



October 6, 2015

RE: NOURI SHORT PLAT, LAND-2014-01980
Appeal Hearing before the Hearing Examiner

Heather,

Please find included for your files:

Appeal Hearing Notice

Certification of Appeal Notice

Please let me know if you need anything further for this matter.

Thank you,

CITY OF REDMOND
MICHELLE M. HART, MMC, City Clerk *M.*

A handwritten signature in cursive script that reads "Cheryl Xanthos".

CHERYL XANTHOS, Deputy City Clerk

CITY OF REDMOND NOTICE OF APPEAL HEARING

PROJECT INFORMATION

Project Name: Nouri 3-Lot Short Plat File Number: LAND-2014-01980

Project Description: 3 lot short plat on a 0.5 acre site in the R-6 zoning district for 3 detached single-family dwelling units.

PROJECT LOCATION: 7502 132ND AVENUE NE

SITE ADDRESS, IF APPLICABLE: 7502 132ND AVENUE NE, REDMOND, WA 98052 PARCEL NUMBER: 7419700010 AND 1025059200

NEIGHBORHOOD: GRASS LAWN SIZE OF SUBJECT AREA IN ACRES: 0.51 SQ.FT. 22,169

PROCESS TYPE: TYPE II, APPEAL OF TECHNICAL COMMITTEE DECISION

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: HEATHER MAIEFSKI

PHONE NUMBER: 425-556-2437

EMAIL: HMAIEFSKI@REDMOND.GOV

REGULATORY INFORMATION

ZONING: R-6 COMPREHENSIVE PLAN DESIGNATION: SINGLE-FAMILY URBAN CONSISTENT WITH COMPREHENSIVE PLAN: YES
APPLICABLE DEVELOPMENT REGULATIONS: REDMOND MUNICIPAL CODE & ZONING CODE

IMPORTANT DATES

APPLICATION DATE: JUNE 2, 2015

NOTICE OF APPLICATION ISSUED DATE: JUNE 11, 2015

NOTICE OF DECISION ISSUED DATE: AUGUST 12, 2015

NOTICE OF DECISION APPEAL DATE: AUGUST 26, 2015

APPEAL HEARING DATE & TIME: OCTOBER 21, 2015 AT 1:00PM

PLACE: CITY COUNCIL CHAMBERS, CITY HALL 15670 NE 85TH STREET, REDMOND WA 98052

BY: HEARING EXAMINER, SHARON RICE, THE OFFICES OF SHARON RICE HEARING EXAMINER, PLLC

DATE OF NOTICE: OCTOBER 6, 2015

ATTENDANCE AT APPEAL HEARINGS: PER RZC 21.76.060(1) THE APPELLANT, APPLICANT, OWNER(S) OF PROPERTY SUBJECT TO THE APPLICATION, AND THE CITY SHALL BE DESIGNATED PARTIES TO THE APPEAL. EACH PARTY MAY PARTICIPATE IN THE APPEAL HEARING BY PRESENTING TESTIMONY OR CALLING WITNESSES TO PRESENT TESTIMONY. ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE HEARING ON OCTOBER 21, 2015 TO OBSERVE THE PROCEEDINGS. INTERESTED PERSONS, GROUPS, ASSOCIATIONS, OR OTHER ENTITIES WHO HAVE NOT APPEALED MAY PARTICIPATE ONLY IF CALLED BY ONE OF THE PARTIES TO PRESENT INFORMATION. THE HEARING EXAMINER'S RESOLUTION OF THIS APPEAL MAY RESULT IN MODIFICATION OF PROJECT CONDITIONS.

INFORMATION AVAILABLE: A COPY OF THE STAFF REPORT TO THE HEARING EXAMINER, IF SUCH A REPORT IS PREPARED, WILL BE AVAILABLE FOR REVIEW AT LEAST 7 DAYS PRIOR TO THE HEARING, AND COPIES WILL BE PROVIDED AT THE REQUESTOR'S COST. THE REPORT WILL ALSO BE AVAILABLE AT WWW.REDMOND.GOV/GOVERNMENT/HEARINGEXAMINER. THE APPLICATION AND ALL DOCUMENTS FILED BY THE APPELLANT ARE AVAILABLE FOR INSPECTION OR COPYING (AT THE COST OF THE REQUESTOR) AND ARE ON FILE IN THE DEVELOPMENT SERVICES CENTER DURING BUSINESS HOURS; AND IS LOCATED AT 15670 NE 85TH STREET, REDMOND, WA 98073-9710 (425-556-2473).

PUBLIC HEARING INFORMATION AVAILABLE: FOLLOWING THE HEARING TO BE HELD ON OCTOBER 21, 2015, A COPY OF THE HEARING EXAMINER'S DECISION WILL BE SENT TO PARTIES TO THE APPEAL AND CAN BE OBTAINED BY CONTACTING THE OFFICE OF THE HEARING EXAMINER, CITY OF REDMOND, MS: 3NFN, P.O. BOX 97010, REDMOND, WA 98073-9710. PHONE: 425-556-2191, AND WILL BE AVAILABLE AT WWW.REDMOND.GOV/GOVERNMENT/HEARINGEXAMINER. THE APPEAL PROCEDURES WILL BE SET FORTH IN THE HEARING EXAMINER'S REPORT ISSUED IN THIS MATTER. IF YOU ARE HEARING OR VISUALLY IMPAIRED, NOTIFY THE OFFICE OF THE HEARING EXAMINER AT 425-556-2191 ONE WEEK IN ADVANCE OF THE HEARING IN ORDER TO BE PROVIDED ASSISTANCE.

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: HEATHER MAIEFSKI

PHONE NUMBER: 425-556-2437

EMAIL: HMAIEFSKI@REDMOND.GOV





Certification of Appeal Notice

FILE: Nouri Short Plat
NO.: LAND-2014-01980

CERTIFICATE OF MAILING

A **Notice of an Appeal Hearing** to be held on October 21, 2015, was sent to the Parties of Record whose name and addresses appear on the attached list by first class mail, or interoffice mail for City Staff, on or before October 7, 2015.

I hereby certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed: Michelle Duf. Hart

Title: City Clerk

Date: October 6, 2015

Place: City of Redmond, WA

PARTIES TO THE APPEAL:

APPLICANT/REPRESENTATIVE:

Brian Way
PACE Engineers
11255 Kirkland Way, Ste. 300
Redmond, WA 98052

PROPERTY OWNER:

Hamid Nouri
13231 NE 40th Street
Bellevue, WA 98005

CITY STAFF:

Heather Maiefski
Planner
MS: 2SPL
425-556-2437
hmaiefski@redmond.gov

APPELLANTS:

See attached list

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