



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 DECISION

December 3, 2014

Permit application: 100th Street Short Plat ([SUB14-01965](#))

Location: [12820 NE 100th Street](#)

Applicant: James Kerby, Benjamin Ryan Communities

Project description: Subdivide a 14,921 square foot parcel into 2 single family lots in the RSX 7.2 Zone. All existing structures are proposed to be removed. An integrated development plan is not included with the short plat approval.

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:	December 1, 2014
Appeal Deadline:	December 17, 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., December 17, 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.