



Weekly Permit Bulletin

April 24, 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

NOTICE OF APPLICATION

Project Name: [AA Beauty](#)

Location: 17260 NE 18th Place

Neighborhood Area: Northeast Bellevue

File Number: 25-107962-LH

Description: Application for Land Use approval of a Home Occupation permit to provide facial treatment, scalp treatment, and recommendation of related product and sales. No exterior or interior alterations of the home are proposed. Associated with 25-105240-EA.

Approvals Required: Home Occupation Permit approval.

SEPA: Exempt

Minimum Comment Period: Beginning on 4/24/2025, lasting Fourteen (14) days, and ending on 5/8/2025, 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: April 3, 2025

Completeness Date: April 9, 2025

Applicant Contact: Zhongqiu Xu, 818-916-1618, xuzhongqiu1985@gmail.com

City Planner Contact: Sammie Kuriyama, 425-452-4107, SKuriyama@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Yu – Song Residence](#)

Location: 10209 NE 29th Place

Neighborhood Area: Northwest Bellevue

File Number: 25-102179-LO

Description: Critical Areas Land Use Permit review to construct a 230 square foot residential addition within an overlapping 110-ft Category III Wetland buffer and a 25-foot Type N Stream buffer. The project includes a Wetland & Stream Delineation Report and a Critical Areas Report.

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

SEPA: Determination of Non-Significance is expected. Refer to page three on General Information Regarding Use of Optional DNS Process.

Minimum Comment Period: Beginning on 4/24/2025, lasting Fourteen (14) days, and ending on 5/8/2025, 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 23, 2025

Completeness Date: April 4, 2025

Applicant: Neil Jorgensen, J3 Architects LLC

Applicant Contact: Aditi Singhal, J3 Architects LLC, 425-242-0369, aditi@j3-llc.com

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

NOTICE OF APPLICATION

Project Name: [Myers Residence Addition](#)

Location: 3109 128th Avenue NE

Neighborhood Area: Bridle Trails

File Number: 25-107765-LO

Description: Critical Areas Land Use Permit (CALUP) review to expand an existing single-family residence and to add a patio cover over an existing rear patio. The proposed work is located in the 75-foot toe-of-slope structure setback of a critical area steep slope.

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

SEPA: Exempt

Minimum Comment Period: Beginning on 4/24/2025, lasting Fourteen (14) days, and ending on 5/8/2025, 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: March 31, 2025

Completeness Date: March 31, 2025

Applicant: Eric Brooks, Seek Architecture, 425-837-1290, ebrooks@seekarch.com

City Planner Contact: Janice Ton, 425-452-6120, JTon@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [707 96th Avenue NE Short Plat](#)

Location: 707 96th Avenue NE

Neighborhood Area: Northwest Bellevue

File Number: 25-107583-LN

Description: Land Use review of a Preliminary Short Plat to subdivide an 0.53 acre (23,083 square feet) parcel into two (2) new residential lots within the Single-Family Residential (R-3.5) land use district. Lot 1 will have an area of 13,082 square feet and Lot 2 will have an area of 10,000 square feet.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period: Beginning on 4/24/2025, lasting Fourteen (14) days, and ending on 5/8/2025, 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: March 26, 2025

Completeness Date: April 1, 2025

Applicant Contact: Michael Barene, Axea Civil, 425-903-6020, mbarene@axeacivil.com

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

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Tree Removal – 6312 108th Avenue SE](#)

Location: 6312 108th Avenue SE

Neighborhood Area: Newport

File Number: 25-102728-GJ

Description: Land Use approval of an emergency tree removal that resulted in removal of a 32" DBH Cottonwood. The Cottonwood tree was left as a wildlife snag and will be replaced with a Western Red Cedar. The Cottonwood tree is located within a Type O stream buffer of 25 feet. The project is supported by an Arborist assessment.

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: 5/8/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 5, 2025

Completeness Date: March 20, 2025

Notice of Application Date: April 3, 2025

Applicant Contact: Mengyang Lei, 425-996-2889, dreamleire@gmail.com

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

NOTICE OF THRESHOLD DETERMINATION

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

Location: 81 Skagit Key

Neighborhood Area: Newport

File Number: 24-103861-WE

Description: Land Use approval of a shoreline exemption application with review under the State Environmental Policy Act 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.

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: Beginning on April 24, 2025, lasting fourteen (14) days, and ending on May 8, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 21, 2024

Completeness Date: March 20, 2024

Notice of Application Date: March 13, 2023

Applicant: Grace Roberts, WSP, 253-320-6624, grace.roberts@wsp.com

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Kraft Hazard Tree Removal](#)

Location: 6047 173rd Ave SE

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 25-105051-GJ

Description: Clearing & Grading permit request by property owner to remove one (1) hazard tree consisting of a habitat snag to an existing 33-inch DBH Western Hemlock located within a Steep Slope buffer with no associated grading activity. The project is supported by an arborist assessment.

Approvals Required: Land Use approval

Decision: Approval with Conditions

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

Appeal Period Ends: 5/8/2025. Refer to page one for information on how to appeal a project.

Date of Application: February 27, 2025

Completeness Date: March 19, 2025

Notice of Application: April 24, 2025

Applicant Contact: Charlie Vogelheim, Tree Solutions, Inc., 949-400-5996,
charlie@treesolutions.net

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

Notice of Decision

NOTICE OF DECISION

Project Name: [Vaskevitch Tram](#)

Location: 1201 96th Avenue SE

Neighborhood Area: West Bellevue

File Number: 24-122470-LO

Description: Critical Areas Land Use Permit approval to add a retaining wall and personal cable lift from the deck of an existing single-family house to an existing platform near the shoreline. The site contains steep slope critical areas and the work will be taking place within the critical area, 50-foot top-of slope buffer, and 75-foot toe-of-slope structure setback, with mitigation planting proposed.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: May 8, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 17, 2024

Completeness Date: October 10, 2024

Notice of Application Date: October 17, 2024

Applicant Contact: Troy Hussing, Ecco Architecture & Design, 206-706-3937,
troy@eccodesigninc.com

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

NOTICE OF DECISION

Project Name: [I-90 EB WLS Paving Project XL 6947](#)

Location: I-90 EB between MP 13.77 to eastern City of Bellevue boundary

File Number: 25-104941-LS

Description: Noise Variance application associated with I-90 EB pavement repairs. Construction expected between 8:00PM to 7:00 AM weekdays and 6:00PM to 8:00AM on weekends. Approximately 20 expected nights of work between between July 1, 2025 to December 31, 2025.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: 5/8/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 25, 2025

Completeness Date: March 10, 2025

Notice of Application Date: March 20, 2025

Applicant Contact: Amy Oppfelt, Washington State Department of Transportation, 206-440-4529, oppfela@wsdot.wa.gov

City Planner Contact: Angus Bevan, 425-229-6607, abevan@bellevuewa.gov