



Weekly Permit Bulletin

July 14, 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](https://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

Project Name: [Schmid Driveway & Walkway Replacement](#)

Location: 1600 109th AVE SE

Neighborhood Area: West Bellevue

File Number: 22-113241-LO

Description: Critical Areas Land Use Permit review of a proposal to install approximately 955 square-feet of turf and replace approximately 1,305 square-feet of asphalt driveway with approximately 1,568 square-feet cement paver driveway within a steep slope critical area buffer. The proposal is supported by a geotechnical report and a critical areas report. This project is associated with Enforcement Action, 21-134366-EA.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approval.

SEPA: Exempt

Minimum Comment Period Ends: July 28, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 15, 2022

Completeness Date: July 5, 2022

Applicant Contact: Steve Hall, Revive Properties, LLC, (360) 961-3638, steve@rp-partners.com

City Planner Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov

Notices of Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Green Theory](#)

Location: 12356 Northup Way – Prancel Number 2825059279

Neighborhood Area: BelRed

File Number: 22-104057-LA

Description: Land Use review of an Administrative Conditional Use Permit to allow a marijuana retail store to establish on the site.

Approvals Required: Administrative Conditional Use Permit approval, and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: July 28, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: September 15, 2022, 6 PM (LUC 20.35.227)

Meeting Info: Join Zoom Meeting: <https://cityofbellevue.zoom.us/j/87486092630>

Meeting ID: 874 8609 2630; Passcode: 628809

Dial-In: 253-215-8782

Date of Application: March 28, 2022

Completeness Date: June 13, 2022

Applicant Contact: Nicole Harter, Magellan Architects, 206-595-3956, nicole@magellanarchitects.com

City Planner Contact: Kimo Burden, 425-452-5242, CBurden@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Executive Plaza Townhomes](#)

Location: 12835 NE Bellevue Redmond Road

Neighborhood Area: BelRed

File Number: 22-105005-LD and 22-105006-LO

Description: Application for Design Review and Critical Areas Land Use Permit to demolish an existing building and construct 31 Townhomes on a site with a type-F stream, flood plain, wetlands, and associated buffers.

Approvals Required: Design Review approval, Critical Areas Land Use Permit approval 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: July 28, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: July 20, 2022, 6 PM; Online only via Zoom link below.

Meeting Info: Join Zoom Meeting <https://cityofbellevue.zoom.us/j/84492150090>

Meeting ID: 844 9215 0090

Passcode: 716139

Dail-In: 253-215-8782

Date of Application: April 6, 2022

Completeness Date: June 27, 2022

Applicant Contact: Victoria Arthur, Freiheit Architecture, 206 612-5508, varthur@freheitarch.com

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

Notices of Public Hearing

NOTICE OF PUBLIC HEARING

Project Name: [Quasi-Judicial Land Use Code Amendment \(LUCA\)](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 22-113932-AD

Description: Amendments to the procedures section of Land Use Code (LUC) Chapter 20.35 Review and Appeal Procedures to remove Quasi-Judicial appeals to the City Council from Hearing Examiner Decisions and Recommendations in Process I and Process III land use matters.

Approvals Required: City Council approval

SEPA: Exempt

Minimum Comment Period Ends: July 28, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Public Hearing: August 1, 2022, 6 PM; City Council Chamber; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA 98004.

Hearing Info: Details on attending the meeting and providing written and oral communication at the public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

Meetings are wheelchair accessible. American Sign Language (ASL) interpretation and language translation are available upon request. Please email councilcoordinators@bellevuewa.gov or phone 425-452-7810 or 711 (TDD Relay Service) at least 48 hours in advance if you require either of those services. Assisted Listening Devices are also available upon request at the meeting location.

Any person may participate in the public hearing by submitting written comments to the City Council in care of Charmaine Arredondo, City Clerk, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to cityclerk@bellevuewa.gov, before the public hearing, or by submitting written comments or signing up to make oral comments to the City Council at the hearing.

Written comments will also be accepted by mail to Kathy Gerla, City Attorney, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to KGerla@bellevuewa.gov.

Comments must be received by 3:00 PM on August 1, 2022. All written comments timely received by the City Clerk or City Attorney will be transmitted to the City Council no later than the date and time of the public hearing.

Date of Application: June 29, 2022

Completeness Date: June 29, 2022

City Contact: Kathy Gerla, City Attorney, 425-452-7220, KGerla@bellevuewa.gov

Notices of Decision

NOTICE OF DECISION

Project Name: [Bellevue Station](#)

Location: 1525 132nd Avenue NE

Neighborhood Area: BelRed

File Number: 20-110852-LD and 20-113916-LS

Description: Land Use Approval of an eight-story mixed-use building with approximately 288 residential units and approximately 9,000 sf of ground floor retail space. Structured parking for approximately 320 cars is located at one above-grade, and two basement levels. Proposal includes a Variance request to reduce two required building stepbacks (east and south facades).

Approvals Required: Design Review approval, Land Use Code Variance approval and ancillary permits and approvals

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: July 28, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 29, 2020 and September 4, 2020

Completeness Date: July 23, 2020 and September 4, 2020

Notice of Application Date: July 30, 2020 and September 11, 2020

Applicant Contact: Derrick Overbay, Encore Architects, 206-240-0409, derricko@encorearchitects.com

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

NOTICE OF DECISION

Project Name: [Zhong Residence LO](#)

Location: 212 108th Ave SE

Neighborhood Area: Southwest Bellevue

File Number: 21-109475-LO

Description: Land Use approval of a Critical Areas Land Use Permit to demolish an existing single-family residence to the foundation and construct a new 1,942 sq. ft. single-family residence located in the 75 ft. toe of steep slope structure setback. The majority of the new structure will be located within the confines of the existing homes foundation. The subject site is located in the R-4 zoning district.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: July 28, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 28, 2021

Completeness Date: June 11, 2021

Notice of Application Date: July 8, 2021

Applicant Contact: Mei Yang, 425-922-5926, meiyang173@gmail.com

City Planner Contact: Kimo Burden, 425-452-5242, CBurden@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Pantilie Home Occupation](#)

Location: 2410 153rd AVE SE

Neighborhood Area: Eastgate

File Number: 22-100759 LH

Description: Land Use approval of a Home Occupation Permit to rent two bedrooms as a short term rental. No exterior or interior alterations of the home are proposed.

Approvals Required: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: July 28, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 19, 2022

Completeness Date: February 16, 2022

Notice of Application Date: March 10, 2022

Applicant: Cosmin Dorin Pantilie, 425-777-6083, cosmin.pantilie@gmail.com

City Planner Contact: Kimo Burden, 425-452-5242, cburden@bellevuewa.gov