



# Weekly Permit Bulletin

June 22, 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:** [Tareen Conservation Subdivision](#)

**Location:** 15411 SE Newport Way

**Neighborhood Area:** Eastgate

**File Number:** 23-104923-LO & 23-110024-LN

**Description:** Application for Critical Areas Land Use Permit approval and Preliminary Short Plat approval to subdivide two (2) parcels into four (4) single-family residential lots. The site contains steep slope critical areas and a type-N stream. The subdivision will be developed as a conservation subdivision due to the critical areas on-site and will contain a large portion of the on-site critical areas within a conservation tract. The proposal also includes a request for disturbance of a steep slope critical area, buffer reduction, and structure setback modification. The proposal is supported by a Critical Areas report, a stream report, and a geotechnical report.

**Approvals Required:** Preliminary Short Plat approval, Critical Areas Land Use Permit approval 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 6, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 7, 2023

**Completeness Date:** May 25, 2023

**Applicant Contact:** Hamid Korasani, 425-214-2280, [hamidkorasani@yahoo.com](mailto:hamidkorasani@yahoo.com)

**City Planner Contact:** Leticia Wallgren, 425-452-2044, [LWallgren@bellevuewa.gov](mailto:LWallgren@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Tree Removal](#)

**Location:** 1830 W Lake Sammamish Parkway NE

**Neighborhood Area:** Northeast Bellevue

**File Number:** 22-129890-GJ

**Description:** Land Use Review of a proposal to remove a 23" DBH hazardous, blue atlas tree from within 0'-50' from the Ordinary Highwater Mark (OHWM) of Lake Sammamish and the 100-yr floodplain. The project includes mitigation of Pacific Northwest-native trees within the 0'-50' of the OHWM.

**Approvals Required:** Land Use 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 6, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 5, 2022

**Completeness Date:** June 13, 2023

**Applicant Contact:** Andrew Raines, Arborist Solutions LLC, 206-747-5907, [andrew.raines.arb@gmail.com](mailto:andrew.raines.arb@gmail.com)

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

## NOTICE OF APPLICATION

**Project Name:** [Saighar 3039 Bellevue Way](#)

**Location:** 3039 Bellevue Way NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 23-110705-LO

**Description:** Land Use review of a Critical Areas Land Use Permit to demolish an existing single-family house and construct a new house, walkway, patios, and driveway. Site contains steep slope critical areas and a stream buffer. The applicant proposes to reduce the 50-foot top-of-slope buffer to allow the proposed improvements.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** July 6, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 1, 2023

**Completeness Date:** June 8, 2023

**Applicant Contact:** Sindiri Sai Bharat, Saighar Homes, 425-785-5210, [sindiri@saighar.com](mailto:sindiri@saighar.com)

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

## NOTICE OF APPLICATION

**Project Name:** [Cougar Mountain Meadows Hazard](#)

**Location:** 6811 166<sup>th</sup> Pl Se

**Neighborhood Area:** Cougar Mountain/Lakemont

**File Number:** 23 109810 GJ

**Description:** Two Big Leaf Maples will be removed based of presence of decay and targets.

**SEPA:** Determination of Non-Significance

**Minimum Comment Period Ends:** July 6, 2023, 5 PM.

**Date of Application:** May 15, 2023

**Completeness Date:** May 23, 2023

**Applicant Contact:** Ian Scott, Dave Resource Group Inc., 206-536-2977, [ian.scott@davey.com](mailto:ian.scott@davey.com)

**City Planner Contact:** Jackie Donovan, 425-452-4387, [jdonovan@bellevuewa.gov](mailto:jdonovan@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Jennifer Nails](#)

**Location:** 3106 103<sup>rd</sup> Ave NE

**Neighborhood Area:** North Bellevue

**File Number:** 23-107985-LH

**Description:** Application for Land Use approval of a Home Occupation to operate a nail salon within the Single Family Residence. 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:** July 6, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** April 9, 2023

**Completeness Date:** June 14, 2023

**Notice of Application Date:** June 22, 2023

**Applicant:** Jennifer Van, 206-334-7560, [jennyv0701@yahoo.com](mailto:jennyv0701@yahoo.com)

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

## NOTICE OF APPLICATION

**Project Name:** [Bellevue One Hazard Tree Removal](#)

**Location:** 11249 NE 36<sup>th</sup> Pl

**Neighborhood Area:** Northwest Bellevue

**File Number:** 23-108666-GB

**Description:** Land Use review of a clearing and grading permit with review under the State Environmental Policy Act (SEPA) to remove a Hazardous tree within a steep slope and stream buffer critical area. Included in the proposal is the replacement planting of one tree.

**Approvals Required:** Land Use 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 6, 2023, 5 PM. Refer to page one for information on how to comment on a project.

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

**Completeness Date:** June 12, 2023

**Applicant:** Jeff Varner, 425-559-5369, [jeff@precisionmanaged.com](mailto:jeff@precisionmanaged.com)

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

## NOTICE OF APPLICATION

**Project Name:** [Pental Bulkhead Repair and Cove](#)

**Location:** 108 Cascade Ky

**Neighborhood Area:** Newport

**File Number:** 23-105789-WE

**Description:** Proposal to repair existing bulkhead, repair 65 SF of existing dock, remove another dock, install a new 373 SF cove, removal of an existing concrete slab, and installation of six (6) pin piles along Lake Washington Shoreline.

**Approvals Required:** Land Use 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 6, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 22, 2023

**Completeness Date:** April 14, 2023

**Applicant Contact:** Ted Burns, Seaborn Pile Driving Co, 206-236-1700, [permits@seabornpiledriving.com](mailto:permits@seabornpiledriving.com)

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

## NOTICE OF APPLICATION

**Project Name:** [Hung Lift Installation](#)

**Location:** 68 Cascade Ky

**Neighborhood Area:** Newport

**File Number:** 23-107815-WG

**Description:** Application for review of a Shoreline Substantial Development Permit to install a new dual platform lift and a new boat lift on an existing residential pier in Lake Washington shoreline jurisdiction.

**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 SEPA Comment Period Ends:** July 6, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Minimum Comment Period Ends:** July 24, 2023, 5 PM. Refer to page one for information on how to comment on a project.

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

**Completeness Date:** April 28, 2023

**Applicant Contact:** Ted Burns, Seaborn Pile Driving Co, 206-236-1700,  
[permits@seabornpiledriving.com](mailto:permits@seabornpiledriving.com)

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

## NOTICE OF APPLICATION

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

**Location:** 203 140<sup>th</sup> Ave NE

**Neighborhood Area:** Wilburton

**File Number:** 23-109682-LN

**Description:** Application for Land Use approval to subdivide existing single-family lot into two (2) single-family lots.

**Approvals Required:** Preliminary Short Plat approval, Land Use approval and ancillary permits and approvals

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Minimum Comment Period Ends:** July 6, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 12, 2023

**Completeness Date:** May 19, 2023

**Notice of Application Date:** June 22, 2023

**Applicant:** Hamid Korasani, Sazei Design Group LLC, 425-214-2280, [hamidkorasani@yahoo.com](mailto:hamidkorasani@yahoo.com)

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

## RE-NOTICE OF APPLICATION

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

**Location:** 3025 164<sup>th</sup> PI NE

**Neighborhood Area:** Northeast Bellevue

**File Number:** 21-109128-LN



**Description:** Re-notice of request for Land Use approval to divide one (1) single-family lot (19,602 sq ft) into two (2) single-family lots (9,214 sq ft and 10,268 sq ft) in the R-5 single-family use district, originally noticed on September 9, 2021.

**Approvals Required:** Preliminary Short Plat approval and ancillary permits and approvals.

**SEPA:** Exempt

**Minimum Comment Period Ends:** July 6, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 19, 2021

**Completeness Date:** May 24, 2021

**Applicant:** Chinh Vu

**Applicant Contact:** Nadeem Khan, 206-914-1966, [NADEEMK65@GMAIL.COM](mailto:NADEEMK65@GMAIL.COM)

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

## Notices of Decision, Recommendation, and Public Hearing

### NOTICE OF DECISION, RECOMMENDATION, AND PUBLIC HEARING

**Project Name:** [Sunset Hills Memorial Park Expansion](#)

**Location:** 1575 145<sup>th</sup> PI SE

**Neighborhood Area:** Lake Hills

**File Number:** 21-107343-LB, 21-107348-LO, and 21-107349-LS

**Description:** Application for a Land Use approval of a Conditional Use Permit, Critical Areas Land Use Permit, and Variance to the Land Use Code Permit to construct a 7.88-acre cemetery expansion along the west side of the existing cemetery. Expansion of the cemetery includes demolition of an existing maintenance building; construction of a new maintenance building; construction of three (3) retaining walls; and expansion of an existing access road. The proposal is supported by a Critical Areas Report and geotechnical report.

