



Weekly Permit Bulletin

April 17, 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
- 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 and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Bellewood Townhomes](#)

Location: 2233 & 2229 112th Avenue NE

Neighborhood Area: Northwest Bellevue

File Numbers: 25-106648-LQ, 25-106741-LB, 25-106578-LD, 25-106740-LO

Description: Proposed redevelopment of an existing office site into a new townhome community consisting of 42-units. Project includes a steep slope buffer modification, Conditional Use Permit, Design Review and revocation of an existing Concomittant Zoning Agreement (CZA) all located on a combined +/-3.2-acre site zoned O (Office) within a transition overlay.

Approvals Required: City Council approval, Conditional Use Permit approval, Design Review approval, Critical Areas Land Use Permit approval, and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period: Beginning on 4/17/2025, lasting Fourteen (14) days, and ending on 5/1/2025, 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.

Public Meeting: May 7, 2025, 6 PM; Virtual (see meeting information below)

Meeting Info: [Join the meeting now](#)

Microsoft Teams [Need help?](#)

Meeting ID: 218 703 950 441

Passcode: nf3oY9iG

Dial in by phone: 206-452-7011

Phone conference ID: 275 624 981#

Date of Application: March 18, 2025

Completeness Date: April 11, 2025

Applicant Contact: William Lindgren, Freiheit Architecture 425-827-2100,
wlundgren@freiheitarch.com

City Planner Contact: Wayland Barton, 425-452-2725, wbarton@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Wu Residence](#)

Location: 12530 SE 52nd Street

Neighborhood Area: Newport

File Number: 22-103202 LN

Description: Land Use approval to subdivide one (1) 15,415 SF existing residential lot within the R-5 zoning district into two (2) residential lots measuring 7,511 SF and 7,904 SF.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: 5/1/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 8, 2022

Completeness Date: March 16, 2022

Notice of Application Date: May 19, 2022

Applicant Contact: Haizhou Wu, Property Owner, 206-693-1551, haizhouwu1@gmail.com

City Planner Contact: Richard Hansen, 425-452-2739, RHansen@bellevuewa.gov