



City of Kirkland

Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425-587-3600

NOTICE OF PARKING MODIFICATION REDUCTION OF REQUIRED PARKING STALLS May 15th, 2025

FILE NO.: TRAN25-00246 and BNR24-09764
PROJECT NAME: Livewell Animal Hospital
PROJECT ADDRESS: 620 6th St S
APPLICANT: Matthew Finley; Southern Veterinary Partners
2204 Lakeshore Dr
Homewood, AL 35209
(205) 837-1521

REQUEST

The applicant, Matthew Finley, has requested approval of a parking modification to reduce the number of required parking stalls in order to occupy a veterinary clinic at 620 6th St S.

BACKGROUND INFORMATION

The Kirkland Zoning Code (KZC) requires that office uses provide parking at a rate of (1) stall per 200 square feet of gross floor area. The veterinary clinic will be in a 4,109sf, requiring 21 parking stalls per KZC 30.40.170 DD-11. The subject property contains 15 parking stalls. Therefore, the applicant has requested approval of a parking modification to reduce the number of required parking by 6 stalls pursuant to KZC Section 105.103.3.c. This code section allows a decrease in the number of required spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study to be sufficient to fully serve the use.

PUBLIC COMMENT PERIOD

KZC Section 105.103.3.c requires that notice of a parking modification request be distributed to owners and residents within 300 feet of the subject property prior to a decision by the Planning Official. Comments may be provided in writing only. **To be considered, written comments must be received prior to 5:00 p.m. on May 23rd, 2025.** Send written comments to project planner, Louisa Yardley, 123 Fifth Avenue, Kirkland, WA 98033 or to e-mail lyardley@kirklandwa.gov. **Please indicate your name, mailing address, e-mail address and refer to permit number TRAN25-00246.** A copy of the Planning Official's decision will be mailed to those providing written comments before the comment deadline. Others may obtain copies from the Planning and Building Department.

ADDITIONAL INFORMATION

For additional information, please contact Louisa Yardley, Project Planner with questions regarding the proposal at lyardley@kirklandwa.gov or (425) 587-3226. Questions regarding the traffic study may be directed to Thang Nguyen, Transportation Engineer at lyardley@kirklandwa.gov or (425) 587-3226. The parking study and City Transportation Engineer analysis (when available) is available for viewing at the City of Kirkland Planning and Building Department or may be requested to be sent electronically. Please refer to file no. TRAN25-00246.

