



Weekly Permit Bulletin

July 17, 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 Application

NOTICE OF APPLICATION

Project Name: [Men Residence Restoration](#)

Location: 13608 SE 7th St

Neighborhood Area: Lake Hills

File Number: 25-115031-LO

Description: Critical Areas Land Use Permit to restore a steep slope critical area, Type-N stream buffer, stream structure setback, and Native Growth Protection Area (NGPA) to conditions previously permitted under 11-122464 LO. Several unpermitted structures are to be removed and disturbance to the NGPA will be restored to previously-approved conditions. This application is associated with code compliance case 24-116692 EA.

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

SEPA: Exempt

Minimum Comment Period Ends: Beginning on 7/17/2025, lasting Fourteen (14) days, and ending on 7/31/2025, 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: June 20, 2025

Completeness Date: June 26, 2025

Applicant Contact: Yan Men; 206-734-5188; albeemen@gmail.com

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

NOTICE OF APPLICATION

Project Name: [Poplar Tree Removal](#)

Location: 402 102nd Avenue SE, Bellevue, WA 98004

Neighborhood Area: West Bellevue

File Number: 25-101552-GB

Description: Clearing & Grading Permit review to remove three (3) poplar trees and two (2) birch trees from a vacant lot that are within a stream buffer of Meydenbauer Creek and associated 100-year floodplain. The proposal is being renoticed due to an expanded scope of work.

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 7/17/2025, lasting Fourteen (14) days, and ending on 7/31/2025, 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 13, 2025

Completeness Date: March 5, 2025

Applicant Contact: Charles Montgomery, Eastside Tree Works, 425-736-7153, charlesm@eastsidetreeworks.com

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

NOTICE OF APPLICATION

Project Name: [Vincent PWC Lift Installation](#)

Location: 4060 W Lake Sammamish Parkway SE

Neighborhood Area: West Lake Sammamish

File Number: 25-114878-WE

Description: Shoreline Exemption review of installing one freestanding PWC lift to an existing residential dock in Lake Sammamish.

Approvals Required: Shoreline Exemption 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 July 17, 2025, lasting fourteen (14) days, and ending on July 31, 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: June 18, 2025

Completeness Date: June 30, 2025

Applicant Contact: Gregory Ashley, 425-591-3994, greg@shoreline-permitting.com

City Planner Contact: Amanda Hunt, 425-229-6545, AHunt@bellevuewa.gov

Notice of Non-Project Action

NOTICE OF NON-PROJECT ACTION

Project Name: [Ashwood Park Master Plan Update](#)

Location: 10875 NE 12th Street

Neighborhood Area: Downtown

File Number: 25-110354-LM

Description: Review under the State Environmental Policy Act (SEPA) of a Non-project action proposed by the City of Bellevue Parks Department to update the Ashwood Park Master Plan. The update includes alternative plan proposals and one preferred alternative to update the existing master plan. The preferred alternative includes 1.25 acres of open lawn and plaza; a 0.25 to 0.5 acre off-leash area (OLA); 4,000 to 8,000 square foot children's play area; two picnic shelters; an expanded path system; parking and loading zone; and enhanced planting.

Approvals Required: City Council approval

SEPA: Review under the State Environmental Policy Act, chapter 43.21C RCW, is required. The Environmental Coordinator will review the SEPA checklist and information submitted in support of this and will issue a SEPA threshold determination as to whether the proposal is likely to result in any significant adverse environmental impact, consistent with WAC 197-11-310, at a future date.

Minimum Comment Period Ends: Minimum Comment Period Ends: Beginning on July 17, 2025, lasting fourteen (14) days, and ending on July 31, 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 25, 2025

Completeness Date: May 21, 2025

Applicant Contact: Zachariah Collom, City of Bellevue Parks Department, 425-452-6454, ZCollom@bellevuewa.gov

City Planner Contact: Drew Folsom, 425-452-4441, DFolsom@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Cannon Multi-Family Development](#)

Location: 732 143rd Place SE

Neighborhood Area: Lake Hills

File Number: 24-104929-LD

Description: Design Review approval to demolish an existing single-family dwelling with detached garage and construct three (3) single-family dwellings with attached garages on a 15,002 square foot lot in the R-10 (multi-family residential) zoning district. The proposal is within a single-family transition zone and includes a landscaping buffer along the east lot line receiving transition.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt, BCC 22.02.032.B.1

Appeal Period Ends: 7/31/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 11, 2024

Completeness Date: April 4, 2024

Notice of Application Date: April 11, 2024

Applicant: Brianna Miles, 425.453.9298 x124, brianna@mediciarchitects.com

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

NOTICE OF DECISION

Project Name: [Lake Washington Blvd Property](#)

Location: 6031 Lake Washington Blvd SE

Neighborhood Area: Newport

File Number: 23-113992-LN

Description: Preliminary Short Plat approval to subdivide one (1) existing parcel into seven (7) lots. The property is zoned R-5 (approx 36,539 sq.ft) and R-3.5 (approx 31,920 sq.ft).

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

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: 8/7/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 28, 2023

Completeness Date: July 7, 2023

Notice of Application Date: August 3, 2023

Applicant: Lili Lu, CZL 98006 Investments LLC, 206-228-4158, lvili0219@sina.com

Applicant Contact: Maher Joudi, D.R.Strong Consulting Engineers, 425-8273063, maher.joudi@drstrong.com

City Planner Contact: Komal Agarwal, 425-452-7224, KAgarwal@bellevuewa.gov

NOTICE OF DECISION

Project Name: [1038 89th Ave NE Short Plat Amendment](#)

Location: 1038 89th Avenue NE, Bellevue, WA 98004

Neighborhood Area: Northwest Bellevue

File Number: 25-101716-LF

Description: Final Short Plat Amendment approval to modify the tree preservation plan shown on the face of the short plat (King Co. Rec. #20230928900003). The applicant requested the amendment in order to remove two (2) significant trees within Lot 2. The applicant continues to meet the conditions of the original short plat. No other modifications to the short plat have been requested. The approved Short Plat Amendment was recorded (King County Rec. #20250709900027).

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: 7/31/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 15, 2025

Completeness Date: January 27, 2025

Notice of Application Date: February 20, 2025

Applicant Contact: Josh Beloff, JBeloff Homes LLC, 425-985-9228, jhbeloff@hotmail.com

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