



Weekly Permit Bulletin

August 15, 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 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 110th 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

Bellevue 97 Short Plat

Location: 9625 NE 8th Street

Subarea: North Bellevue

File Number: 19-118415-LN

Description: Application for Preliminary Short Plat approval to create 8 single family residential lots, one open space tract, and a wireless communications tract. Access proposed via an extension of 97th Ave NE. No access to NE 8th is proposed.

Approvals Required: Preliminary Short Plat approval, Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: August 29, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 1, 2019

Completeness Date: July 29, 2019

Applicant: Jeremy Smith, BDR Homes LLC

Applicant Contact: Savanna Nagorski, ESM Consulting, 253-838-6113,

savanna.nagorski@esmcivil.com

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF APPLICATION

Stull Residence

Location: 10042 NE 33rd St

Subarea: North Bellevue

File Number: 19-119545-LO

Description: Application for a Critical Areas Land Use Permit approval to retroactively permit backyard patio and deck improvements which encroach into wetland, stream and steep slope buffers and the stream structure setback. The site is adjacent to an unnamed tributary (Stream 0256, Type N stream) to Yarrow Creek. Wetlands (Category III) have been identified adjacent to stream. The proposal is supported by a Critical Areas Report.

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

SEPA: Determination of Non-Significance is expected. Refer to page one regarding use of the Optional DNS Process

Minimum Comment Period Ends: August 29, 2019. Refer to page one for information on how to comment on a project.

Date of Application: July 23, 2019

Completeness Date: August 5, 2019

Notice of Application Date: August 15, 2019

Applicant: James Stull

Applicant Contact: Kenny Booth, The Watershed Company, 425-822-5242,

kbooth@watershedco.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

Nguyen

Location: 652 W Lake Sammamish Pkwy NE

Subarea: Northeast Bellevue

File Number: 19-119857-LO

Description: Application for a Critical Areas Land Use Permit approval for slope stabilization to repair and stabilize a steep slope critical area that was damaged by a land/mud slide. The proposal is supported by a Geotechnical Report.

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

SEPA: Determination of Non-Significance is expected. Refer to page one regarding use of the Optional DNS Process

Minimum Comment Period Ends: August 29, 2019. Refer to page one for information on how to comment on a project.

Date of Application: July 29, 2019

Completeness Date: August 5, 2019

Notice of Application Date: August 15, 2019

Applicant Contact: Dzung Nghia Nguyen, 206-930-1211, dzungloan@hotmail.com

Planner: Peter Rosen, 425-452-5210
Planner Email: prosen@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Min Boatlifts

Location: 4737 Lakehurst Ln

Subarea: Factoria

File Number: 18-110825-WG

Description: Shoreline Substantial Development Permit approval to install one (1) free-standing boatlift and two (2) pier-mounted personal watercraft lifts.

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

Date of Application: April 10, 2018

Completeness Date: October 10, 2018

Notice of Application Date: November 8, 2018

Applicant: George Min

Applicant Contact: Gregory W Ashley, Ashley Shoreline Design & Permitting, 425-957-9381, greg@shoreline-permitting.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

Bi Pier

Location: 10319 SE 30th St

Subarea: Southwest Bellevue

File Number: 18-121017-WG

Description: Shoreline Substantial Development Permit approval to reconfigure and expand an existing pier and install a new, ground-based boatlift on Lake Washington. The proposed expansion of the pier will increase the over-water coverage by approximately 225 square feet.

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: September 5, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 14, 2018

Completeness Date: September 14, 2018

Notice of Application Date: September 27, 2018

Applicant: Ran Bi

Applicant Contact: Ted Burns, Seaborn Pile Driving Company, 206-236-1700, tedeburns@gmail.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

Avenue Bellevue

Location: 103000 NE 8th Street

Neighborhood: Downtown Bellevue

File Number: 18-124008-LD and 18-124000 LP

Description: Master Development Plan and Design Review approvals to demolish an existing one-story commercial development with approximately 169 surface parking stalls to construct a two-tower, mixed-use development containing 322 condominium units, 252 hotel units and 76,158 square feet of retail/ restaurant spaces within a three-story podium on 2.65 acres. Approximately 826 parking stalls will be provided in four levels of underground parking. Building heights will range from 24 to 26 stories. The applicant proposes to complete development of this proposal in one phase.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

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

Appeal Period Ends: August 29, 2019, 5 PM.

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

Date of Application: August 31, 2018

Completeness Date: September 17, 2018

Notice of Application Date: September 27, 2018

Applicant: Fortress Holdings, LLC

Applicant Contact: AJH Development Services, Arne Hall, 425-269-9899, arne@arnejhall.net

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

NOTICE OF DECISION

Chen Residence

Location: 9676 Hilltop Road

Subarea: North Bellevue

File Number: 19-109537-LO

Description: Critical Areas Land Use Permit approval to construct a 6,721 square foot single-family residence partially within a steep slope buffer. The proposal is supported by a Critical

Areas Report and includes native vegetation planting as mitigation.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: August 29, 2019, 5 PM.

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

Date of Application: April 1, 2019

Completeness Date: April 12, 2019

Notice of Application Date: May 2, 2019

Applicant: Ling Tony Chen

Applicant Contact: 425-247-9665,

lingtonychen@gmail.com

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF DECISION

[Hu Development](#)

Location: 302 Bellevue Way SE

Subarea: Southwest Bellevue

File Number: 18-111951-LD and 18-114378-LO

Description: Design Review approval to construct a 2,900 square-foot mixed use office and residential building with two apartment units above an office use, underground and surface parking and associated improvements. The proposal includes modifications of steep slope critical areas, 50-foot top-of-slope buffer, and the 75-foot toe-of-slope structure setback which require an associated Critical Areas Land Use Permit.

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: August 29, 2019, 5 PM.

Refer to page one for information on how to

Date of Application: May 23, 2018

Completeness Date: June 14, 2018

Notice of Application Date: June 21, 2018

Applicant Contact: Paul Wu, Wu Architecture, 425-503-2182, wuarchitecture@aol.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov