



Weekly Permit Bulletin

July 20, 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: [Hazard Tree Removal](#)

Location: 3766 148th Ave SE

Neighborhood Area: Eastgate

File Number: 23-110533 GJ

Description: Removal of two large hazardous trees.

Decision: N/A

Concurrency Determination: N/A

SEPA: Determination of Non-Significance.

Minimum Comment Period Ends: August 3, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 1, 2023

Completeness Date: July 5, 2023

Notice of Application Date: July 20, 2023

Applicant Contact: Austin Yancy, 903-229-2237, austinyancy4@gmail.com

City Planner Contact: Jackie Donovan, 425-452-4387, jdonovan@belleuewa.gov

NOTICE OF APPLICATION

Project Name: [Lot 32 St Francis Wood Tree Removal](#)

Location: 17238 SE 42nd Pl

Neighborhood Area: Eastgate

File Number: 22-113332-GJ

Description: Land Use review of a proposal to mitigate unpermitted removal of one (1) 24-inch diameter fir tree. This proposal is associated with enforcement action 22-104752-EA and proposes to plant one (1) Pacific Yew.

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: August 3, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 16, 2022

Completeness Date: July 4, 2023

Applicant: Ken Hodge

Applicant Contact: Michael Moody, 425-885-7877, Core Design Inc., permits@coredesigninc.com

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

NOTICE OF APPLICATION

Project Name: [Yuan Residence](#)

Location: 472 W Lake Sammamish Pkwy NE

Neighborhood Area: West Lake Sammamish

File Number: 23-110946-LO

Description: Critical Areas Land Use Permit approval to reduce the steep slope structure setback to allow for the construction of a new single-family residence within the R-2.5 zoning district.

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

SEPA: Exempt

Minimum Comment Period Ends: August 3, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 6, 2023

Completeness Date: June 30, 2023

Applicant: Zong Yuan

Applicant Contact: Amy Maxim, Encompass Engineering & Surveying, 425-392-0250, amaxim@encompasses.net

City Planner Contact: Richard Hansen, 425-452-2739, RHansen@bellevuewa.gov

Notices of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Koz on Bel-Red](#)

Location: 13800 NE Bellevue-Redmond Rd

Neighborhood Area: BelRed

File Number: 23-111025 LD

Description: Application for Design Review approval to construct a multi-family residential building within the Bel-Red Commercial Residential (BR-CR) zone. The proposal includes a six-story building comprised of 188 residential units, common accessory residential amenities, and 37 parking stalls.

Approvals Required: Design Review 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: August 3, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: August 10, 2023, 6 PM; Online via Teams link below:

Join on your computer, mobile app or room device: [Click here to join the meeting](#)

Meeting ID: 227 247 894 592

Passcode: XXMBWi

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

Or call in (audio only): 206-452-7011

Phone Conference ID: 902 342 698#

Date of Application: June 7, 2023

Completeness Date: June 29, 2023

Applicant Contact: Seyed Parnianpour, Koz Development, 818-294-9005, ahparnian@gmail.com

City Planner Contact: Richard Hansen, 425-452-2739, RHansen@bellevuewa.gov

Notices of Decision

NOTICE OF DECISION

Project Name: [Avellino Residence](#)

Location: 3422 134th Ave NE, Bellevue, WA 98005

Neighborhood Area: Bridle Trails

File Number: 22-106315-LO

Description: Critical Areas Land Use Permit application to develop an existing vacant lot with a new 5,257 square foot single-family residence with access road. The site contains two Class-III Wetlands; the proposal seeks to modify the buffer from 60-feet down to 30-feet. The proposal is supported by a geotechnical report and a critical areas report.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: July 27, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 28, 2022

Completeness Date: May 19, 2022

Notice of Application Date: June 23, 2022

Applicant Contact: Edward Pozniak, Architectural Innovations, ed@kapplerhomeplans.com

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

NOTICE OF DECISION

Project Name: [Park Row](#)

Location: 201 Bellevue Way NE

Neighborhood Area: Downtown

File Number: 21-109345-LD

Description: Design Review approval to construct a 22- story residential tower containing approximately 143 units, with 8,465 square feet of ground level active uses. Three (3) levels of below grade parking are proposed to accommodate approximately 275 parking stalls. Application also includes street frontage improvements, a mid-block pedestrian connection across Bellevue Way NE, landscaping, exterior lighting, an on-site through-block pedestrian connection (E-W), a public plaza space and design coordination with the eastern edge of the Downtown Park. The site is located at the corner of NE 2nd Street and Bellevue Way NE, in the Downtown-Mixed Use (DT-MU) land use district and is approximately 1.07 acres (46,934 sq. ft.) in size.

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: August 3, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 24, 2021

Completeness Date: June 21, 2021

Notice of Application Date: July 8, 2021

Applicant: Amanat Architect

Applicant Contact: Hossein Amanat, 604-433-9812, mail@amanatarchitect.com

City Planner Contact: Laurie Tyler, 425-452-2728, LTyler@bellevuewa.gov

NOTICE OF DECISION

Project Name: [New Deck and Shed Steep Slope Buffer Critical Area Modification](#)

Location: 14627 SE 41st Street

Neighborhood Area: Eastgate

File Number: 21-111342-LO

Description: Critical Areas Land Use Permit approval for the modification of a top-of-slope Critical Area Steep Slope Buffer from 50 feet to approximately 10 feet for a 480 square foot deck addition to an existing single-family home and a detached 144 sq. ft. storage shed within the Single-Family Residential (R-5) District, pursuant to LUC 20.25H. This proposal is in response to Enforcement Action, 21-100236-EA. Mitigation is proposed to remove 620 square feet of invasive species within the steep slope and buffer, and replant with native vegetation and trees.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: August 3, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 24, 2021

Completeness Date: July 28, 2021

Notice of Application Date: August 12, 2021

Applicant Contact: Julia Yang, 408-219-3249, yangyezhi@gmail.com

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