



Weekly Permit Bulletin

May 13, 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 or email the City Planner Contact listed for each notice regarding questions about the proposal and review process.

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: [Bellevue Square Utility Reroute Noise Variance](#)

Location: Work in the right-of-way on Bellevue Way NE between NE 6th St and NE 4th St

Neighborhood Area: Downtown

File Number: 26-108778-LS

Description: Request for a Noise Variance related to nighttime utility work within the right-of-way along Bellevue Way NE from NE 6th to NE 4th St associated with utility permits 23-118448 GD and 23-118449 UE. The duration of the work is anticipated to occur between August 10th and September 18th beginning Monday evenings and concluding on Friday mornings. See project plans for construction work schedule.

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 5/13/2026, lasting Fourteen (14) days, and ending on 5/27/2026, 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: April 16, 2026

Completeness Date: May 4, 2026

Applicant Contact: Jeff Hammon, GLY Construction, 425-495-2339, Jeff.Hammond@gly.com

City Planner Contact: Wayland Barton, 425-452-2725, WBarton@Bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Church Relocation](#)

Location: 1520 140th Ave NE, Suite 102

Neighborhood Area: BelRed

File Number: 26-109098-LA

Description: Administrative Conditional Use Permit to use 1,044sqft of existing office space for religious activities. No exterior improvements are proposed.

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

SEPA: Exempt

Minimum Comment Period: Beginning on 5/13/2026, lasting Fourteen (14) days, and ending on 5/27/2026, 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: April 23, 2026

Completeness Date: April 30, 2026

Applicant: All Saints Episcopal Church

Applicant Contact: Frederick Williams, 425-274-5995, fred47prime@gmail.com

City Planner Contact: Angus Bevan, 425-229-6607, abevan@bellevuewa.gov

Notice of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [4069 Hazardous Tree Removal](#)

Location: 4069 172nd Place SE

Neighborhood Area: West Lake Sammamish

File Number: 26-106023-GJ

Description: Land Use review to remove one 18.5" DBH Douglas fir within a critical area steep slope, located on the southern side of the property. The project proposes three replacement trees within the steep slope buffer to mitigate the tree removal.

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

Appeal Period Ends: 5/27/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 13, 2026

Completeness Date: April 2, 2026

Notice of Application Date: April 15, 2026

Applicant: David Shaffer, 206-919-0126, davjoshaf@yahoo.com

City Planner Contact: Alfredo Corvalan, 425-452-2739, ACorvalan@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Sporting Goods Store – Home Occupation](#)

Location: 16436 SE 15th Street

Neighborhood Area: West Lake Sammamish

File Number: 25-119941-LH

Description: Approval of a home occupation application. Proposal includes online and on-site retail sale of sporting goods.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: 5/27/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 18, 2025

Completeness Date: September 17, 2025

Notice of Application Date: October 8, 2025

Applicant Contact: Promila Chahal, 425-985-1711, Promilachahal.usa@gmail.com

City Planner Contact: Nohely Moreno, 425-452-6931, Nmoreno@bellevuewa.gov

NOTICE OF DECISION

Project Name: [6910 & 6930 169th Ave SE Variance Request](#)

Location: 6910 & 6930 169th Ave SE

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 26-104087-LS and 26-104088-LS

Description: Land Use Code Variance approval to increase the allowed building height on two neighboring lots proposed for single-family development. The variances are requested at the addresses listed above and the increases are proposed at 9.16-feet (for a maximum building height of 27.5-feet) and 5.68-feet (for a maximum building height of 28.58-feet), respectively.

Approvals Required: Land Use Code Variance approval and ancillary permits and approvals.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: 5/27/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 19, 2026

Completeness Date: March 25, 2026

Notice of Application Date: March 25, 2026

Applicant Contact: Seth Hale, 206-300-5339, seth@n5architecture.com

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

NOTICE OF DECISION

Project Name: [Mehta Residence Outbuilding](#)

Location: 1313 West Lake Sammamish Parkway SE

Neighborhood Area: West Lake Sammamish

File Number: 24-119932-LO

Description: Critical Areas Land Use Permit approval to allow 2,400 square feet of disturbance within a 25-foot Type-N stream buffer/structure setback, a 50-foot top of slope buffer, and 75-foot toe of slope structure setback. The proposal includes construction of a detached structure with a walkway and stairs and includes a dispersion trench.

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

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: 5/27/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 27, 2024

Completeness Date: November 3, 2025

Notice of Application Date: December 17, 2025

Applicant Contact: Erin Kelly, 206-676-5633, Urbal Architecture, erink@urbalarchitecture.com

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