



# Weekly Permit Bulletin

May 8, 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:** [Pinnacle North Variance](#)

**Location:** 10112 NE 10<sup>th</sup> Street

**Neighborhood Area:** Downtown

**File Number:** 25-110467-LS and 25-110468-LS

[Pinnacle North Variance Attachment #1](#)

[Pinnacle North Variance Attachment #2](#)

**Description:** Request for two variances from the Land Use Code (LUC) provisions of LUC 20.25A.075, Floor Plate Reduction and Tower Separation which applies to buildings 4, 5 and 6 of Pinnacle North. This request coincides with an application under review for a Master Development Plan (file number 21-103192-LP) and Administrative Design Review (file number 21-103195-LD) for the Pinnacle North Development. Applicant is requesting relief from the 10% floor plate reduction and flexibility from the tower separation distance requirement of 60 feet. Refer to attached narrative and corresponding graphic for details. A decision on these two Variance requests will be combined with the future decision on the associated Master Development Plan and Design Review applications.

**Approvals Required:** Land Use Code Variance approval, MDP and ADR approval and ancillary permits and approvals.

**SEPA:** Environmental review under SEPA for the proposed variances will be consolidated with the review of the associated Design Review and Master Development Permit applications. The SEPA checklist is attached for reference and is updated to include the proposed variances. A Determination of Non-Significance was expected using the Option DNS process under WAC 197-11-355. Refer to page one General Information regarding use of Optional DNS Process.

**Minimum Comment Period Ends:** Beginning on 5/8/2025, lasting Fourteen (14) days, and ending on 5/22/2025, 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 28, 2025

**Completeness Date:** May 5, 2025

**Applicant Contact:** Mike De Cotiis, Pinnacle International Development, 604-602-7747, [md@pinnacleinternational.ca](mailto:md@pinnacleinternational.ca)

**City Planner Contact:** Amy Tarce, 425-452-2896, [ATarce@bellevuewa.gov](mailto:ATarce@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Sher Garage](#)

**Location:** 1660 W Lake Sammamish Parkway NE

**Neighborhood Area:** West Lake Sammamish

**File Number:** 25-108695-LO

**Description:** Critical Areas Land Use Permit review to construct a detached garage within a steep slope critical area and steep slope structure setback. The project proposal includes a geotechnical report & 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 General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period:** Beginning on 5/8/2025, lasting Fourteen (14) days, and ending on 5/22/2025, 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 4, 2025

**Completeness Date:** April 16, 2025

**Applicant Contact:** Mark Sher, Property Owner, 206-372-8853, [marksher@gmail.com](mailto:marksher@gmail.com)

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

# Notice of Application and Public Meeting

## NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [MSR 148th Ave Townhomes](#)

**Location:** 355 148th Avenue NE

**Neighborhood Area:** Lake Hills

**File Number:** 25-107987-LD

**Description:** Application for Land Use Design Review approval to demolish an existing single-family residence and carport, and construct four (4) duplexes for a total of eight (8) units on a 0.91-acre R-10 site in a Single-Family Transition Zone Design District.

**Approvals Required:** Design Review approval and ancillary permits and approvals.

**SEPA:** Exempt

**Minimum Comment Period:** Beginning on 5/8/2025, lasting Fourteen (14) days, and ending on 5/22/2025, 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:** 6/4/2025, 6 PM; Microsoft Teams Virtual Meeting  
Join on your computer, mobile app or room device.

**Microsoft Access:** [Join the meeting now](#)

**Meeting ID:** 258 007 613 280 4

**Passcode:** wZ3Ld9z5

**Dial in by phone:** 206-452-7011

**Phone conference ID:** 105 995 604#

**Date of Application:** April 3, 2025

**Completeness Date:** April 23, 2025

**Applicant:** Nethaji Tummuru

**Applicant Contact:** Brian Kalab, Insight Engineering, 425-303-9363, [nicole@insightengineering.net](mailto:nicole@insightengineering.net)

**City Planner Contact:** Miranda Riordan, 425-452-6880, [MRiordan@Bellevuewa.gov](mailto:MRiordan@Bellevuewa.gov)

# Notice of Decision

## NOTICE OF DECISION

**Project Name:** [AirBnB Short Term Rentals](#)

**Location:** 15911 SE 42<sup>nd</sup> Place

**Neighborhood Area:** Eastgate

**File Number:** 25-106009-LH

**Description:** Application for Land Use approval of a Home Occupation permit for up to two bedrooms as a short term rental on a property zoned Single Family (R-5).

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** May 22, 2025, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 7, 2025

**Completeness Date:** March 18, 2025

**Notice of Application Date:** March 27, 2025

**Applicant Contact:** Helen Xiaolin, 425-428-9603, [yunicayunjia@gmail.com](mailto:yunicayunjia@gmail.com)

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