



# Weekly Permit Bulletin

December 5, 2019

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:***

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.
- Click the name of the project to view digital plans.

### ***To comment on a project:***

- Send your comments in writing to the Development Services Department, and 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:***

- 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. [Link to Form](#)
- 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 Shore Hearings Board at 360-459-6327.

### ***To receive the bulletin by email:***

Access our city website at [www.bellevuewa.gov](http://www.bellevuewa.gov) and click on Permits/Zoning and Land Use/ Public Notices and Participation /Subscribe. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

## ***How to Reach Us:***

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110<sup>th</sup> Ave NE

P.O. Box 90012  
Bellevue, WA 98009-9012  
425-452-6800



## GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (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

##### [Kassam Residence](#)

**Location:** 840 97<sup>th</sup> Ave SE

**Subarea:** Southwest Bellevue

**File Number:** 19-125906-LO

**Description:** Application for Critical Areas Land Use Permit approval to construct a new single-family residence, driveway, and walkway within a steep slope critical area and steep slope structure setback. The proposal is supported by a critical areas report, geotechnical report, and a mitigation plan.

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

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** December 19, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** October 2, 2019

**Completeness Date:** November 13, 2019

**Applicant Contact:** Faizel Kassam, 505-489-4474, [fkassam@legacydm.net](mailto:fkassam@legacydm.net)

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@Bellevuewa.gov](mailto:dwong@Bellevuewa.gov)

#### NOTICE OF APPLICATION

##### [Li Residence Variance](#)

**Location:** 1472 W Lake Sammamish Pkwy NE

**Subarea:** Northeast Bellevue

**File Number:** 19-128183-LS

**Description:** Application for Variances to 1) reduce side yard structure setbacks from a total of 15 feet to 10 feet (two 5-foot side yard setbacks); 2) reduce the structure setback from an access easement from 10 feet to 5 feet; 3) reduce the front yard structure setback from 20 feet to 5 feet; 4) increase the lot coverage by structures from the 35% lot coverage standard. The variances are proposed to allow for construction of a new single-family residence (approximate 1,279 SF building footprint) on an 8,230 SF lot. There is a steep slope critical area on the west portion of the site and a Critical Areas Land Use Permit will be required to construct within the 75-foot toe-of-slope structure setback.

**Approvals Required:** Variance, Critical Areas Land Use Permit (application not submitted) and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** December 19, 2019. Refer to page one for information on how to comment on a project.

**Date of Application:** October 29, 2019

**Completeness Date:** November 8, 2019

**Notice of Application Date:** December 5, 2019

**Applicant Contact:** Qun Li, 425-881-8215,

[qunl@yahoo.com](mailto:qunl@yahoo.com)

**Planner:** Peter Rosen, 425-452-5210

**Planner Email:** [prosen@bellevuewa.gov](mailto:prosen@bellevuewa.gov)

#### NOTICE OF APPLICATION

##### [Northup Way Mixed Use](#)

**Location:** 12863 Northup Way

**Neighborhood:** Bel-Red

**File Number:** 19-128688-LO

**Description:** Application for a Critical Areas Land Use Permit approval with a Critical Areas Report to construct a new local street, sidewalk, soft surface trail and a retaining wall within a steep slope critical area and within the top of slope buffer. The proposal will disturb approximately 1,056 sq. ft. of the steep slope critical area and approximately 824 sq. ft. of the steep slope buffer. A Notice of Application for the associated Design Review Permit No. 18-124680 LD was noticed on October 18, 2018 and the associated Master

Development Plan Permit No. 19-123381 LP was noticed on October 17, 2019.

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

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** December 19, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 6, 2019

**Completeness Date:** November 18, 2019

**Applicant:** Epaminondas Trimis, 425-454-0566 ext. 202, [trimisn@baylisarchitects.com](mailto:trimisn@baylisarchitects.com)

**Planner:** Kimo Burden, 425-452-5242

**Planner Email:** [cburden@bellevuewa.gov](mailto:cburden@bellevuewa.gov)

## NOTICE OF APPLICATION

[WATV/Non Highway Vehicle Chapter 11.55](#)

[BCC Amendment](#)

**Location:** City-wide

**Subarea:** City-Wide

**File Number:** 19-130647-AB

**Description:** SEPA review of a proposal to amend the Bellevue City Code Chapter 11.55 to allow the use of wheeled all-terrain vehicles for official City business (including City contractors) on Bellevue's public streets.

**Approvals Required:** Adoption of ordinance by the City Council and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** December 19, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 27, 2019

**Completeness Date:** December 4, 2019

**Applicant:** Brian Breeden, City of Bellevue Transportation Department

[BBreeden@bellevuewa.gov](mailto:BBreeden@bellevuewa.gov)

**Planner:** Heidi Bedwell, 425-452-4862

**Planner Email:** [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)

## Notice of Decision

## NOTICE OF DECISION

[Ostrem Preliminary Short Plat](#)

**Location:** 10210 SE 10<sup>th</sup> Street

**Subarea:** Southwest Bellevue

**File Number:** 16-149215-LN

**Description:** Preliminary Short Plat approval to sub-divide one.54 acre lot, zoned R-3.5, into two lots. Each new lot will average .27 acres.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** December 19, 2019, 5 PM.

Refer to page one for information on how to appeal a project.

**Date of Application:** December 27, 2016

**Completeness Date:** January 12, 2017

**Notice of Application Date:** January 19, 2017

**Applicant Contact:** Todd L. Ostrem, , 206-427-2031, [ToddOstrem@msn.com](mailto:ToddOstrem@msn.com)

**Planner:** Carol Orr, 425-452-2896

**Planner Email:** [corr@bellevuewa.gov](mailto:corr@bellevuewa.gov)

## RE-NOTICE OF DECISION

[Sadis Residence](#)

**Location:** 9312 SE Shoreland Dr.

**Subarea:** Southwest Bellevue

**File Number:** 18-131846-LO

**Description:** Critical Areas Land Use Permit approval to demolish an existing residence and improvements and construct a new residence and improvements that include a detached cabana structure, pool, patios, decks, and other improvements. The proposal impacts steep slope critical areas, 50-foot top-of-slope buffer and 75-foot toe-of-slope setback.

**Reason for Re-Notice:** To ensure parties of record receive notice of decision.

**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:** December 19, 2019, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** December 6, 2018

**Completeness Date:** January 3, 2019

**Notice of Application Date:** January 17, 2019 and February 28, 2019

**Applicant Contact:** Dave Buck, Chesmore Buck Architecture, 425-679-0907,

[dave@chesmorebuck.com](mailto:dave@chesmorebuck.com)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)