

RESOLUTION NO. R- 2400

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE CORRECTED PLAT OF LAKE VISTA TERRACE DIVISION NO. 2, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. CP-76-49(H) AND SETTING FORTH CONDITIONS TO WHICH SUCH CORRECTED PLAT SHALL BE SUBJECT.

WHEREAS, a Final Plat of Lake Vista Terrace Division No. 2 was approved by the City of Kirkland on October 1, 1973, and

WHEREAS, the Department of Community Development has received an application for a corrected plat, said application having been made by Hal Brandt and James Schafer, and said property as legally described in the application is within an RS 8.5 zone, and

WHEREAS, the application has been submitted to the Houghton Community Council who held public hearings thereon at their regular meetings of September 7, 1976, and October 5, 1976, and to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of October 14, 1976, and

WHEREAS, pursuant to City of Kirkland Resolution No. 2181, concerning environmental policy and the State Environmental Policy Act, an environmental assessment and declaration have been available and accompanied the application throughout the entire review process, and

WHEREAS, the Houghton Community Council and Kirkland Planning Commission, after public hearings and consideration of the Recommendations of the Department of Community Development, did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the corrected plat, subject to the specific conditions set forth in said recommendations,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The Findings, Conclusions and Recommendations of the Kirkland Planning Commission as signed by the Chairperson thereof and filed in the Department of Community Development File No. CP-76-49(H) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. Approval of the Corrected Plat of Lake Vista Terrace Division 2 is subject to the applicant's compliance with the conditions set forth in the Findings, Conclusions and Recommendations hereinabove adopted by the City Council.

Section 3. A certified copy of this Resolution, along with the Findings, Conclusions and Recommendations hereinabove adopted shall be delivered to the applicant.

Section 4. Nothing in this Resolution shall be construed as excusing the applicant from compliance with all federal, state or local statutes, ordinances or regulations applicable to this project, other than as expressly set forth herein.

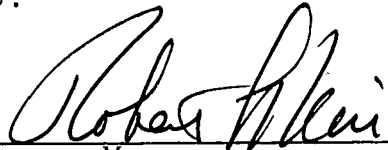


Section 5. Notwithstanding the recommendations heretofore given by the Houghton Community Council, the subject matter of this Resolution and the final plat approval herein authorized are, pursuant to Ordinance No. 2001, subject to the disapproval jurisdiction of the Houghton Community Council and this Resolution shall become effective only upon the approval of the Houghton Community Council or the failure of said Community Council to disapprove this Resolution within sixty days from the date of passage hereof.


Section 6. Certified or conformed copies of this Resolution shall be delivered to the following:

- A. Applicant
- B. Department of Community Development for the City of Kirkland
- C. Building Department for the City of Kirkland
- D. Fire Department for the City of Kirkland
- E. Police Department for the City of Kirkland
- F. Public Service Department for the City of Kirkland
- G. Office of the Director of Administration and Finance (ex officio City Clerk) of the City of Kirkland

ADOPTED in regular meeting of the Kirkland City Council on the 18th day of October, 1976.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Director of Administration and Finance  
(ex officio City Clerk)

EGG131



RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions and as identified in Exhibits "A" through "...", we hereby recommend that this application for a Corrected Plat of Lake Vista Terrace Division No. 2 be approved, subject to the following conditions:

The applicant shall be required to modify the corrected plat linen prior to being reviewed by the Kirkland City Council.



**Overlake-Hess Realty, Inc. .**

RESIDENTIAL, INVESTMENT AND COMMERCIAL REAL ESTATE  
700 - 112TH AVENUE N.E. • BELLEVUE, WASHINGTON 98004 • (206) 455-5300

June 28, 1976

Mr. Gerald F. Link, Director  
Department of Comm. Development  
City of Kirkland  
Kirkland, Washington 98033

RE: Lots 9 & 10, Lake Vista Terrace  
Division No. 2

Dear Mr. Link:

Attached is Mylar reproducible showing original plat in "fade-out" and changes to Lots 9 & 10 in heavy print.

Please forward a corrected plat as shown on mylar.

Yours very truly,

*Hal Brandt*  
*by Hal Brandt, his attorney in fact*  
Hal Brandt - Owner Lot 9

*James H. Schaf*  
Owner - Lot 10  
*Marcia Schaf*

HB/lpr

10/14/76  
10/5/76  
8/25/76

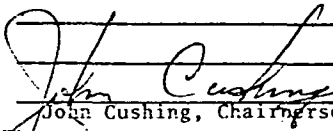
EXHIBIT "A"  
LETTER OF APPLICATION  
CP-76-49(H)  
Hal Brandt



DEPARTMENT OF COMMUNITY DEVELOPMENT

**ADVISORY REPORT**  
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 RECOMMENDED BY \_\_\_\_\_ DATE October 14, 1976  
 ADOPTED BY \_\_\_\_\_ DATE \_\_\_\_\_  
  
 STAFF \_\_\_\_\_  
 BOARD OF ADJUSTMENT \_\_\_\_\_  
 HOUGHTON COMMUNITY COUNCIL \_\_\_\_\_  
 PLANNING COMMISSION \_\_\_\_\_  
 CITY COUNCIL AS INCORPORATED IN \_\_\_\_\_  
  
 RESOLUTION \_\_\_\_\_ ORDINANCE \_\_\_\_\_  
 NUMBER \_\_\_\_\_  
 DATE \_\_\_\_\_

  
 \_\_\_\_\_  
 John Cushing, Chairperson

FILE NUMBER CP-76-49(H)  
 APPLICANT Hal Brandt and James Schafer  
 PROPERTY LOCATION 105th Ave. N.E. and N.E. 62nd St.  
 SUBJECT Application for Corrected Plat of Lake Vista Terrace Div. #2, Lots 9 and 10.  
 HEARING/MEETING DATE October 13, 1976  
 BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Letter of Application "B" Property Survey "C" Proposed Amended Plat "D" Revised Property Survey Plan for Lots 8, 9 and 10 .

FINDINGS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for a corrected plat of Lake Vista Terrace Div. No. 2.
2. The request is to revise the common lot line between Lots 8, 9 and 10 to accommodate a house on Lot 10 which has been constructed too close to the property line. Please refer to Exhibits "B", "C" and "D".
3. The applicant wishes to modify the property line between Lots 8 and 9 and 9 and 10 to provide for this construction. This proposal would add 535 square feet to Lot 10 from a portion of Lot 9, and would then add 236 square feet from a portion of Lot 8 to Lot 9.

B. HISTORICAL BACKGROUND:

4. The Kirkland City Council did approve the final plat of Lake Vista Terrace Division #2 on October 1, 1973 under Resolution No. R-2191.

C. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:

5. Existing zoning on the subject property is Residential Single Family 8,500 square feet, and the Kirkland Subdivision Ordinance No. 2178 provides for lot averaging with a subdivision.
6. Under the approved plat of Lake Vista Terrace Div. No. 2, Lot 9 was a substandard size and was used for lot averaging, whereas lots 10 and 8 were more than 8,500 square feet. In this revised plan, Lot 10 would still be larger than 8,500 square feet as would Lot 8. Lot 9 would remain as a substandard lot. Lot 10 would be 9,926 square feet. Lot 9 would be 8,030 square feet, and Lot 8 would be 8,629 square feet.
7. The minimum width of a lot in an RS 8.5 zone is 70 feet at the building line.

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This application for a corrected plat is consistent with the Kirkland Zoning Ordinance No. 2183 and the Kirkland Subdivision Ordinance No. 2178.

B. HISTORICAL BACKGROUND: (No relevant conclusions).

C. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:

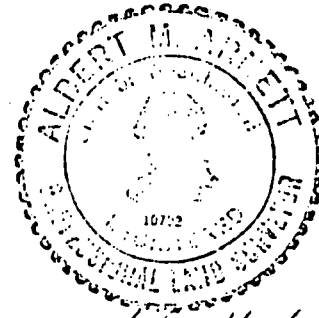
2. There are no changes to the ratio of lots larger or smaller than 8,500 square feet, and the 70 foot building line for Proposed Lot 9 would extend for a considerable distance to the property.

