



Weekly Permit Bulletin

November 12, 2025

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](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, 21 days for non-emergency rulemaking, and 30 days for shoreline.
- 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 98009-901w32

- 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](#)



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: [Deck and Landscaping](#)

Location: 13405 SE 57th Street

Neighborhood Area: Somerset

File Number: 24-129480-LO

Description: Critical Area Land Use Permit review of a proposal to repair and construct a 306 square foot deck in the rear yard with an associated retaining wall. The proposal would occur within a 50-foot Type F stream buffer and 50-foot top of slope buffer. A geotechnical report and critical areas report have been submitted with the application to support the proposal.

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

SEPA: Exempt

Minimum Comment Period: Beginning on 11/12/2025, lasting Fourteen (14) days, and ending on 11/26/2025, 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: December 17, 2024

Completeness Date: October 27, 2025

Applicant Contact: Nikhil Angra, 206-349-9676, Nangra@gmail.com

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

Notice of Application, Public Hearing and Threshold Determination

NOTICE OF APPLICATION, PUBLIC HEARING, AND THRESHOLD DETERMINATION

Project Name: [Co-Living Housing LUCA](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 25-105068-AD

Description: NOTICE IS HEREBY GIVEN that the Bellevue City Council will hold a public hearing during its regular meeting on Tuesday, December 2, 2025 at 6:00 PM to consider a Land Use Code Amendment (LUCA) related to co-living housing, in response to recent changes to the Growth Management Act (Chapter 36.70A RCW) enacted through House Bill (HB) 1998 in 2024. This LUCA is necessary to comply with HB 1998, which requires cities to allow co-living housing in all Land Use Districts that allow six or more units per lot.

Approvals Required: Adoption of ordinance by the City Council.

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

Minimum Comment Period: Beginning on 11/12/2025, lasting Fourteen (14) days, and ending on 11/26/2025, 5 PM. However, SEPA comments will continue to be accepted until the City Council takes final action on the proposal. Any comments on the SEPA threshold determination may be sent to the SEPA planner contact listed below.

SEPA Planner Contact: Wayland Barton, 425-452-2725, WBarton@Bellevuewa.gov

Public Hearing: 12/2/2025, 6 PM; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA 98004

Hearing Info: Details on attending the meeting and providing written and oral communication at the public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

Meetings are wheelchair accessible. American Sign Language (ASL) interpretation and language translation are available upon request. Please email councilcoordinators@bellevuewa.gov or phone 425-452-7810 or 711 (TDD Relay Service) at least 48 hours in advance if you require either of those services. Assisted Listening Devices are also available upon request at the meeting location.

Any person may participate in the public hearing by submitting written comments to the City Council in care of Charmaine Arredondo, City Clerk, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to cityclerk@bellevuewa.gov, before the public hearing, or by submitting written comments or signing up to make oral comments to the City Council at the hearing.

Written comments will also be accepted by mail to Charlie Engel, Associate Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to cengel@bellevuewa.gov.

Comments must be received by 3:00 PM on December 2, 2025. All written comments timely received by the City Clerk or Associate Planner provided in this notice will be transmitted to the City Council no later than the date and time of the public hearing.

Date of Application: October 1, 2025

Completeness Date: October 1, 2025

Notice of Application Date: November 11, 2025

City Planner Contact: Charlie Engel, 425-452-6164, CEngel@Bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [AAPAT Studio Addition](#)

Location: 14821 SE 16th Street

Neighborhood Area: Lake Hills

File Number: 24-103796-LD

Description: Design Review approval for a 2,994 square foot addition to an existing two-story dance studio with associated parking lot and landscaping improvements.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt, per BCC 22.02.032.B.4

Appeal Period Ends: 11/26/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 16, 2024

Completeness Date: March 14, 2024

Notice of Application Date: March 28, 2024

Applicant Contact: Ryan Ellinghaus, 2812 Architecture, 425-252-2153, Ryan@2812architecture.com

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

NOTICE OF DECISION

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

Location: Right of Way, Eastbound Lanes of the I-90 Mercer Slough to 150th Ave SE

Neighborhood Area: Eastgate

File Number: 25-120683-LS

Description: Approval of a Noise Variance for nighttime road construction work on I-90 to preform repairs to the eastbound lanes of the I-90 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 March 1, 2026 to December 31, 2026.

Decision: Noise Variance approval

SEPA: Exempt per WAC 197-11-800(26)

Appeal Period Ends: November 26, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 29, 2025

Completeness Date: August 29, 2025

Notice of Application Date: September 24, 2025

Applicant Contact: Amy Oppfelt, Washington State Department of Transportation, 360-477-2098, amy.oppfelt@wsdot.wa.gov

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

NOTICE OF DECISION

Project Name: [Men Residence Restoration](#)

Location: 13608 SE 7th St

Neighborhood Area: Lake Hills

File Number: 25-115031-LO

Description: Critical Areas Land Use approval to restore a steep slope and Type-N stream critical area, stream buffer, stream structure setback, steep slope buffer, and Native Growth Protection Area (NGPA) to conditions previously permitted under 11-122464 LO. Several unpermitted structures are to be removed and native trees and vegetation will be installed in the cleared areas. This application is associated with code compliance case 24-116692 EA.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: 11/26/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 20, 2025

Completeness Date: June 26, 2025

Notice of Application Date: July 17, 2025

Applicant Contact: Yan Men; 206-734-5188; albeemen@gmail.com

City Planner Contact: Andrew Andreotti, 425-452-6857, aandreotti@bellevuewa.gov