



Weekly Permit Bulletin

November 21, 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.

Notice of Application

NOTICE OF APPLICATION

Project Name: [Gables 12th Place Apartments Design Review Variance](#)

Location: 1445 120th Avenue NE

Neighborhood Area: BelRed

File Number: 24-125649-LS

Description: Request for a variance from the Land Use Code (LUC) provisions of 20.25D.110.D which requires a ten-foot landscape buffer along all interior property lines not regulated elsewhere in the LUC. This request coincides with an Administrative Design Review application #23-100797-LD currently in review by City staff. The applicant is requesting relief of the entire ten-foot landscape buffer along the north property boundary. Refer to attached narrative and corresponding graphic for details.

Approvals Required: Land Use Code Variance approval, Design Review approval and ancillary permits and approvals.

SEPA: Variance requests are exempt from SEPA per WAC 197-11-800(6)(e). SEPA review is required for the related Design Review proposal.

Minimum Comment Period Ends: Beginning on 11/21/2024, lasting Fourteen (14) days, and ending on 12/05/2024, 5 PM. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

Date of Application: October 23, 2024

Completeness Date: November 20, 2024

Applicant Contact: Jon OHare, PCNW, 425-301-9541, jon@permitcnw.com

City Planner Contact: Mark Brennan, 425-452-2973, MCBrennan@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Phantom Lake Conservation Short Platrei](#)

Location: 1905 and 1911 156th Avenue SE

Neighborhood Area: Lake Hills

File Number: 24-112433-LN and 14-112047-LO

Description: Conservation Short Plat and Critical Areas Land Use permit to subdivide a 1.89 acre parcel into 6 lots and modify steep slopes and top of steep slope buffers.

Approvals Required: Preliminary Short Plat approval, Critical Areas Land Use 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: Beginning on 11/21/2024, lasting Fourteen (14) days, and ending on 12/05/2024, 5 PM. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

Date of Application: May 23, 2024, and September 9, 2024

Completeness Date: November 6, 2024

Applicant: Larry Scrivanich

Applicant Contact: Ed Mecum, G2 Civil, 425-821-5038, edm@g2civil.com

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

Notice of Decision

NOTICE OF DECISION

Project Name: [I-90/EB Mercer Slough Bridge XL6417](#)

Location: Right of Way, Eastboard Lanes of the I-90 Mercer Slough Bridge

Neighborhood Area: Newport

File Number: 24-105484-LS

Description: Re-noticing an approval of a Noise Variance to capture modifications of the proposed construction schedule for nighttime road construction work to perform repairs to the eastbound lanes of the Interstate 90 (I-90) Mercer Slough Bridge. The project will occur generally from 8:00 PM to 5:00 AM, Monday through Sunday, with an additional work window of 6:00 AM to 8:00 AM on Sundays. The construction schedule has been modified to October 1, 2025 through December 31, 2026.

Decision: Approval with Conditions

SEPA: Exempt per WAC 197-11-800(26). SEPA questions and comment must be directed to WSDOT who is the SEPA Lead Agency.

Appeal Period Ends: December 5, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 20, 2024

Completeness Date: April 17, 2024

Notice of Application Date: April 25, 2024

Applicant Contact: Amy Oppfelt, Washington State Department of Transportation, 206-4404529, oppfela@wsdot.wa.gov

City Planner Contact: Miranda Riordan, 425-452-6880, MRiordan@Bellevuewa.gov

NOTICE OF DECISION

Project Name: [I-405 R2B – Project Wide Noise Variance](#)

Location: South Bellevue I-90 and I-405

Neighborhood Area: Newport

File Number: 24-121996-LS

Description: Request for Noise Variance associated with WSDOT I-405 projects through Bellevue at the 112th Avenue SE interchange, Lake Washington Blvd SE bridge over I-405, new bridges over Coal Creek Parkway bridge over SE 8th Street and SB I-405 for the Eastrail Trail, NB I-405 to EB I-90 bridge, and correct fish passage barriers across I-405 in the vicinity of the Coal Creek Parkway interchange.

Decision: Approval with Conditions

SEPA: Exempt per WAC 197-11-800(26). SEPA questions and comment must be directed to WSDOT who is the SEPA Lead Agency.

Appeal Period Ends: November 21, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 9, 2024

Completeness Date: September 20, 2024

Notice of Application Date: April 25, 2024

Applicant Contact: Kathryn Zhang, Flatiron Lane Construction, 425-240-0764,
KZhang@Flatironcorp.com

City Planner Contact: Amy Tarce, 425-452-2896, ATarce@bellevuewa.gov

NOTICE OF DECISION

Project Name: [I-90/EB Mercer Slough to 150th Avenue SE XL 6803](#)

Location: Right of Way, Eastboard Lanes of the I-90 Mercer Slough Bridge

Neighborhood Area: Eastgate

File Number: 24-122150-LS

Description: Approval of a Noise Variance for nighttime road construction work on I-90 to preform repairs to the eastbound lanes I-90 between Mercer Slough to 150th Avenue SE. The proposal would occur generally from 8:00 PM to 5:00 AM, Monday through Sunday, with an additional work window of 6:00 AM to 8:00 AM on Sundays. The proposed construction schedule is April 1, 2025 to December 31, 2025.

Decision: Approval with Conditions

SEPA: Exempt per WAC 197-11-800(26). SEPA questions and comment must be directed to WSDOT who is the SEPA Lead Agency.

Appeal Period Ends: December 5, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 11, 2024

Completeness Date: September 17, 2024

Notice of Application Date: September 26, 2024

Applicant Contact: Amy Oppfelt, Washington State Department of Transportation, 206-440-4529,
oppfela@wsdot.wa.gov

City Planner Contact: Genesis Hill, 425-452-6112, GLHill@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Bridle Trails 140th Short Plat](#)

Location: 5275 140th Ave NE

Neighborhood Area: Bridle Trails

File Number: 23-126280-LN

Description: Land Use approval of a proposal to subdivide one (1) existing 70,200 square foot parcel into two (2) lots. The property is zoned R-1.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: December 5, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 14, 2023

Completeness Date: December 7, 2023

Notice of Application Date: December 14, 2023

Applicant: Igor Tsapaenko

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

City Planner Contact: Janice Ton, 425-452-6120, jton@bellevuewa.gov