



# Weekly Permit Bulletin

May 25, 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:** [Samm Vista Residence East](#)

**Location:** 3958 179<sup>th</sup> Lane SE

**Neighborhood Area:** West Lake Sammamish

**File Number:** 23-108643-LO

**Description:** Critical Areas Land Use Permit review to construct a single-family residence on an undeveloped property that is encumbered by steep slope critical areas, 50-foot top-of-slope buffer and 75-foot structure setback. This development proposal is submitted as a Reasonable Use Exception (RUE). The project includes a geotechnical and critical areas reports.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 8, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** April 24, 2023

**Completeness Date:** May 18, 2023

**Applicant:** Elliot Severson

**Applicant Contact:** Evan Terry, Blueline, 425-803-3122, [permits@thebluelinegroup.com](mailto:permits@thebluelinegroup.com)

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

## NOTICE OF APPLICATION

**Project Name:** Backyard Cleaning

**Location:** 12122 SE 10<sup>th</sup> Street

**Neighborhood Area:** Woodridge

**File Number:** 23-102960-LO

**Description:** Critical Areas Land Use Permit to remove retaining walls between one (1) to three (3) feet within the steep slope buffer and to restore and replant the upper section of the steep slopes in the backyard. Restoration of the slope with native vegetation is also proposed. This project is associated with Enforcement Action, 21-102398-EA.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 8, 2023, 5 PM. Refer to page one for information on how to comment on a project.

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

**Completeness Date:** May 10, 2023

**Applicant:** Vickie Huang, 425-891-1591, [vickiehuang@hotmail.com](mailto:vickiehuang@hotmail.com)

**City Planner Contact:** Amy Tarce, 425-452-2896, [atarce@bellevuewa.gov](mailto:atarce@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Samm Vista Residence West](#)

**Location:** 3938 179<sup>th</sup> Lane SE

**Neighborhood Area:** West Lake Sammamish

**File Number:** 23-108642-LO

**Description:** Critical Areas Land Use Permit review to construct a single-family residence on an undeveloped property. Site contains a type-O stream, 50-foot stream buffer, steep slope critical areas, 50-foot top-of-slope buffer and associated structure setbacks, all of which encumber the site. This development proposal is submitted as a Reasonable Use Exception (RUE). The project includes geotechnical and critical areas reports.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 8, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** April 24, 2023

**Completeness Date:** May 18, 2023

**Applicant:** Elliot Severson

**Applicant Contact:** Evan Terry, Blueline, 425-803-3122, [permits@thebluelinegroup.com](mailto:permits@thebluelinegroup.com)

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

## Notices of Application and Public Meeting

### NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [10406 NE Bell](#)

**Location:** 10406 NE 17<sup>th</sup> Street

**Neighborhood Area:** Northwest Bellevue

**File Number:** 23-107986-LD

**Description:** Application for Land Use Design Review approval to demolish an existing duplex and replace it with a 5,954 SF duplex on a 0.27-acre site in the R-10 multi-family land use district. The site is also in a Single-Family Transition Zone Design District.

**Approvals Required:** Design Review approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 8, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** June 7, 2023, 6 PM; Online only via MS Teams

[Download Teams](#) | [Join on the web](#)

**Meeting Info:** [Click here to join the meeting](#)

**Meeting ID:** 297 667 570 857; **Passcode:** 2MakCF

**Dial in by Phone:** 206-452-7011

**Phone Conference ID:** 986 544 989

**Date of Application:** April 10, 2023

**Completeness Date:** May 12, 2023

**Applicant Contact:** Peik Li Pang, 5ft2 Studio Architects, 425-287-1567,  
[peikli.pang@5ft2studio.com](mailto:peikli.pang@5ft2studio.com)

**City Planner Contact:** Riley MacPhee, 425-452-4639, [RMacPhee@bellevuewa.gov](mailto:RMacPhee@bellevuewa.gov)

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** [Velchuri Short Plat](#)

**Location:** 15247 NE 6th St Bellevue

**Neighborhood Area:** Crossroads

**File Number:** 22-115081-LN

**Description:** Land Use Approval to subdivide one (1) existing parcel with a single family residence into two (2) lots. The property is zoned R-5.

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** June 8, 2023, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** July 26, 2022

**Completeness Date:** July 28, 2022

**Applicant Contact:** Kishore Velchuri, Homeowner, 425-591-8389, [kvelchuri@yahoo.com](mailto:kvelchuri@yahoo.com)

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

### NOTICE OF DECISION

**Project Name:** [Lu Short Term Rental](#)

**Location:** 1211 144<sup>th</sup> Ave SE

**Neighborhood Area:** Southeast Bellevue

**File Number:** 22-129900-LH

**Description:** Notice of Land Use approval of a Home Occupation to rent out rooms as a Short Term Rental. No exterior or interior alterations of the home are proposed.

**Approvals Required:** Land Use approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 8, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 8, 2022

**Completeness Date:** May 10, 2023

**Notice of Application Date:** January 26, 2023

**Applicant:** Zhou Lu, 425-530-1843, [joelu111@hotmail.com](mailto:joelu111@hotmail.com)

**City Planner Contact:** Sam Hunter, 425- 452-4228, [shunter@bellevuewa.gov](mailto:shunter@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** Airbnb

**Location:** 3122 112<sup>th</sup> Ave SE

**Neighborhood Area:** West Bellevue

**File Number:** 23-107795-LH

**Description:** Lower floor to be used for Airbnb.

**Decision:** Approval

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** June 8, 2023, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** April 5, 2023

**Completeness Date:** April 12, 2023

**Notice of Application Date:** April 5, 2023

**Applicant:** Yi Yang, 425-364-9633, [yiyangangela@gmail.com](mailto:yiyangangela@gmail.com)

**City Planner Contact:** Andy Andreotti, 425-452-6857, [AAndreotti@bellevuewa.gov](mailto:AAndreotti@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [Bellevue High School Stadium Storage](#)

**Location:** 10416 SE Wolverine Way, Bellevue

**Neighborhood Area:** West Bellevue

**File Number:** 22-119286-LO

**Description:** Critical Areas Land Use Permit approval to replace existing 818 square feet wood-framed storage building located in the south east corner of the existing stadium with new 1,152 square feet of steel framed storage building adjacent to a critical area steep slope and within the 75-foot toe-of-slope structure setback. Proposal also includes removal of two (2) significant trees in critical areas steep slope.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued.

**Appeal Period Ends:** June 8, 2023, 5 PM. Refer to page one for information on how to appeal a SEPA.

**Date of Application:** October 13, 2022

**Completeness Date:** November 10, 2022

**Notice of Application Date:** December 1, 2022

**Applicant Contact:** Thomas Wadkins, 425-455-3693, [thomas@sm-architects.net](mailto:thomas@sm-architects.net)

**City Planner Contact:** Amy Tarce, 425-452-2896, [ATarce@bellevuewa.gov](mailto:ATarce@bellevuewa.gov)