**Decisions Issued:** Approval with Conditions for the Critical Areas Land Use Permit and Variance to the Land Use Code

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**CALUP, Variance, and SEPA Appeal Period Ends:** July 6, 2023, 5 PM. Refer to page one for information on how to appeal a project.

**Recommendation to the Hearing Examiner:** Approval with Conditions for the Conditional Use Permit

**Public Hearing:** July 13, 2023, 6 PM; Bellevue City Hall; 450 110th Ave NE

**Hearing Info:** The public hearing will be conducted in a hybrid manner with both in-person and virtual attendance options. The public may participate in the hearing by providing oral comments in person at Bellevue City Hall, Council Chambers, connecting virtually via Zoom, or by submitting written comments. Click the following link to sign-up to provide oral testimony at the public hearing: <https://bellevuewa.gov/hearing-examiner-public-hearing>. Sign-up closes at 3:00 p.m. on Thursday, July 13, 2023. Written comments can be submitted via email to [hearingexaminer@bellevuewa.gov](mailto:hearingexaminer@bellevuewa.gov) and must be received by 3:00 p.m. on Thursday, July 13, 2023.

**Zoom Details:** To join the public hearing using a computer or tablet, click the following link: <https://cityofbellevue.zoom.us/j/84857631651>; Passcode: 245821. From a mobile phone or land line, call (253) 215-8782, Webinar ID: 848 5763 1651, Passcode: 245821.

**Date of Application:** April 12, 2021

**Completeness Date:** May 10, 2021

**Notice of Application Date:** June 10, 2021

**Applicant Contact:** William Dunning, Huitt-Zollars, [BDunning@huitt-zollars.com](mailto:BDunning@huitt-zollars.com)

**City Planner Contact:** David Wong, 425-452-4282, [DWong@bellevuewa.gov](mailto:DWong@bellevuewa.gov)

## Notices of Threshold Determination

### NOTICE OF THRESHOLD DETERMINATION

**Project Name:** [Edgebrook Hazardous Tree Removal](#)

**Location:** 13454 SE Newport Wy

**Neighborhood Area:** Factoria

**File Number:** 22-118488-GB

**Description:** Land Use review of a proposal to abate three (3) hazardous big-leaf maple trees within the 50-foot stream buffer to Sunset Creek (Type-F Stream). The proposal includes replacement planting of six (6) Douglas-fir and three (3) western redcedar trees.

**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 6, 2023, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** September 28, 2022

**Completeness Date:** April 3, 2023

**Notice of Application Date:** April 13, 2023

**Applicant:** Chauntelle Johnson, Edgebrook Club, 425-746-8786, [chauntelle@edgebrookclub.org](mailto:chauntelle@edgebrookclub.org)

**City Planner Contact:** David Wong, 425-452-4282, [DWong@bellevuewa.gov](mailto:DWong@bellevuewa.gov)

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** [Legacy Group Short Plat](#)

**Location:** 4727 164<sup>th</sup> Avenue SE

**Neighborhood Area:** Cougar Mountain/Lakemont

**File Number:** 22-105220-LN

**Description:** Land Use approval of Preliminary Short Plat application to subdivide a 17,795 square foot lot into two new single family lots.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** July 6, 2023, 5 PM. Refer to page one for information on how to appeal a project.

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

**Completeness Date:** May 9, 2022

**Notice of Application Date:** June 2, 2022

**Applicant:** Mark Schwartz

**Applicant Contact:** Moira Haughian, Legacy Group Capital, 206-954-1983, [MoiraH@Legacyg.com](mailto:MoiraH@Legacyg.com)

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)