



## 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

**MAY 15, 2014**

**Permit application:** Ravikumar Short Plat (SUB14-00314)

**Location:** 533 Kirkland Avenue

**Applicant:** Tim Rhodes

**Project description:** Subdivide a 23,135 square foot parcel into 2 single family lots in the RS 8.5 Zone. The applicant is proposing to retain the existing house and remove the adjacent carport located on Lot 1. The Short Plat does not include an Integrated Development Plan. A conceptual site plan for future development on Lot 1 is shown on the tree and utility plans, however, the plan has not been reviewed by the city for conformance with City development requirements and is not part of this approved 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: May 13, 2014  
Appeal Deadline: May 29, 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., May 29, 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.