



Weekly Permit Bulletin

August 15, 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: [Yoo Residence Addition](#)

Location: 1520 127th Avenue SE

Neighborhood Area: Woodridge

File Number: 24-118326-LO

Description: Critical Areas Land Use Permit review to remodel and expand an existing single-family house through the demolition of the existing garage and the reconstruction of a new, larger two-story garage and deck. The site contains a steep slope critical area and associated 50-foot top-of-slope buffer, with mitigation planting proposed to offset the impact to the buffer.

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

SEPA: Exempt

Minimum Comment Period Ends: The minimum comment period begins on August 15, 2024 and lasts for Fourteen (14) days, ending on August 29, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 26, 2024

Completeness Date: August 7, 2024

Applicant Contact: Jinny Park, Jinny Park Architecture PLLC; 425-445-2993;
JinnyParkArch@gmail.com

City Planner Contact: Andy Andreotti, Assistant Land Use Planner, 425-452-6857,
AAndreotti@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Van Hook Residence](#)

Location: 9820 NE 34th Place

Neighborhood Area: Northwest Bellevue

File Number: 22-119037-LO and 22-119038-LS

Description: Critical Areas Land Use Permit approval to construct a single-family residence on an undeveloped lot encumbered by a 60-foot wetland buffer, landslide hazard and steep slope critical areas, 50-foot top-of-slope buffer and 75-foot toe-of-slope setback. Per LUC 20.25H.200, the site does not have at least 3,000 square feet of buildable area outside of critical areas and buffers and, therefore, any development proposed on this site is allowed per a Reasonable Use Exception (RUE). The proposal also includes a Variance to the Land Use Code for Lot Coverage to establish the RUE. The applicant proposes 7,267 square feet of mitigation and enhancement planting and will place the remainder of the site into a Native Growth Protection Area Easement (NGPE). The project proposal includes a geotechnical report, critical areas report, and an arborist report.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: 8/29/2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 7, 2022

Completeness Date: October 19, 2022

Notice of Application Date: October 27, 2022

Applicant Contact: Iulia Codoban, GHD Architecture & Design, 425-499-8380, iuliac@ghdarch.com

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

NOTICE OF DECISION

Project Name: [Samm Vista East](#)

Location: 3958 179th Lane SE, Bellevue

Neighborhood Area: West Lake Sammamish

File Number: 23-108643-LO

Description: Critical Areas Land Use Permit approval to construct a 2,095 square-foot single-family residence and associated improvements on an undeveloped property within a 50-foot top-of-slope buffer. The applicant proposed approximately 4,965 square feet of impervious surface as part of this development, of which approximately only 129 square feet is within the top-of-slope buffer. All other development is outside of any critical area, critical area buffers, or critical area structure setback. The applicant proposes the installation of 129-square feet of native planting within the steep slope and stream buffers as mitigation. The project proposal included a geotechnical report and a critical areas report.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: 8/29/2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 24, 2023

Completeness Date: May 18, 2023

Notice of Application Date: May 25, 2023

Correction Notice Date: April 25, 2024

Applicant: Elliot Severson

Applicant Contact: Evan Terry, Blueline, 425-803-3122, permits@thebluelinegroup.com

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

NOTICE OF DECISION

Project Name: [Samm Vista West](#)

Location: 3938 179th Lane SE

Neighborhood Area: West Lake Sammamish

File Number: 23-108642-LO

Description: Critical Areas Land Use Permit approval to construct a 2,003 square-foot single-family residence and associated improvements on an undeveloped property within a 25-foot Type-O Stream buffer, 10-foot stream structure setback, and a 50-foot top-of-slope buffer. Approximately 1,669 square feet of total permanent and temporary impacts are proposed within the steep slope and stream buffers and stream structure setback. The applicant proposes the removal of invasive species and the installation of approximately 2,070-square feet of native planting within the stream and steep slope buffers, steep slope & stream critical areas as mitigation. The project proposal includes a geotechnical report and a critical areas report.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: 8/29/2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 24, 2023

Completeness Date: May 18, 2023

Notice of Application Date: May 25, 2023

Correction Notice Date: April 25, 2024

Applicant: Elliot Severson

Applicant Contact: Evan Terry, Blueline, 425-803-3122, permits@thebluelinegroup.com

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

NOTICE OF DECISION

Project Name: [McWilliams Addition](#)

Location: 3520 116th Avenue NE

Neighborhood Area: Bridle Trails

File Number: 24-112916-LO

Description: Critical Areas Land Use Permit approval to remodel and expand an existing single-family house with a 770 square foot addition. The site contains Yarrow Creek, a fish-bearing stream, and associated stream buffer and structure setback. The application proposes buffer averaging and mitigation planting to offset the impacts to the buffer and structure setback.

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

SEPA: Exempt

Appeal Period Ends: 8/29/2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 5, 2024

Completeness Date: June 27, 2024

Applicant Contact: Taylor Proctor, ProctorWorks, 509-977-6630, taylor@proctorworks.com

City Planner Contact: Andy Andreotti, Assistant Land Use Planner, 425-452-6957, AAndreotti@bellevuewa.gov