



Weekly Permit Bulletin

May 18, 2023

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: [Bellevue Connector Residence West](#)

Location: 804 Lake Hills Connector

Neighborhood Area: Lake Hills

File Number: 23-108075-LO and 23-108076-LS

Description: Land Use review of Critical Areas Land Use and Variance Permits for the construction of one (1) single-family residence within a steep slope critical area and steep slope buffer, and to reduce the front and rear yard setbacks from 30 feet and 25 feet, respectively, to 10 feet each to minimize impacts the steep slope critical area and steep slope buffer. The proposal includes a Geotechnical Report.

Approvals Required: Critical Areas Land Use Permit approval, Land Use Code Variance approval, and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: June 1, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 11, 2023

Completeness Date: May 11, 2023

Applicant Contact: David Hall, (206) 588-6579, davideltonhall@gmail.com

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

NOTICE OF APPLICATION

Project Name: [Bellevue Connector Residence East](#)

Location: 803 140th Ave SE

Neighborhood Area: Lake Hills

File Number: 23-108084-LS

Description: Variance to the Land Use Code review of a proposal to reduce the front yard setbacks from 30 feet to 10 feet and increase maximum building height from 15 feet to 24 feet to facilitate the location of one (1) new single-family residence on an existing vacant lot that is non-conforming to minimum area, width, and depth.

Approvals Required: Land Use Code Variance approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: June 1, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 11, 2023

Completeness Date: May 11, 2023

Applicant Contact: David Hall, 206-588-6579, davideltonhall@gmail.com

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

Notices of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Safe Parking Pilot Program](#)

Location: 515 116th Avenue NE

Neighborhood Area: Wilburton

File Number: 22-131488-LM

Description: The City Manager's Office is pursuing use of the Lincoln Center for a Safe Parking Pilot Program in alignment with City Council direction. The intent of the Safe Parking Pilot Program is to provide stabilization to individuals residing in their vehicles. The Safe Parking Pilot Program will be open to all individuals who use their vehicle as a sole place of residence while also providing services and support that will aid them in their search for permanent housing.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued.

Appeal Period Ends: June 1, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 27, 2022

Completeness Date: January 10, 2023

Notice of Application Date: January 19, 2023

Applicant: City of Bellevue – City Manager’s Office

Applicant Contact: Nicolas Quijano, City of Bellevue, 425-452-5819, nquijano@bellevuewa.gov

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

Notices of Decision

NOTICE OF DECISION

Project Name: [Chan Residence](#)

Location: 672 W Lake Sammamish Pkwy NE

Neighborhood Area: West Lake Sammamish

File Number: 20-112634-LO, 20-113961-LS, and 21-107219-WG

Description: Critical Areas Land Use Permit, Variance to the Land Use Code, and Shoreline Substantial Development Permit approval to demolish an existing single-family residence and to construct a new single-family residence within a steep slope critical area and the toe-of-slope structure setback. The proposal would also replace an existing rockery at the base of the steep slope, located at the north edge of the access driveway, and replace it with an engineered soldier pile wall. The new residence would be setback approximately 37 feet from the ordinary high water mark (OHWM) of Lake Sammamish. The proposal includes a Variance application to increase the zoning standard allowing a maximum 35% lot coverage by structures. The proposal is supported by a Geotechnical Engineering Report and Critical Areas Study.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: June 1, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Shoreline Appeal Period: The appeal period for a Shoreline Substantial Development Permit is 21 days from the “date of filing” with the Department of Ecology, as defined in RCW 90.58.140(6) and WAC 173-27-130. Appeal of the decision must be made to the Washington State Shoreline Hearings Board.

