



Weekly Permit Bulletin

January 25, 2024

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 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
- 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: [Hamadeh-Melnik Residence](#)

Location: 1831 107th Avenue SE

Neighborhood Area: West Bellevue

File Number: 24-100178-LO

Description: Critical Areas Land Use Permit review to demolish an existing one (1) story single-family residence and replace it with a two (2) story single-family residence within a top-of-slope buffer. The applicant proposes to reduce the 50-foot steep slope buffer to approximately 26-foot to facilitate the replacement residence with over 1,000 square feet of native and non-native mitigation planting. The project proposal 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: February 8, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 4, 2024

Completeness Date: January 13, 2024

Applicant Contact: Chris Luthi, Centerline-Design, 206-935-4684, cluthi@comcast.net

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

Notices of Decision

NOTICE OF DECISION

Project Name: [Green Theory](#)

Location: 12356 Northup Way – Parcel Number 2825059279

Neighborhood Area: Bel-Red

File Number: 22-104057-LA

Description: Administrative Conditional Use Permit approval to allow a marijuana retail store to be established on the site.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

SEPA: Exempt

Date of Application: March 28, 2022

Completeness Date: June 13, 2022

Notice of Application Date: July 14, 2022, and re-noticed on July 28, 2022, for the installation of the public information sign located on-site.

Applicant Contact: Nicole Harter, Magellan Architects, 206-595-3956, nicole@magellanarchitects.com

City Planner Contact: Kimo Burden, 425-452-5242, CBurden@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Wang Kao Single Family Residence](#)

Location: 9603 Lake Washington Blvd NE

Neighborhood Area: Northwest Bellevue

File Number: 22-119169-LO

Description: Critical Areas Land Use Permit approval to demolish the existing single-family residence and construct a new three-story, 9,781 sf single-family residence with a two-story, 2,836 sf detached garage. The proposal is located within the critical areas steep slope, its associated

buffer, and structure setback. The proposal is supported by a critical areas report with mitigation plan and geotechnical report.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: February 8, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 18, 2022

Completeness Date: November 15, 2022

Notice of Application Date: January 19, 2023

Applicant Contact: Karen Kline, McClellan Architects, 206-728-0480, karen@mccarch.com

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