



# Weekly Permit Bulletin

April 3, 2025

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Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue.

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## 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:** [SE 60<sup>th</sup> Conservation Short Plat](#)

**Address:** 11003 SE 60<sup>th</sup> Street and 11007 SE 60<sup>th</sup> Street

**Neighborhood Area:** Newport

**File Number:** 24-113394-LN and 24-129361-LO

**Description:** Conservation Short Plat and Critical Areas Land Use permit to subdivide 2 parcels into six (6) lots with a conservation tract and modify steep slopes and top of steep slope buffers.

**Approvals Required:** Preliminary Short Plat approval, Critical Areas Land Use Permit 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 Ends:** Beginning on 4/3/2025, lasting Fourteen (14) days, and ending on 4/17/2025, 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:** 24-113394-LN June 14, 2024, and 24-129361-LO December 16, 2024

**Completeness Date:** March 20, 2025

**Applicant Contact:** Stephen Bridgeford, Contour Engineering LLC, 253-857-5454, [Stephen.B@contourengineeringllc.com](mailto:Stephen.B@contourengineeringllc.com)

**City Planner Contact:** Jim Harris, 425-452-5278, [JAHarris@bellevuewa.gov](mailto:JAHarris@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Hazard Tree Removal 6312 108<sup>th</sup> Avenue SE](#)

**Location:** 6312 108<sup>th</sup> Avenue SE

**Neighborhood Area:** Newport

**File Number:** 25-102728-GJ

**Description:** Clearing & Grading Review for removal of one (1) hazardous tree and pruning of six (6) trees within a stream buffer and critical area steep slope buffer.

**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 4/3/2025, lasting Fourteen (14) days, and ending on 4/17/2025, 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 5, 2025

**Completeness Date:** March 20, 2025

**Applicant Contact:** Mengyang Lei, 425-996-2889, [dreamleire@gmail.com](mailto:dreamleire@gmail.com)

**City Planner Contact:** Genesis Hill, 425-452-6112, [GLHill@bellevuewa.gov](mailto:GLHill@bellevuewa.gov)

## Notice of Threshold Determination

### NOTICE OF THRESHOLD DETERMINATION

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

**Location:** 3324 102<sup>nd</sup> Ave NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 24-125421-GJ

**Description:** Land Use approval for the removal involving three Bigleaf Maple (*Acer macrophyllum*) trees located on the property at 3324 102nd Avenue NE, Bellevue. These trees are situated within a designated Critical Area Steep Slope. The removal plan includes the removal of invasive species within the impacted area and the replanting of appropriate native tree species to support ecological restoration and slope stabilization.

**Approvals Required:** Land Use approval and ancillary permits and approvals.

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

**Appeal Period Ends:** April 17, 2025, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** October 21, 2024

**Completeness Date:** October 24, 2024

**Applicant:** Aaron Bobuk, 724-234-9746, [a.bobuk@gmail.com](mailto:a.bobuk@gmail.com)

**City Planner Contact:** Jackie Donovan, 425-452-4387, [jdonovan@bellevuewa.gov](mailto:jdonovan@bellevuewa.gov)

## Notice of Decision

### NOTICE OF DECISION

**Project Name:** [9603 L W LLC Shoreline](#)

**Location:** 9603 Lake Washington Blvd. NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 23-115151-WG

**Description:** Shoreline Substantial Development permit approval to repair framing and decking of an existing pier, replace two (2) mooring piles, install a new jet ski lift and boat lift, install a 144-square-foot platform lift, and remove an existing boat lift and additional existing mooring pile.

**Decision:** Approval with Conditions

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

**Appeal Period Ends:** Beginning on 4/3/2025, lasting Twenty-one (21) days, and ending on 4/24/2025, 5 PM.

**Date of Application:** July 19, 2023

**Completeness Date:** July 19, 2023

**Notice of Application Date:** August 24, 2023

**Applicant:** Evan Wehr, 206-706-3937, [evan@eccodesigninc.com](mailto:evan@eccodesigninc.com)

**City Planner Contact:** Jackie Donovan, 425-452-4387, [jdonovan@bellevuewa.gov](mailto:jdonovan@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [Burke-Meske Retaining Wall](#)

**Location:** 4522 151<sup>st</sup> Avenue SE

**Neighborhood Area:** Eastgate

**File Number:** 23-117250-LO

**Description:** Critical Areas Land Use permit approval to construct a soldier pile retaining wall and replace an existing retaining wall, ranging from one (1) foot to six (6) feet in height, to be located along the southern property line. The retaining walls are necessary for stabilization of the existing single-family structure and neighboring garage. The two sections of retaining walls will be located within the stream structure setback and critical area steep slope buffer.

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

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** 4/17/2025, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** August 3, 2023

**Completeness Date:** September 15, 2023

**Notice of Application Date:** September 21, 2023

**Applicant Contact:** John Stoeck, Regeneration Design LLC, 206-390-0287, [john@regenerationdesign.com](mailto:john@regenerationdesign.com)

**City Planner Contact:** Genesis Hill, 425-452-6112, [GLHill@bellevuewa.gov](mailto:GLHill@bellevuewa.gov)

## NOTICE OF DECISION

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

**Location:** 626 W Lake Sammamish Parkway NE, Bellevue, WA 98008

**Neighborhood Area:** West Lake Sammamish

**File Number:** 24-125581-LO

**Description:** Critical Areas Land Use Permit approval to demolish an existing one-story single-family residence and construct a new three-story single-family residence within a seismic hazard area and a 75-foot steep slope toe-of-slope structure setback. The project proposes to reduce the 75-ft structure setback to 40-feet and includes planting native vegetation as mitigation. The project proposal includes a geotechnical report and a critical areas report.

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

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** 4/17/2025, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** October 23, 2024

**Completeness Date:** December 12, 2024

**Notice of Application Date:** December 5, 2024

**Applicant Contact:** Makhan Ranu, 253-391-6192, [makhanranu@gmail.com](mailto:makhanranu@gmail.com)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)