



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



City of Kirkland Notice of Special Hearing

505 3rd St Townhomes, Case Number: [VAR23-00679](#)

Request: To reduce the front required yard along 3rd Street from 20 feet wide to 8 feet wide.

Site: [505 3rd St](#)

Neighborhood: Norkirk

Applicant: Andrew Langsford, Venture Real Estate Group

Public Hearing: Hybrid hearing will be held by Kirkland Hearing Examiner on July 10, 2024 at 9:30 AM, (or as soon thereafter as possible) in the Council Chamber at 123 Fifth Avenue Kirkland, WA 98033 and online via Zoom. For information about listening to and / or participating in the hearing, please contact Peter Milliken, 425-587-3237, pmilliken@kirklandwa.gov or visit the Hearing Examiner page on the City website prior to the meeting. The Hearing Examiner will issue a written decision within eight (8) days of the final hearing, unless the Hearing Examiner and the applicant agree on an extension.

Public Comment: During the hearing, anyone may speak. Written comments must be submitted by 5:00 PM on July 9, 2024, the day prior to or the day of the hearing. Comments may be submitted to the Hearing Examiner in care of Peter Milliken of the Planning and Building Department. Please refer to Permit No. VAR23-00679 and include your name, address, and e-mail address. Only people who speak at the hearing or submit written comments (other than petitions) are entitled to appeal the decision.

For More Information: Materials for this case are contained in the official file in the Planning and Building Department, 123 Fifth Avenue, Kirkland and may be requested from the project planner. More information is also available at www.mybuildingpermit.com.

People requiring a disability accommodation may call 425-587-3000 or for TTY service call 425-587-3111 prior to the hearing.

Publishing Date: June 26, 2024

Notice approved by: 
(Peter Milliken, Project Planner)





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How to Participate in a Public Hearing

Follow these two (2) simple steps:

1. In the Public Notice (either posted on the large white sign erected on the subject property, posted on the bulletin board at City Hall, or the publishing notice in the Seattle Times) make a note of the deadline date, the hearing date, and the hearing body.
 - The deadline date is the last day you may submit written comments if you will not attend the public hearing or if there will be a hearing on the proposal/project.
 - The hearing date is the day you may submit written and/or oral comments if you will attend the public hearing.
 - The hearing body is the group or individual who will consider the written and oral testimony.
2. You may participate in the public hearing process in either or both of the following ways:
 - Submit written comments to the appropriate hearing body either by:
 - a. Delivering these comments to the Kirkland Planning and Building Department, 123 Fifth Avenue, Kirkland 98033, by the deadline date; or
 - b. Giving your written comments directly to the hearing body at the public hearing.

For the Planning Commission, the Planning and Building Department encourages you to submit any written comments at least 8 days before the hearing date so they will be able to receive and read the comments prior to the meeting.
 - Appear in person, or through a representative, at the hearing and giving oral comments directly to the hearing body.

To find out more:

1. Contact the City staff planner whose name and telephone number appears on the public notice and/or;
2. Come to the Kirkland Planning and Building Department between 8:00 AM and 5:00 PM and request to see the project file (the project file number is noted in the public notice). The file will contain proposed site plans and building elevations (if applicable) and other information.

Should you have additional questions, please contact the Planning and Building Department: 425-587-3600.



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English:

To request information from this document in English, please contact the Title VI Coordinator at titleviordinator@kirklandwa.gov or 425-587-3831.

Chinese, simplified:

如需此文件中信息的简体中文版本, 请发送电子邮件至 titleviordinator@kirklandwa.gov 或拨打 425-587-3831 联络 Title VI 协调员。

Russian:

Чтобы запросить перевод этого документа на по-русски, свяжитесь с координатором по вопросам Раздела VI по электронной почте titleviordinator@kirklandwa.gov или по номеру (425) 587-3831.

Spanish:

Para pedir información sobre este documento en español, comuníquese con el coordinador del Título VI escribiendo a titleviordinator@kirklandwa.gov o llamando al 425-587-3831.

Portuguese:

Para solicitar informações deste documento em português, entre em contato com o Coordenador do Título VI em titleviordinator@kirklandwa.gov ou 425-587-3831.

Korean:

해당 (언어)로 이 서류의 정보를 요청하려면, 타이틀 VI 코디네이터 타이틀 VI 코디네이터. [에게titleviordinator@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 hoặc theo số 425-587-3831.

Alternate Formats:

People with disabilities may request materials in alternate formats.

Title VI: Kirkland's policy is to fully comply with Title VI of the Civil Rights Act by prohibiting discrimination against any person on the basis of race, color, national origin or sex in the provision of benefits and services resulting from its programs and activities. Any person who believes his/her Title VI protection has been violated, may file a complaint with the City. To request an alternate format, file a complaint or for questions about Kirkland's Title VI Program, contact the Title VI Coordinator at 425-587-3831 (TTY Relay: 711) or TitleVICoordinator@kirklandwa.gov.