



# Weekly Permit Bulletin

September 19, 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

[Basel Newport Townhomes](#)

**Location:** 12855 SE Coal Creek Pkwy

**Subarea:** Newport Hills

**File Number:** 19-120818-LS

**Description:** Application for a Variance from the City of Bellevue Land Use Code Section 20.20.460.E.3 to exceed the 10-foot cut limit and 5-foot fill limit outside the building footprint to accommodate a road and sidewalk which meet ADA requirements. The amount of cut excavation proposed is approximately 20 feet in areas, and the amount of fill proposed is approximately 12 feet in areas. The site is currently under review for the construction of 58 townhomes (18-120487-LD & 18-120495-LO).

**Approvals Required:** Land Use Code Variance 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:** October 3, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** August 15, 2019

**Completeness Date:** August 23, 2019

**Applicant Contact:** Lucy Chen, Imperial Group Holdings, LLC, [lucychen@baselcg.com](mailto:lucychen@baselcg.com)

**Planner:** Nick Whipple, 425-452-4578

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

#### NOTICE OF APPLICATION

[Ismond 14841 SE 54<sup>th</sup> St](#)

**Location:** 14841 SE 54<sup>th</sup> St

**Subarea:** Newcastle

**File Number:** 19-121260-LO

**Description:** