



Weekly Permit Bulletin

November 3, 2022

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue.

How to use this bulletin

To learn more about a project:

- Click the name of the project to view digital documentation.
- Submit a request online to review the project file at Bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records
- Call the planner assigned to the project to arrange to review the project files. The planner's contact information is in the notice.

To comment on a project:

- Send your comments in writing to the Development Services Department. Be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision or SEPA determination:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an [appeal notification form](#).
- To file an appeal electronically please email to cityclerk@bellevuewa.gov and cc: hearingexaminer@bellevuewa.gov or mailing to Bellevue City Hall, Attn: City Clerk, P.O. Box 90012, Bellevue WA 98009-9012
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this

notice. For additional information regarding shoreline appeals, please call the Shoreline Hearing Board at 360-459-6327.

Receive the bulletin by email

Go to the Weekly Permit Bulletin page on our city website at bellevuewa.gov/permit-bulletin. Click the Subscribe button to join the mailing list. You will continue to receive the bulletin weekly until you unsubscribe from this service.

How to reach us

450 110th Ave NE | P.O. Box 90012 | Bellevue, WA 98009-9012 | 425-452-6800
The Development Services Center is located on the lobby floor of Bellevue City Hall.

[View a larger Neighborhood map](#)



For alternate formats, interpreters, or reasonable accommodation requests please phone at least 48 hours in advance 425-452-6800 (voice) or email servicefirst@bellevuewa.gov. For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice) or email ADATitleVI@bellevuewa.gov. If you are deaf or hard of hearing dial 711. All meetings are wheelchair accessible.

General Information Regarding Use of Optional DNS Process

When the SEPA field indicates a Determination of Non-significance (DNS) is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notices of Application

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [SRMAHCirc1 Bellevue Workforce Housing](#)

Location: 999 118th Avenue SE

Neighborhood Area: West Bellevue

File Number: 22-118369-LQ

Description: Rezone an existing 4.55 acre site from Office/Limited Business (OLB) to Office/Limited Business 2 (OLB 2) to allow for a six-story affordable housing proposal on the eastern portion of the site. The rezone will allow affordable housing that will be targeted to Bellevue's workforce and families. Additionally, the applicant requests removal of Ordinance 3149 as it is no longer applicable to this site since its inception in 1982 when the land use classification changed from General Commercial to Office/Limited Business.

Approvals Required: Rezone and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: November 17, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Virtual Public Meeting: November 17, 2022, 6 PM

Join Zoom Meeting: <https://cityofbellevue.zoom.us/j/86556723656>

Meeting ID: 865 5672 3656; **Passcode:** 26271

Phone Dial In: 253-215-8782

Date of Application: September 26, 2022

Completeness Date: October 24, 2022

Notice of Application Date: November 3, 2022

Applicant Contact: Quanlin Hu, SRM Development, 509-601-3627, quanlin@srmdevelopment.com

City Planner Contact: Toni Pratt, 425-452-5374, TPratt@bellevuewa.gov

Notices of Decision

NOTICE OF DECISION

Project Name: [Smolinske Residence](#)

Location: 5603 Pleasure Point Lane

Neighborhood Area: Newport

File Number: 21-120599-LS and 21-120601-LO

Description: Critical Areas Land Use Permit to construct a 570-square-foot detached garage, a 524-square-foot single family addition, stairs, parking area, and landscaping planters within a 75-foot toe-of-slope setback. Variance approval of a reduced front yard setback from 20 feet to 3.5 feet for a detached garage.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: November 17, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 21, 2021

Completeness Date: October 20, 2021

Notice of Application Date: November 10, 2021

Applicant Contact: Mark Ward, Upward Architecture and Interiors, 206-200-6345, mark@upwardarchitecture.com

City Planner Contact: Drew Folsom, 425-452-4441, DFolsom@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Horizon View Number 2 Water Reservoir and Pump Station Reconstruction](#)

Location: 4809 151st Avenue SE

Neighborhood Area: Somerset

File Number: 22-101581-LI

Description: Administrative Amendment to a Conditional Use Permit to replace an existing water tower reservoir, pump station structure, and associated improvements.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: November 18, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 2, 2022

Completeness Date: March 16, 2022

Notice of Application Date: April 7, 2022

Applicant: Jay Hummel, City of Bellevue Utilities

Applicant Contact: Greg Postlewaite, Murraysmith, Inc., 206-462-7043 ext. 17306,
greg.postlewaite@murraysmith.us

City Planner Contact: Drew Folsom, 425-452-4441, DFolsom@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Spiritual Director Home Occupation](#)

Location: 16828 SE 28th ST

Neighborhood Area: Newcastle

File Number: 22-116872-LH

Description: Application for land use approval for a Home Occupation Permit to provide spiritual counseling to individuals.

Decision: Approval

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: November 17, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 25, 2022

Completeness Date: August 31, 2022

Notice of Application Date: September 8, 2022

Applicant Contact: Brenda Giordano, 206-409-8726, bkgiordano@gmail.com

City Planner Contact: Sydney Prusak, 425-452-4856, SPrusak@bellevuewa.gov