



Weekly Permit Bulletin

February 4, 2026

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
- 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 and cc: 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. 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: [Bullington Tree Removal](#)

Location: 5825 134th Place SE

Neighborhood Area: Factoria

File Number: 25-120097-GJ

Description: Land Use review to remove two (2) trees, one (1) Alder (22 d.b.h) and one (1) Big Leaf Maple (38 d.b.h), within a critical area steep slope and steep slope buffer, located on the western side (rear) of the property. The project proposes a mitigation plan to support the proposal.

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 2/4/2026, lasting Fourteen (14) days, and ending on 2/18/2026, 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 20, 2025

Completeness Date: December 4, 2025

Applicant Contact: Matthew Hicks, 206-954-0148, matthewhicks@evergreentlc.com

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

Notice of Decision

NOTICE OF DECISION

Project Name: [Blanchette Single-Family Home](#)

Location: 1402 143rd Place NE

Neighborhood Area: Crossroads

File Number: 24-113502-LO

Description: Critical Areas Land Use Permit approval to construct a 3,854 square foot single-family structure, with an attached garage and deck, with 2,111 square feet of the single-family structure within a Type F, stream structure setback. The proposal is supported by a Critical Areas Report and includes 2,118 square feet of native mitigation planting.

Decision: Approval with Conditions

SEPA: Exempt per WAC 197-11-800 and BCC 22.02.032

Appeal Period Ends: 2/18/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 17, 2024

Completeness Date: June 27, 2024

Notice of Application Date: July 11, 2024

Applicant: Michael Blanchette, 425-445-8295, blanchettemg@comcast.net

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

NOTICE OF DECISION

Project Name: [Deck and Landscaping](#)

Location: 13405 SE 57th Street

Neighborhood Area: Somerset

File Number: 24-129480-LO

Description: Critical Area Land Use Permit approval of a proposal to repair and construct a 306 square foot deck in the rear yard with an associated retaining wall with a maximum height of seven (7) feet. The proposal would occur within a 50-foot Type F stream buffer and 50-foot top of slope buffer. A geotechnical report and critical areas report have been submitted with the application to support the proposal.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: 2/18/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 17, 2024

Completeness Date: October 27, 2025

Notice of Application Date: October 12, 2025

Applicant Contact: Nikhil Angra, 206-349-9676, Nangra@gmail.com

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

NOTICE OF DECISION

Project Name: [Johnston Addition CALUP](#)

Location: 12430 NE 27th St

Neighborhood Area: Bridle Trails

File Number: 25-115048-LO

Description: Critical Areas Land Use Permit approval of a proposal to construct a new, two-story addition (304 square feet) to an existing single family residence. The addition includes a common room and bedroom, and has an exterior exit to the backyard. The project will impact a steep slope and 75-foot toe of slope structure setback.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Appeal Period Ends: 2/18/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 20, 2025

Completeness Date: August 25, 2025

Notice of Application Date: September 10, 2025

Applicant Contact: Patrick Hungerford, 206-290-9818, hungerfordarchitects@gmail.com

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

NOTICE OF DECISION

Project Name: [Bernstein French Drain Installation and Partial Removal](#)

Location: 3650 116th Ave NE; 11800 NE 36TH PL; 3640 116TH AVE NE

Neighborhood Area: Bridle Trails

File Number: 25-119482-LO

Description: Critical Areas Land Use Permit approval to address the unpermitted construction of a residential stormwater drainage system on the properties at 3650 116th Ave NE and 3640 116TH AVE NE, and to remove 19 linear feet of the gravel drain located at 11800 NE 36TH PL. This application is associated with an open enforcement action case (22-131621 EA). The proposed work will occur within a 50-foot buffer from a tributary of Yarrow Creek (Type-F-stream).

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Appeal Period Ends: 2/18/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 8, 2025

Completeness Date: August 19, 2025

Notice of Application Date: August 28, 2025

Applicant Contact: Samuel Bernstein, 206-465-7736, sam12@bersteinenterprises.com

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