10/14/76 10 /5/76

GARDNER ENGINEERS, INC.  
 CONSULTING ENGINEERS / PLANNERS / SURVEYORS Since 1883  
 Arctic Building Penthouse, Seattle, Washington 98104 Telephone (206) 624-6285

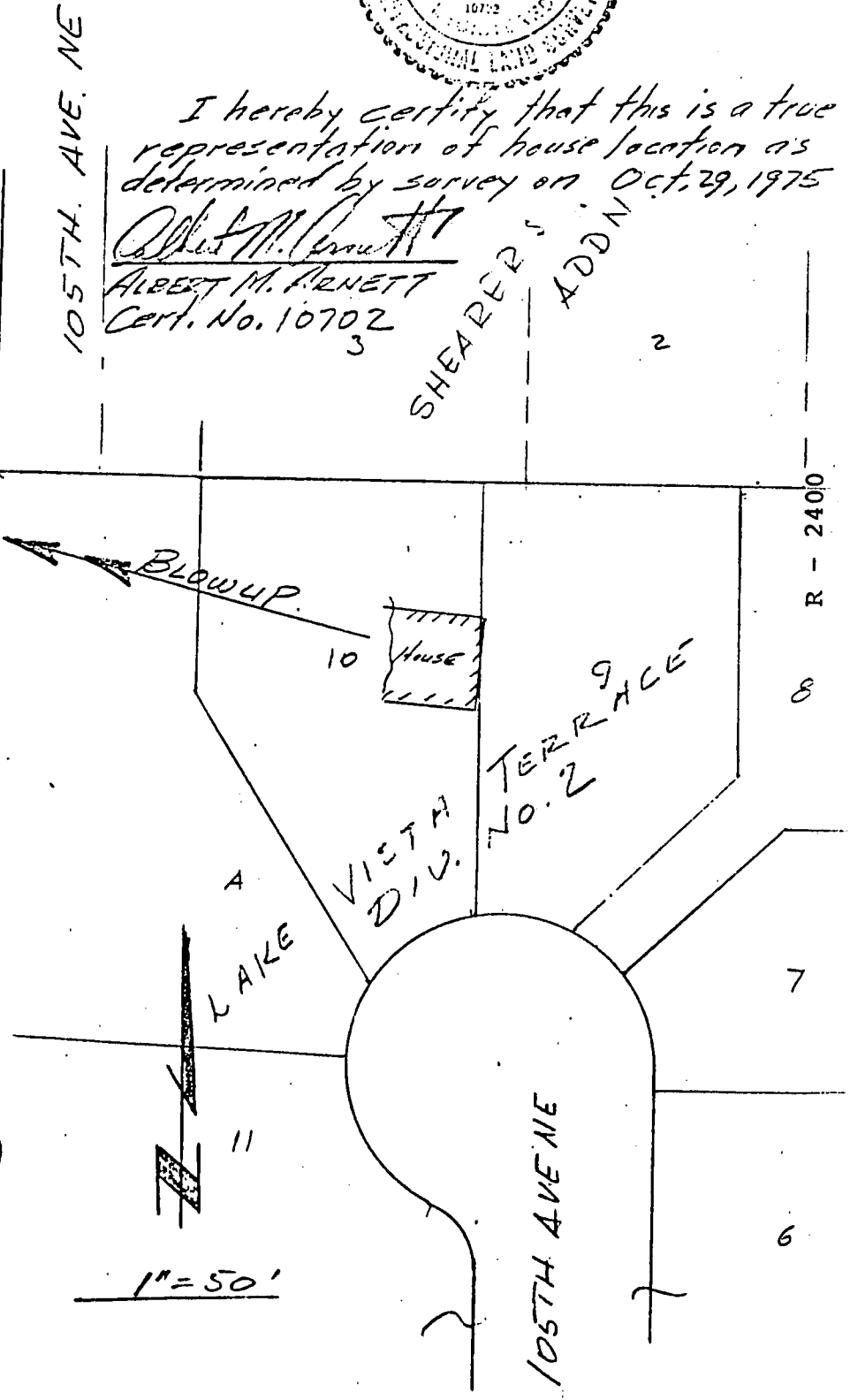
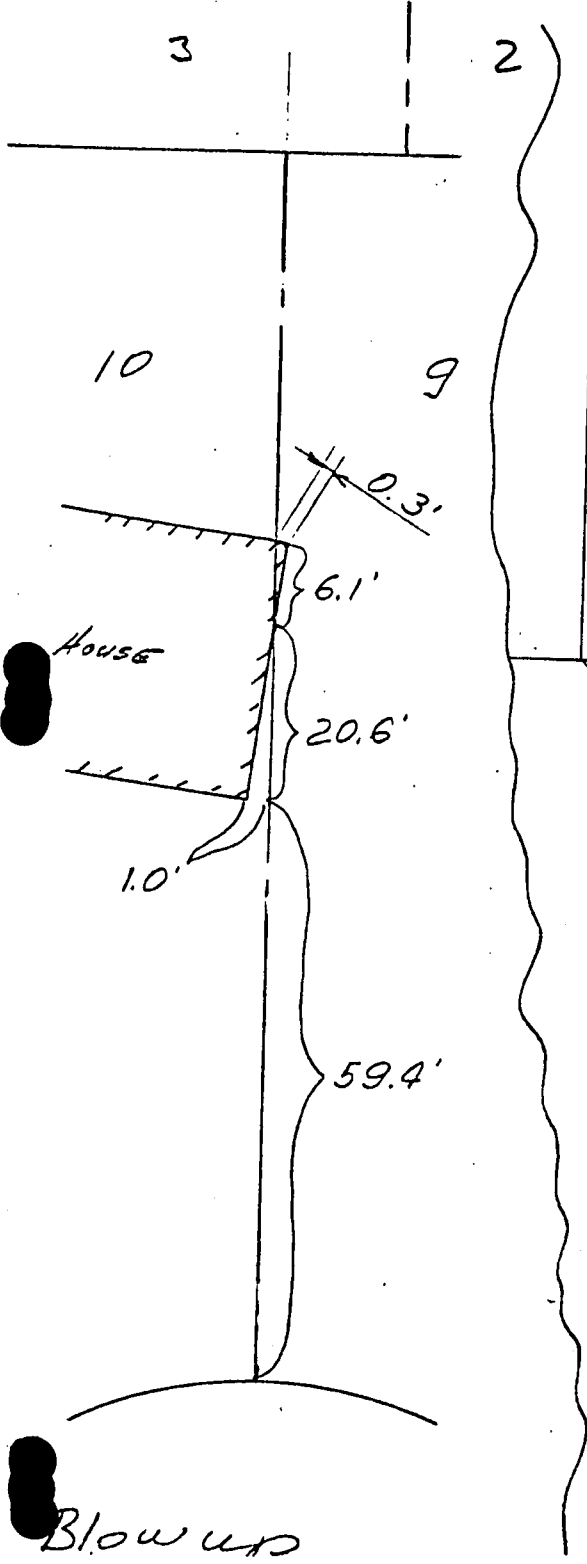
Made J.D.	CLIENT L BRANDT	F.B. 198
Date Dec 12, 75	PROJECT Lake Vista Terrace	22 of 101
Chkd AMA	Building on Lot "10"	Sheet of
Date 12-12-75	Encroachment on Lot "9" (Div. 2)	873
		Job No.

ADDED SEAL 2/13/76



I hereby certify that this is a true representation of house location as determined by survey on Oct. 29, 1975

*Albert M. Arnett*  
 ALBERT M. ARNETT  
 Cert. No. 10702



Blowup

EXHIBIT "B"  
 PROPERTY SURVEY  
 CP-76-49(H)  
 Hal Brandt





R - 2400

105th Avenue N.E.

9,926<sup>sq</sup> ft

10

ACROSS

Old Lot Line

7,794<sup>sq</sup>  
+ 236<sup>sq</sup>  
8,030<sup>sq</sup>

9

New Lot Line

8,629<sup>sq</sup>

8

New Lot Line

DATE	BY
APPROVED	DATE
PROJECT	NO.
LAKELAND VISIT EXHIBIT	
PLANNING DEPARTMENT	

REVISION 9-27-76 LOT 8

EXHIBIT "D"  
 REVISED PROPERTY SURVEY  
 PLAN FOR LOTS 8, 9 and 10  
 CP-76-49(H)  
 Hal Brandt & James Schafe

