



Weekly Permit Bulletin

August 18, 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

Project Name: [Bruce/Zinne Pier](#)

Location: 4643 and 4647 Lake Washington Blvd. SE

Neighborhood Area: Newport

File Number: 21-115538-WG

Description: Land Use review on a proposal to repair and expand an existing dock by replacing decking and grating, install a finger pier, splice repair ten (10) piles, replace twelve (12) additional piles with steel piles, and install two (2) moorage piles. The proposed work also includes relocation of an existing boatlift and installation of a new boatlift and two jet ski lifts. Native vegetation is proposed to be planted on the shoreline.

Approvals Required: Shoreline Substantial Development 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: September 19, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 15, 2021

Completeness Date: August 4, 2022

Applicant Contact: Evan Wehr, Ecco Design, Inc., 206 706-3937, evan@eccodesigninc.com

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

NOTICE OF APPLICATION

Project Name: [City of Bellevue Bridle Trails Neighborhood Park](#)

Location: 4432 140th Ave NE

Neighborhood Area: Bridle Trails

File Number: 22-105126-GD

Description: Land Use review under the State Environmental Policy Act (SEPA) associated with a clearing and grading permit to develop a 1.35-acre vacant lot into a neighborhood park. The proposal includes public right-of-way frontage improvements, utility improvements, parking, play area, walking trails, picnic shelter, restroom, landscaping and open lawn space.

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

Minimum Comment Period Ends: September 1, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 11, 2022

Completeness Date: May 9, 2022

Applicant: Scott VanderHyden, City of Bellevue, 425-452-6885, svanderhyden@bellevuewa.gov

Applicant Contact: Laura Laney, Berger Partnership, 206-492-5570, laural@bergerpartnership.com

City Planner Contact: Leticia Wallgren, 425-452-2044, LWallgren@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Home Project 206 Short Plat Amendment](#)

Location: 3738 164th PL SE

Neighborhood Area: Eastgate

File Number: 22-115734-LF

Description: Amend the approved final short plat to revise the Tree Retention Plan for Lot 1 of a 3-lot short plat.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: September 1, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 2, 2022

Completeness Date: August 9, 2022

Applicant Contact: Alyse Winterscheid, MN Custom Homes, 425-429-6645, permits@mncustom.com

City Planner Contact: Sally Nichols, 425-452-2727, SPNichols@bellevuewa.gov

Notices of Decision

NOTICE OF DECISION

Project Name: [Fortin Residence](#)

Location: 2004 West Lake Sammamish PKWY SE

Neighborhood Area: Southeast Bellevue

File Number: 20-113638 LO, 20-114324 LS & 21-100022 WG

Description: Critical Areas Land Use Permit, a Shoreline Substantial Development Permit, Shoreline Variance, and Variance from the Land Use Code to demolish an existing single-family residence and construct a new 6,136 square foot single-family residence on a 28,748 square foot site in the R-3.5 zoning district. The site has a Type-F stream (Phantom Creek), a Category III wetland and steep slope critical areas, buffers, and structure setbacks. The proposal requests reduction of the 110-foot wetland buffer, 50-foot stream buffer, 50-foot stream structure setback and disturbance within the 75 foot. toe-of-slope structure setback through the Critical Area Land Use Permit, Shoreline Variance and Shoreline Permit. Additionally, a variance is requested to exceed the required 35% lot coverage by structure.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: September 1, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 2, 2020 (LO), September 17, 2020 (LS) & January 5, 2021 (WG)

Completeness Date: September 14, 2020 (LO), September 30, 2020 (LS) & January 11, 2021 (WG)

Notice of Application Date: September 24, 2020 (LO), October 8, 2020 and January 21, 2021 (LS) & January 21, 2021 (WG)

Applicant Contact: Schuyler Tutt, Medici Architects 425-453-9298, schuyler@mediciarchitects.com

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

NOTICE OF DECISION

Project Name: [SE 47th Street Short Plat](#)

Location: 11634 SE 47th Street

Neighborhood Area: Newport

File Number: 21-122599-LN

Description: Land Use approval to sub-divide one lot in the R-5 land use district totaling 19,260-square feet (.44 acres) into two lots.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: September 1, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 22, 2021

Notice of Application Date: December 2, 2021

Applicant Contact: Garwin Long, 206-930-3065, garwinlong@hotmail.com

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

NOTICE OF DECISION

Project Name: [Eastgate Project](#)

Location: 15334 SE 38th PL

Neighborhood Area: Eastgate

File Number: 21-130038-LO

Description: Approval of a Critical Areas Land Use Permit to reduce a top-of-slope buffer from 50 feet to approximately 15' feet for the demolition of an existing single-family residence and replace it with a new, approximately, 2,369 square feet single-family residence. Approximately 2,748 square feet of enhancement planting within the steep slope is proposed as mitigation. The proposal is supported by a Geotechnical Report that includes a Critical Areas Report.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: September 1, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 8, 2021

Notice of Application Date: June 2, 2022

Applicant Contact: Michael Labaz, 206-635-8263, mike@teamarnon.com

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