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 APPEAL HEARING
BEFORE HEARING EXAMINER

PURPOSE AND SCOPE OF APPEAL: Appeal of Planning Director decision on Permit No. SUB14-01032 regarding a request for a two lot short plat. Avalon East Short Plat 2 lots. Lot 1: 7,200 sf and lot 2: 5,145 sf. A 15' wide access easement will be provided from 128th Ave for Lot 2 and Lot 1 will access directly from 128th Ave NE. House will be demolished. Appellant alleges that the decision is in error because the short plat does not comply with various development standards found within the Kirkland Municipal Code and Kirkland Zoning Code, and especially in regard to tree regulations.

SITE: 10633 128th Avenue NE

APPLICANT: Josh Lysen, Merit Homes, Inc.

APPELLANT: Sam & Lauren Elder

PUBLIC HEARING: Will be held before the Kirkland Hearing Examiner on May 21, 2015 at 9:00 a.m., (or as soon thereafter as possible) in the Council Chamber at 123 5th Avenue.

NATURE OF AND PARTICIPATION IN APPEAL: Only the applicant, city staff, and any person who submitted written comments to the Planning Director 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. SUB14-01032, in the Planning Department or contact project planner, Susan Lauinger, City of Kirkland Planning Department, at 425.587.3252 or e-mail slauinger@kirklandwa.gov. More information is available at 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: May 7, 2015