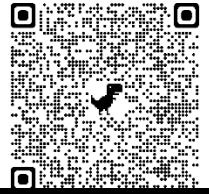




**City of Kirkland**  
**Planning and Building Department**  
123 Fifth Avenue, Kirkland, WA 98033  
[www.kirklandwa.gov](http://www.kirklandwa.gov) ~ 425-587-3600



**City of Kirkland**  
**Notice of Appeal Hearing**  
**Before Hearing Examiner**

**Purpose:** Appeal of Planning Director Decision on file no. SUB24-00319 regarding a request for a 4-lot short plat in the RSA 6 zone.

**Site:** 8230 NE 117TH ST

**Appellant:** Irene Giustina

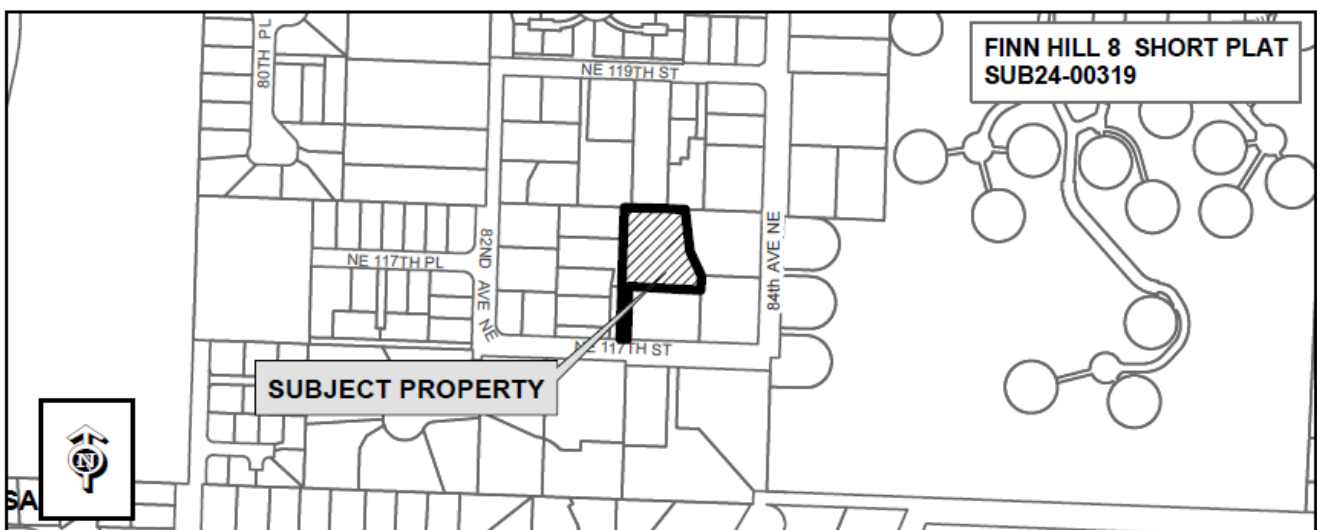
**Applicant:** Moira Haughian with Legacy Group Capital

**Public Hearing:** A hybrid in-person/virtual hearing will be held before the Kirkland Hearing Examiner on July 15, 2026 at 10 AM (or as soon thereafter as possible) and, if necessary, July 17, 2026 at 10 AM (or as soon thereafter as possible) in the Rose Hill Room at 123 Fifth Avenue and online via Zoom. For information about listening to and / or participating in the hearing, please contact Nicholas Lopez, [NLopez@kirklandwa.gov](mailto:NLopez@kirklandwa.gov), 425-587-3224 or visit the Kirkland Hearing Examiner page on the City website prior to the meeting.

**Nature of and Participation in Appeal:** Only the applicant, city staff, and any person who submitted written comments to the Planning official may participate in the appeal. These persons may participate by providing written arguments to the Hearing Examiner before or at the hearing or by appearing at the meeting in person, or through a representative and providing oral arguments directly to the Hearing Examiner. The scope of the appeal is limited to the specific factual findings and conclusions disputed in the letter of appeal and the Hearing Examiner may only consider arguments on these factual findings and conclusions. The Hearing Examiner may reasonably limit the extent of the oral arguments to facilitate the orderly and timely conduct of the hearing.

**For More Information:** You may view the official file, Case No. SUB24-00319, in the Planning and Building Department or contact project planner, Nicholas Lopez, City of Kirkland Planning and Building Department, at 425-587-3224 or e-mail [NLopez@kirklandwa.gov](mailto:NLopez@kirklandwa.gov). More information is available at [www.mybuildingpermit.com](http://www.mybuildingpermit.com). Anyone requiring a disability accommodation may call 425-587-3000 or for TTY service call 425-587-3111 before the hearing.

Mailing Date: June 30, 2026





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[예게titleviordinator@kirklandwa.gov](mailto:titleviordinator@kirklandwa.gov) 또는 425-587-3831로 연락하십시오.

**Vietnamese:**

Để yêu cầu thông tin từ tài liệu này bằng Tiếng Việt, vui lòng liên hệ với Điều Phối Viên Tiêu Đề VI theo địa chỉ [titleviordinator@kirklandwa.gov](mailto:titleviordinator@kirklandwa.gov) hoặc theo số 425-587-3831.

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