



# Weekly Permit Bulletin

## September 17, 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, 21 days for non-emergency rulemaking, and 30 days for shoreline.
- 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 98009-901w32

- 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](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:** [Bellevue Club Residences Variance](#)

**Location:** 11200 SE 6<sup>th</sup> Street

**Neighborhood Area:** West Bellevue

**File Number:** 25-120059-LS

**Description:** Request for a variance from the Land Use Code to use the second floor of the east façade as vehicle parking instead of the required habitable space per LUC 20.25Q.150.A.9.b.(i). This variance application is associated with two ongoing Land Use Permit reviews for the Bellevue Club Residences: Master Development Plan, 24-106277-LP and Design Review, 24-106276-LD.

**Approvals Required:** Land Use Code Variance approval, MDP and ADR 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 9/17/2025, lasting Fourteen (14) days, and ending on 10/1/2025, 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:** August 18, 2025

**Completeness Date:** September 10, 2025

**Applicant Contact:** Jon O'Hare, 425-301-9541, [jon@permitcnw.com](mailto:jon@permitcnw.com)

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

## NOTICE OF APPLICATION

**Project Name:** [Neelesh Retaining Walls](#)

**Location:** 655 W Lake Sammamish Pkwy NE

**Neighborhood Area:** West Lake Sammamish

**File Number:** 25-119836-LO

**Description:** Critical Areas Land Use Permit application to permit previously constructed tiered retaining walls in a steep slope critical area on a residential site zoned LL-2. This permit is related to code enforcement case # 24-103723 EA.

**Approvals Required:** Critical Areas Land Use Permit approval, 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 Ends:** Beginning on 9/17/2025, lasting Fourteen (14) days, and ending on 10/1/2025, 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:** August 15, 2025

**Completeness Date:** August 20, 2025

**Applicant Contact:** Will Sowder, Puget Sound Permits, 206-300-2277, [will@pugetsoundpermits.com](mailto:will@pugetsoundpermits.com)

**City Planner Contact:** Andy Andreotti, Assistant Land Use Planner, 425-452-6857, [AAndreotti@bellevuewa.gov](mailto:AAndreotti@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Gersh Academy](#)

**Location:** 2445 140<sup>th</sup> Avenue NE, Suite B105

**Neighborhood Area:** Bridle Trails

**File Number:** 25-116487-LA

**Description:** Land Use review of an Administrative Conditional Use Permit to locate a private school within an 8,247 square-foot tenant space in an existing office park. The school will accommodate approximately 35 students in grade levels K-12 and school hours are proposed to be from 8:30 am-2:30 pm.

**Approvals Required:** Administrative Conditional Use Permit approval and ancillary permits and approvals.

**SEPA:** Exempt

**Minimum Comment Period:** Beginning on 9/17/2025, lasting Fourteen (14) days, and ending on 10/1/2025, 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:** July 10, 2025

**Completeness Date:** September 2, 2025

**Applicant Contact:** Nazim Nice, Motionspace Architects + Design PLLC, 206-204-0490, [msadarch@outlook.com](mailto:msadarch@outlook.com)

**City Planner Contact:** Sammie Kuriyama, 425-452-4107, [SKuriyama@bellevuewa.gov](mailto:SKuriyama@bellevuewa.gov)

## Notice of Decision

### NOTICE OF DECISION

**Project Name:** [Chan-Dyzon Short Plat](#)

**Location:** 5810 Lake Washington Boulevard SE

**Neighborhood Area:** Eastgate

**File Number:** 23-117210-LN

**Description:** Land Use permit approval to subdivide an existing parcel (14,7000 square feet) into two single-family lots (7,350 and 7,350 square feet). The site is zoned R-5 (a single-family zoning district) and is located within the Eastgate Subarea.

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

**Appeal Period Ends:** October 1, 2025, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** August 17, 2023

**Completeness Date:** August 17, 2023

**Notice of Application Date:** October 5, 2023

**Applicant Contact:** Glenn Dyzon, 818-919-8168, [dyhunk@gmail.com](mailto:dyhunk@gmail.com)

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

## NOTICE OF DECISION

**Project Name:** [707 96th AVE NE Short Plat](#)

**Location:** 707 96th Avenue NE, Bellevue, WA 98004

**Neighborhood Area:** Northwest Bellevue

**File Number:** 25-107583-LN

**Description:** Land Use approval to subdivide an 0.53 acre (23,083 square feet) parcel into two (2) new residential lots. Lot 1 will have an area of 13,082 square feet and Lot 2 will have an area of 10,000 square feet.

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** 10/1/2025, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 26, 2025

**Completeness Date:** April 1, 2025

**Notice of Application Date:** April 24, 2025

**Applicant Contact:** Michael Barene, Axia Civil, (425) 903-6020, [mbarene@axeacivil.com](mailto:mbarene@axeacivil.com)

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