



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 APPLICATION RADKE SUBDIVISION, CASE NO. [SUB15-00615](#)

PROPOSAL: Hans Christiansen of Toll WA LP, the applicant, is requesting a Process IIA Zoning Permit to subdivide approximately 3.36 acres in the RSA-8 zone into 20 single-family detached lots. Project will follow the City's Integrated Development Plan process. A Lot Line Adjustment will be processed concurrent with the preliminary subdivision to retain the existing residence at 7922 NE 125th Street on its own parcel. This parcel will be excluded from the subdivision site. The application was received by the City on April 1, 2015 and was deemed complete on May 6, 2015.

LOCATION: [12432 Juanita Drive NE](#), [7922 NE 125th Street](#) and Vacant Parcel #[3840700758](#)

NEIGHBORHOOD: Finn Hill

REVIEW PROCESS: The decision on this application will be made by the City's Hearing Examiner. The process involves an opportunity for public comment in writing or at a public hearing to be held by the Hearing Examiner. Prior to the hearing, the Planning Department will prepare a staff report making a recommendation on the application. Following the hearing, the Hearing Examiner will make a decision to approve, modify or deny the application. The decision will be based on whether the application complies with Kirkland's Zoning Code and other applicable codes. **A hearing date has not yet been set. Notice of the hearing will be given at least 14 days before the hearing.**

PUBLIC COMMENT: Written comments received prior to 5 p.m. on June 1, 2015 will be considered by the Planning Department in preparing its recommendation and staff report to the Hearing Examiner. Written comments may be submitted to the Hearing Examiner at any time before the close of the public hearing. Oral comments may be provided at the hearing. Those who provide written or oral comments before the close of the public hearing, will receive a copy of the Hearing Examiner's decision for a IIA Permit. Others may obtain copies from the Planning Department. **Send written comments to project planner Susan Lauinger 123 5th Avenue, Kirkland, WA 98033 or to email address slauinger@kirklandwa.gov. Please indicate your name, mailing address and e-mail address and refer to permit number SUB15-00615.**

APPEALS: *The Hearing Examiner's decision may be appealed to the City Council only by the applicant or those who submitted written or oral comments to the Hearing Examiner before the close of the public hearing.* Additional information about how to appeal will appear in the staff report and Hearing Examiner's decision.

FOR MORE INFORMATION: For more information about this application, please contact project planner, Susan Lauinger, City of Kirkland Planning Department at 425.587.3252 or slauinger@kirklandwa.gov. (Additional information is available at www.mybuildingpermit.com). Application materials are contained in the official file available in the Planning Department, 123 5th Avenue, Kirkland, 8 a.m.–5 p.m. Mon.–Fri. Existing environmental documents that evaluate the proposal include: Environmental Checklist, Geotechnical Report and Traffic Study.

Publishing Date: May 14, 2015

