



# Weekly Permit Bulletin

May 1, 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:** [Transient Lodging](#)

**Location:** 1120 West Lake Sammamish Parkway NE

**Neighborhood Area:** West Lake Sammamish

**File Number:** 25-108978-LH

**Description:** Application for a Home Occupation permit to rent one bedroom as a short term rental. No exterior or interior alterations of the home are proposed.

**SEPA:** Exempt

**Approvals Required:** Home Occupation Permit approval and ancillary permits and approvals.

**Minimum Comment Period:** Beginning on 5/1/2025, lasting Fourteen (14) days, and ending on 5/15/2025, 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 10, 2025

**Completeness Date:** April 16, 2025

**Applicant:** Eyal Inbar, 425-442-4140, [eyalinbar@msn.com](mailto:eyalinbar@msn.com)

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

## Notice of Decision

### NOTICE OF DECISION

**Project Name:** [Palanchuck Single Family Residence](#)

**Location:** 16127 SE 44<sup>th</sup> Way

**Neighborhood Area:** Factoria

**File Number:** 24-122519-LO

**Description:** Land Use approval to demolish and rebuild a single family residence within a steep slope critical area setback.

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** 5/15/2025, 5 PM. Refer to page one for information on how to appeal a project.

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

**Date of Application:** September 18, 2024

**Completeness Date:** October 23, 2024

**Applicant:** Rex Humphrey, 253-279-4205, [rex@enggeologist.com](mailto:rex@enggeologist.com)

**City Planner Contact:** Leticia Wallgren, 425-452-2044, [LWallgren@bellevuewa.gov](mailto:LWallgren@bellevuewa.gov)

## Notice of Withdrawal of Decision

### NOTICE OF WITHDRAWAL OF DECISION

**Project Name:** Wu Residence

**Location:** 12530 SE 52<sup>nd</sup> Street

**Neighborhood Area:** Newport

**File Number:** 22-103202-LN

**Description:** Withdrawal of a land use approval issued on April 17, 2025 for a proposal 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. The basis for the withdrawal of the approval is insufficient notice of decision under LUC 20.35.235, and incomplete analysis supporting the notice of decision. The Department will correct the insufficiencies identified in this Notice of Withdrawal, revise the staff report supporting the notice of decision, and reissue the Director's Process II Land Use decision pursuant to the requirements set forth in LUC 20.35.235 at a later date.

**Decision:** Withdrawn on May 1, 2025

**SEPA:** Exempt

**Date of Application:** March 8, 2022

**Completeness Date:** March 16, 2022

**Notice of Application Date:** May 19, 2022

**Notice of Original Decision:** April 17, 2025

**Notice of Withdrawal of Decision Date:** May 1, 2025

**Applicant Contact:** Haizhou Wu, Property Owner, 206-693-1551, [haizhouwu1@gmail.com](mailto:haizhouwu1@gmail.com)

**City Planner Contact:** Leticia Wallgren, 425-452-2044, [LWallgren@bellevuewa.gov](mailto:LWallgren@bellevuewa.gov)