



# Weekly Permit Bulletin

**August 24, 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 hyperlinked project name to view digital documentation. Not all notices have hyperlinks.
- 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:** [Samena Club Pool Deck Replacement](#)

**Location:** 15231 Lake Hills Boulevard

**Neighborhood Area:** Lake Hills

**File Number:** 23-109523-GD

**Description:** Land Use application to replace an existing concrete pool deck in-kind with a new pool deck trench drain system to the existing site and building storm drainage system within the 100-yr floodplain and the Shoreline of Lower Kelsey Creek. The project proposal will maintain existing drainage and discharge locations and will not result in new permanent impacts nor increase the Base Flood Elevation. The project proposal includes a Geotechnical Report. The project is associated with Shoreline Exemption, 23-115123-WD.

**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:** September 7, 2023, 5 PM. Refer to page one for information on how to comment on a project.

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

**Completeness Date:** August 16, 2023

**Applicant Contact:** Melody Leung, Stemper Architecture Collaborative, 206-624-2777, [melody@stemperac.com](mailto:melody@stemperac.com)

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

## NOTICE OF APPLICATION

**Project Name:** [Samena Club Drainage Repairs](#)

**Location:** 15231 Lake Hills Boulevard

**Neighborhood Area:** Lake Hills

**File Number:** 23-109606-GD

**Description:** Land Use application to repair and upgrade existing site and building drainage improvements to alleviate flooding of the site within the 100-yr floodplain, a Category I Wetland buffer, and the Shoreline of Lower Kelsey Creek. All stormwater will maintain existing drainage patterns and discharge locations, which will result in no new permanent impacts, nor an increase in the Base Flood Elevation. Included with the project proposal is a Stream & Wetland Delineation Report and a FEMA Habitat Assessment. The project is associated with Shoreline Exemption, 23-115116-WD.

**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:** September 7, 2023, 5 PM. Refer to page one for information on how to comment on a project.

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

**Completeness Date:** August 16, 2023

**Applicant Contact:** Melody Leung, Stemper Architecture Collaborative, 206-624-2777, [melody@stemperac.com](mailto:melody@stemperac.com)

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

## NOTICE OF APPLICATION

**Project Name:** [Real Estate Management](#)

**Location:** 1736 125<sup>th</sup> Ave SE

**Neighborhood Area:** Woodridge

**File Number:** 23-115175-LH

**Description:** Application for Land Use approval of a Home Occupation permit to rent two bedrooms as a short-term rental. No exterior or interior alterations of the home are proposed.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** September 7, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 19, 2023

**Completeness Date:** August 9, 2023

**Applicant Contact:** Aditya Singh, Suryayashi LLC, 425-229-2052, [toadityasingh@hotmail.com](mailto:toadityasingh@hotmail.com)

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

## NOTICE OF APPLICATION

**Project Name:** [9603 LW Shoreline](#)

**Location:** 9603 Lake Washington Blvd NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 23 115151-WG

**Description:** Repair an existing pier, replace boat lift, install platform lift, replace two mooring piles, add beach gravel along shoreline. install retaining wall on uplands, and install patio area on uplands.

**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:** September 7, 2023, 5 PM. Refer to page one information on how to comment on a project.

**Date of Application:** July 25, 2023

**Completeness Date:** July 25, 2023

**Applicant Contact:** Evan Wehr, Ecco Design Inc, 509-969-1994, [evan@eccodesigninc.com](mailto:evan@eccodesigninc.com)

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

## NOTICE OF APPLICATION

**Project Name:** [Chism Park Remediation](#)

**Location:** 9600 SE 11<sup>th</sup> Street

**Neighborhood Area:** West Bellevue

**File Number:** 23-115050-GD

**Description:** Remove the unpermitted placement of asphalt tailings on a critical area steep slope, buffer, and structure setback located within Chism Park and replant the area with native vegetation. This project is associated with Enforcement Action 22-105551-EA.

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

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** September 7, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 18, 2023

**Completeness Date:** August 10, 2023

**Applicant Contact:** Patrick Kerr, Winzen Build Advising, 206-697-8962, [patrick@winzenadvising.com](mailto:patrick@winzenadvising.com)

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

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** [SD30 405-520 New AT&T Wireless Communications Facility](#)

**Location:** 2275 116<sup>th</sup> Avenue NE

**Neighborhood Area:** BelRed

**File Number:** 23-107549-LA

**Description:** Administrative Conditional Use approval to permit the construction of a permanent 70-foot Wireless Communications Facility (WCF) tower on a commercially-zoned 1.04-acre parcel. The proposed WCF tower is located approximately 13 feet from the northern property line, which abuts Washington State Department of Transportation (WASHDOT) right-of-way and property.

**Decision:** Approval with Conditions

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

**Appeal Period Ends:** September 7, 2023, 5 PM. Refer to page one for information on how to appeal a project.

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

**Completeness Date:** April 25, 2023

**Notice of Application Date:** May 11, 2023

**Applicant Contact:** Sharon Gretch, Smart Link LLC, 541-515-8263,  
[sharon.gretch@smartlinkgroup.com](mailto:sharon.gretch@smartlinkgroup.com)

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

## NOTICE OF DECISION

**Project Name:** [Neil Residence](#)

**Location:** 1438 & 1440 W Lake Sammamish Pkwy NE

**Neighborhood Area:** Northeast Bellevue

**File Number:** 20-103303-LO

**Description:** Critical Areas Land Use approval of a proposal to construct a 5,080 square-foot single-family residence, water feature, patio, and terrace within a steep slope structure setback and shoreline structure setback. The proposal includes removal of a retaining wall with 100-year floodplain and replacement with soft stabilization. A mitigation plan and shoreline vegetation conservation area analysis were provided for review, and the project is supported by a critical areas report and geotechnical report.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** September 7, 2023, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** February 11, 2020

**Completeness Date:** July 13, 2020

**Notice of Application Date:** July 30, 2020

**Applicant:** Alex Pittman, The Watershed Company

**Applicant Contact:** Andrew Van Leeuwen, Build LLC, 206-940-4314, [andrew@buildllc.com](mailto:andrew@buildllc.com)

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