



Weekly Permit Bulletin

July 10, 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](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 and cc: hearingexaminer@bellevuewa.gov or mailing to Bellevue City Hall, Attn: City Clerk, P.O. Box 90012, Bellevue WA 98009-901w32

- 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 Decision

NOTICE OF DECISION

Project Name: [Home Project 577](#)

Location: 2009 102nd PI SE

Neighborhood Area: West Bellevue

File Number: 24-127573-LO

Description: Land Use approval of a Critical Areas Land Use Permit to demolish an existing single-family residence and rebuild a new single-family residence. The site contains regulated steep slopes and the proposed improvements are within the 50-foot top-of-slope buffer. The proposal includes mitigation planting to offset the impacts to the buffer.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: July 24, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 4, 2024

Completeness Date: December 18, 2024

Notice of Application Date: January 9, 2025

Applicant Contact: Eric Sadler, MN Custom Homes, 425.429-6645, permits@mncustom.com

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

NOTICE OF DECISION

Project Name: [Vowels Pier Reconfiguration](#)

Location: 708 Shoreland Drive SE

Neighborhood Area: West Bellevue

File Number: 24-124017-WG

Description: Shoreline substantial development permit approval to reconfigure an existing 1,734 square foot pier and reduce it by 600 square feet to 1,134 square feet. Remove twenty (20) piles, sleeve twenty-eight (28) piles with HDPE pipe and fill with concrete. Remove the lowered 243.5 square foot platform. Add three (3) 6-inch epoxy coated steel piles, install a freestanding 233 square foot platform lift, and remove two (2) pier mounted PWC lifts. Replace the existing solid wood-plank decking (1,134 SF) with Titan grated decking. Existing boat lift to remain.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

SEPA Appeal Period Ends: July 24, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Shoreline Permit Appeal Ends: Twenty-one (21) days from the date of Department of Ecology receives the decision.

Date of Application: October 17, 2024

Completeness Date: November 21, 2024

Notice of Application: December 5, 2024

Applicant Contact: Gregory Ashley, Ashley Shoreline Design & Permitting, 425.591-3994, greg@shoreline-permitting.com

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

NOTICE OF DECISION

Project Name: [Playground Shoreline](#)

Location: 81 Skagit Ky

Neighborhood Area: Newport

File Number: 24-129053-WG

Description: Shoreline substantial development permit approval of a proposal to expand an existing, 1,800 square-foot playground and replace existing playground equipment at the Newport

Yacht Club. The proposed expansion would result in an increase of playground area of approximately 400 square feet, with a total area of 2,200 square feet.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Shoreline Permit Appeal Ends: Twenty-one (21) days from the date of Department of Ecology receives the decision.

Date of Application: December 9, 2024

Completeness Date: January 6, 2025

Notice of Application Date: January 23, 2025

Applicant Contact: Eric Bartleson, 425-747-3291, eric@newportshoreswa.org

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