Date of Application: Critical Areas Land Use Permit - August 7, 2020, Variance to the Land Use Code - September 9, 2020, Shoreline Substantial Development Permit - April 8, 2021

Completeness Date: Critical Areas Land Use Permit and Variance - September 15, 2020, Shoreline Substantial Development Permit - April 22, 2021

Notice of Application Date: Critical Areas Land Use Permit and Variance - October 8, 2020, Shoreline Substantial Development Permit - April 29, 2021

Applicant Contact: Karen Mangold, Nash & Associates, 425-242-7495, karen@nash-architects.com

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov

NOTICE OF DECISION

Project Name: [COBP City Dacha Encroachment](#)

Location: 12001 Main St

Neighborhood Area: Wilburton

File Number: 20-101076-LO

Description: Critical Areas Land Use Permit approval for restoration of wetland/wetland buffer area in the southwest portion of Wilburton Hill Park, in an area that was previously cleared and graded without a permit by a neighboring property owner. The proposal would restore approximately 16,464 SF of wetland/wetland buffer: 679 SF of Category III wetland and 11,407 SF wetland buffer. The proposal would also restore areas outside the wetland/wetland buffer, the total restoration area is approximately 24,345 SF. The restoration includes amending the area with compost, removal of invasive plant species, and planting with native trees, shrubs and groundcover. The proposal is supported by a Critical Areas Report.

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: June 1, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 9, 2020

Completeness Date: January 21, 2020

Notice of Application Date: February 20, 2020

Applicant: Richard Bailey, City of Bellevue Parks & Community Services, 425-452-6031, ribailey@bellevuewa.gov

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov

NOTICE OF DECISION

Project Name: [BTR-22 Underground Conversion](#)

Location: 5650 and 5652 132nd Ave NE, 5901 140th Ave NE

Neighborhood Area: Bridle Trails

File Number: 22-113659-LO

Description: Critical Areas Land Use Permit approval of a proposal to convert existing PSE overhead electric infrastructure to underground electric infrastructure east from the intersection of NE 60th St and 132nd Ave NE to 140th Ave NE. Construction activities and improvements are proposed within two steep slopes and their buffers.

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: June 1, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 23, 2022

Completeness Date: February 1, 2023

Notice of Application Date: February 9, 2023

Applicant: Kathryn Hodges, Puget Sound Energy, 206-549-7606, Kathryn.Hodges@pse.com

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov

NOTICE OF DECISION

Project Name: [LX Bellevue New House](#)

Location: 10789 SE 3rd Street, Bellevue, WA 98004

Neighborhood Area: West Bellevue

File Number: 22-117067-LO

Description: Critical Areas Land Use Permit approval to modify a critical area top-of-slope buffer from approximately 16 feet to 5 feet for the demolition of a approx. 1,240-square foot existing single-family residence and replace it with an approx. 2,185-square foot single-family residence. The proposal includes a Geotechnical Report, a Critical Areas Report within the former, and an Arborist Report.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: June 1, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 29, 2022

Completeness Date: November 14, 2022

Notice of Application Date: December 1, 2022

Applicant Contact: David Wu, dwudesign, 425-512-1780, dwudesign@gmail.com

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

NOTICE OF DECISION

Project Name: [Eastrail - Northup Way Connector Ramp](#)

Location: Intersection of Eastrail and Northup Way

Neighborhood Area: Bridle Trails

File Number: 22-116664-LO

Description: Critical Areas Land Use Permit approval to construct a connector trail and an approximately 400-foot long, 12-foot-wide elevated non-motorized-use ramp between Eastrail and Northup Way in the City of Bellevue. The project will impact steep slope and wetland critical areas, buffers, and structure setbacks.

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: June 1, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 19, 2022

Completeness Date: October 20, 2022

Notice of Application Date: November 10, 2022

Applicant: Eastrail Partners/King County Department of Natural Resources and Parks, Parks and Recreation Division

Applicant Contact: Kathryn Seckel, Parametrix, 206-394-3663 ext. 3663, kseckel@parametrix.com

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

NOTICE OF DECISION

Project Name: [Harrison Bellevue Residence](#)

Location: 1808 Kilarney Way, Bellevue, WA 98004

Neighborhood Area: West Bellevue

File Number: 22-116110-LO

Description: Critical Area Land Use Permit to construct a 631square-foot second story addition above an existing patio within a 50-foot steep slope buffer.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: June 1, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 9, 2022

Completeness Date: November 7, 2022

Notice of Application Date: December 1, 2022

Applicant Contact: Henry Lo, HhLodesign, 206-229-8082, hhlodesign@gmail.com

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