



# Weekly Permit Bulletin

March 13, 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 (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.

## Notice of Application

### NOTICE OF APPLICATION

**Project Name:** [Newport Yacht Club Bulkhead Replacement](#)

**Location:** 81 Skagit Key

**Neighborhood Area:** Newport

**File Number:** 24-103861-WE

**Description:** Land Use review of a shoreline exemption application with review under the State Environmental Policy Act (SEPA) to remove an existing timber shoreline bulkhead at a private marina and replace it with a steel sheet pile bulkhead, landward of the existing bulkhead adjacent to Lake Washington. Associated work includes repair and restoration of the upland area adjacent to the bulkhead disturbed by construction.

**Approvals Required:** Land Use 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:** Beginning on 3/13/2025, lasting Fourteen (14) days, and ending on 3/27/2025, 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:** February 21, 2024

**Completeness Date:** March 20, 2024

**Applicant:** Grace Roberts, WSP, 253-320-6624, [grace.roberts@wsp.com](mailto:grace.roberts@wsp.com)

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

## NOTICE OF APPLICATION

**Project Name:** [Poplar Tree Removal](#)

**Location:** 402 102<sup>nd</sup> Avenue SE

**Neighborhood Area:** West Bellevue

**File Number:** 25-101552-GB

**Description:** Clearing & Grading Permit review to remove four (4) poplar species trees from a vacant lot that are within a stream buffer of Meyedenbauer Creek and associated 100-year floodplain. Tree Risk Assessment Forms detailing the tree's hazard(s) and risk(s) are included with the project proposal.

**Approvals Required:** Land Use 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:** Beginning on 3/13/2025, lasting Fourteen (14) days, and ending on 3/27/2025, 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:** January 13, 2025

**Completeness Date:** March 5, 2025

**Applicant Contact:** Charles Montgomery, Eastside Tree Works, 425-736-7153, [charlesm@eastsidetreeworks.com](mailto:charlesm@eastsidetreeworks.com)

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

# Notice of Decision

## NOTICE OF DECISION

**Project Name:** [Yoo Residence Addition](#)

**Location:** 1520 127<sup>th</sup> Avenue NE

**Neighborhood Area:** Woodridge

**File Number:** 24-118326-LO

**Description:** Land Use approval to expand the existing single-family house within a 50-foot top-of-slope buffer from a steep slope critical area. The proposal includes native tree planting to offset impacts to the steep slope buffer.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** March 27, 2025, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** July 26, 2024

**Completeness Date:** August 7, 2024

**Notice of Application Date:** August 15, 2024

**Applicant Contact:** Jinny Park, Jinny Park Architecture PLLC, 425-445-2993,  
[JinnyParkArch@gmail.com](mailto:JinnyParkArch@gmail.com)

**City Planner Contact:** Andy Andreotti, Assistant Land Use Planner, 425-452-6857,  
[AAndreotti@bellevuewa.gov](mailto:AAndreotti@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [115 Short Rental Home Occupation](#)

**Location:** 115 110th Place SE

**Neighborhood Area:** West Bellevue

**File Number:** 25-100187-LH

**Description:** Land Use approval of a Home Occupation permit to rent two bedrooms as a short term rental. No exterior or interior alterations of the home are proposed.

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** March 27, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** January 6, 2025

**Completeness Date:** January 9, 2025

**Notice of Application Date:** January 30, 2025

**Applicant:** Deqin Ma, 425-961-8288, [mavicky655@gmail.com](mailto:mavicky655@gmail.com)

**City Planner Contact:** Janice Ton, 425-452-6120, [jton@bellevuewa.gov](mailto:jton@bellevuewa.gov)

## NOTICE OF DECISION

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

**Location:** 16910 SE 38th Place

**Neighborhood Area:** West Lake Sammamish

**File Number:** 23-103393 LO & 23-110022 LS

**Description:** Approval of a Critical Areas Land Use permit and a Variance from the Land Use Code to construct a two-story home with a partial basement within critical area steep slopes and associated buffer. A Variance from the Land Use Code has been requested to modify structure setbacks and lot coverage through reasonable use. The subject site is located in the R-5 single-family zoning district.

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** 3/27/2025, 5 PM. Refer to page one for information on how to appeal a project

**Date of Application:** May 18, 2023

**Completeness Date:** June 15, 2023

**Notice of Application Date:** July 27, 2023

**Applicant Contact:** Luis Sialer, Sialer Design LLC, 425-877-7377, [sialerdesign@gmail.com](mailto:sialerdesign@gmail.com)

**City Planner Contact:** Richard Hansen, 425-452-2739, [RHansen@bellevuewa.gov](mailto:RHansen@bellevuewa.gov)