



# Weekly Permit Bulletin

March 30, 2023

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

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## 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](mailto:cityclerk@bellevuewa.gov) and cc: [hearingexaminer@bellevuewa.gov](mailto: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](http://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](mailto: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](mailto: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:** [Nash Pier & Lifts](#)

**Location:** 9417 Lake Washington Blvd NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 23-102990-WG

**Description:** Land Use review of a Shoreline Substantial Development Permit for two (2) proposed freestanding watercraft lifts and the widening of an existing finger pier.

**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:** April 13, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 14, 2023

**Completeness Date:** March 10, 2023

**Applicant Contact:** Evan Wehr, Ecco Design Inc., 206-706-3937, [evan@eccodesigninc.com](mailto:evan@eccodesigninc.com)

**City Planner Contact:** Richard Hansen, 425-452-2739, [RHansen@bellevuewa.gov](mailto:RHansen@bellevuewa.gov)

### NOTICE OF APPLICATION

**Project Name:** Rigid Plumbing and Drain Services Home Occupation

**Location:** 2310 138th Ave SE

**Neighborhood Area:** Lake Hills

**File Number:** 23-105273-LH

**Description:** Application for a Land Use approval of a Home Occupation Permit for a plumbing and drain services business with non-resident employee. Unpermitted home occupation associated with Enforcement Action 23- 105051 EA.

**Approvals Required:** Home Occupation Permit approval and ancillary permits and approvals.

**SEPA:** Exempt

**Minimum Comment Period Ends:** April 13, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 13, 2023

**Completeness Date:** March 24, 2023

**Notice of Application Date:** March 30, 2023

**Applicant Contact:** Arash Moshfeghi, Rigid Plumbing and Drain Services, 206-683-7923, [arashtoy@yahoo.com](mailto:arashtoy@yahoo.com)

**City Planner Contact:** Komal Agarwal, 425-452-7224, [KAgarwal@bellevuewa.gov](mailto:KAgarwal@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Nguyen Airbnb](#)

**Location:** 2323 103rd Ave NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 23-103673-LH

**Description:** Application for Land Use approval of a Home Occupation permit to rent two bedrooms as a short-term rental on a property zoned Single Family (R-4). No exterior or interior alterations of the dwelling are proposed.

**Approvals Required:** Home Occupation Permit approval and ancillary permits and approvals.

**SEPA:** Exempt

**Minimum Comment Period Ends:** April 13, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 2, 2023

**Completeness Date:** March 30, 2023

**Applicant Contact:** Thy Nguyen, 206-636-5432, [thynguyen34tj@aol.com](mailto:thynguyen34tj@aol.com)

**City Planner Contact:** Miranda Riordan, 425-452-6880, [MRiordan@bellevuewa.gov](mailto:MRiordan@bellevuewa.gov)

# Notices of Decision

## NOTICE OF DECISION

**Project Name:** [Fotoohi Deck Addition](#)

**Location:** 5832 155<sup>th</sup> Avenue SE

**Neighborhood Area:** Cougar Mountain/Lakemont

**File Number:** 22-113538-LO

**Description:** Land Use approval of a Critical Areas Land Use Permit to construct an approximately 200-square foot elevated deck addition within a steep slope top-of-slope buffer. Two (2) native trees are proposed as mitigation planting.

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** April 13, 2023, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** June 21, 2022

**Completeness Date:** July 20, 2022

**Notice of Application Date:** August 11, 2022

**Applicant Contact:** Mehran Fotoohi, 206-604-4702, [mehranfotoohi@gmail.com](mailto:mehranfotoohi@gmail.com)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [Ludwig Residence Remodel & Addition](#)

**Location:** 9921 SE 16<sup>th</sup> Street

**Neighborhood Area:** West Bellevue

**File Number:** 22-129558-LO

**Description:** Critical Areas Land Use Permit approval of a proposal to modify a portion of a critical area top-of-slope buffer from approximately 50 feet to 32 feet for an approx. 290-square foot residential addition to an existing single-family residence. The proposal includes approximately 1,000-square feet of native and non-native planting as mitigation. The proposal is supported by Geotechnical and Critical Areas Reports.

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** April 13, 2023, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** November 23, 2022

**Completeness Date:** December 22, 2022

**Notice of Application Date:** December 29, 2022

**Applicant Contact:** Rocky Jones, Peter D. Swindley Architects, 425-455-9358, [rockyj@pdswindley.com](mailto:rockyj@pdswindley.com)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)