



# Weekly Permit Bulletin

## February 22, 2024

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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:** [Scenic 102<sup>nd</sup> Ave NE Single Family Residence](#)

**Location:** 3312 102<sup>nd</sup> Avenue NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 24-101889-LO

**Description:** Critical Areas Land Use Permit review to demolish the existing one-story single-family residence and construct a new 4,300 square foot two-story single-family residence along with a concrete driveway, walkway, deck, and buried soldier pile wall. The proposed scope of work is located within the 50-foot top of slope buffer and 50-foot Type F stream structure setback. The subject site contains a steep slope critical area, a 50-foot top of slope buffer, a 110-foot category II wetland buffer, and a 50-foot Type F stream buffer and structure setback. The proposal is supported by a Critical Areas Report.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** March 7, 2024, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 24, 2024

**Completeness Date:** February 15, 2024

**Applicant:** Kristina Kondratyev, 425-505-2649, [Kristina@scenicdevelopment.com](mailto:Kristina@scenicdevelopment.com)

**Applicant Contact:** Matthew Haringa, Interlaken Engineering and Design, PLLC, 206-470-9572, [info@interlakenengineering.com](mailto:info@interlakenengineering.com)

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

# Notices of Decision

## NOTICE OF DECISION

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

**Location:** 13724 SE Newport Way

**Neighborhood Area:** Eastgate

**File Number:** 22-116548-LO

**Description:** Critical Areas Land Use Permit approval to restore and resolve unpermitted tree and vegetation removal and wall construction within a Category III wetland, 60-foot wetland buffer, and Type-F stream buffer. The proposal is supported by a Critical Areas Report with FEMA Biological Opinion documentation.

**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:** March 7, 2024, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** August 17, 2022

**Completeness Date:** June 8, 2023

**Notice of Application Date:** June 15, 2023

**Applicant:** Yue Qiang Luo

**Applicant Contact:** Devin Melville, The Watershed Company, 425-452-5242, [dmelville@watershedco.com](mailto:dmelville@watershedco.com)

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