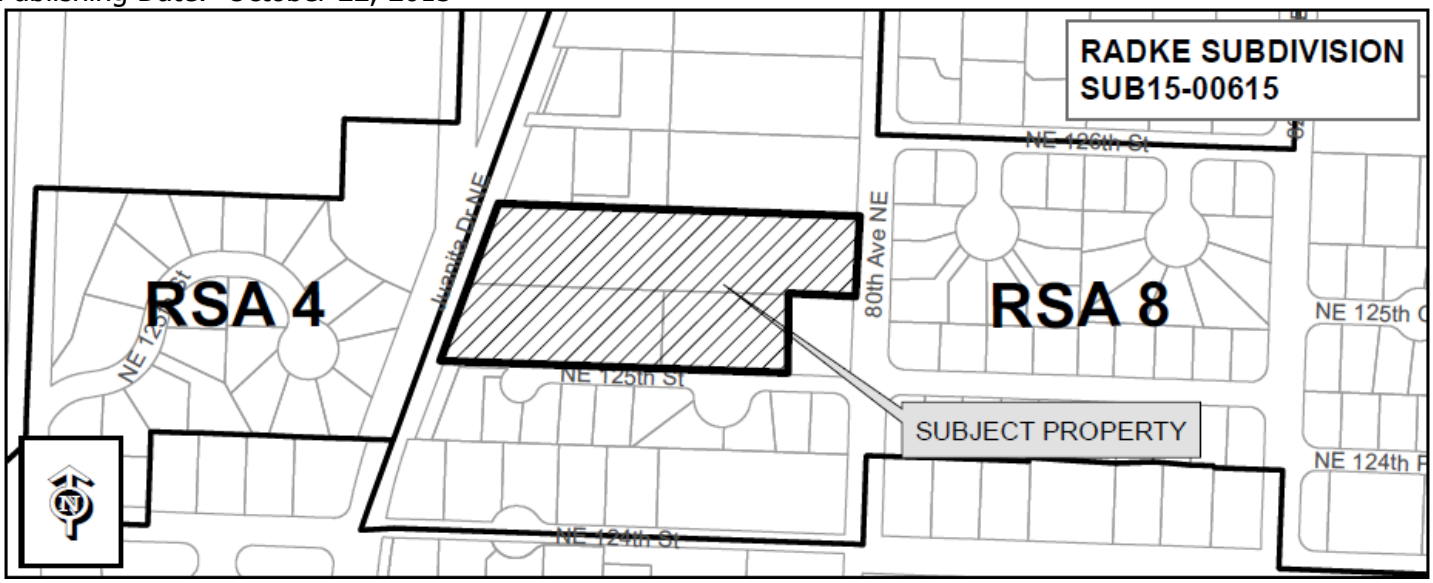
**PUBLIC HEARING**: Will be held by Kirkland Hearing Examiner on November 5, 2015 at 9:00 a.m., (or as soon thereafter as possible) in the Council Chamber at 123 5th Avenue. The Hearing Examiner will issue a written decision within eight (8) days of the final hearing, unless the Hearing Examiner and the applicant agree on an extension.

**PUBLIC COMMENT**: During the hearing, anyone may speak or submit written comments. Before the hearing, written comments may be submitted to the Examiner in care of Susan Lauinger of the Planning Department. Please refer to Permit No. SUB15-00615 and include your name, address and e-mail address. Only people who speak at the hearing or submit written comments (other than petitions) are entitled to appeal the decision.

**FOR MORE INFORMATION**: You may view the official file **(File No. SUB15-00615)**, in the Planning and Building Department or contact project planner, Susan Lauinger, at (425) 587-3252. More information is also available at www.mybuildingpermit.com.

People requiring a disability accommodation may call (425) 587-3000 or for TTY service call (425) 587-3111 prior to the hearing.

Publishing Date: October 22, 2015



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## HOW TO PARTICIPATE IN A PUBLIC HEARING

**Follow these two (2) simple steps:**

1. In the Public Notice (either posted on the large white sign erected on the subject property, posted on the bulletin board at City Hall, or the publishing notice in the Seattle Times) make a note of the deadline date, the hearing date, and the hearing body.

   - The deadline date is the last day you may submit written comments if you will not attend the public hearing of if there will be a hearing on the proposal/project.

   - The hearing date is the day you may submit written and/or oral comments if you will attend the public hearing.

   - The hearing body is the group or individual who will consider the written and oral testimony.

2. You may participate in the public hearing process in either or both of the following ways:

   - Submit written comments to the appropriate hearing body either by:

     a. Delivering these comments to the Kirkland Planning and Building Department, 123 5th Avenue, Kirkland 98033, by the deadline date; or

     b. Giving your written comments directly to the hearing body at the public hearing.

     For the Planning Commission and Houghton Community Council, the Planning and Building Department encourages you to submit any written comments at least 8 days before the hearing date so they will be able to receive and read the comments prior to the meeting.

   - Appear in person, or through a representative, at the hearing and giving oral comments directly to the hearing body.

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**To find out more:**

1. Contact the City staff planner whose name and telephone number appears on the public notice and/or;

2. Come to the Kirkland Planning and Building Department between 8:00 a.m. and 5:00 p.m. and request to see the project file (the project file number is noted in the public notice). The file will contain proposed site plans and building elevations (if applicable) and other information.

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Should you have additional questions, please contact the Planning and Building Department: (425) 587-3225.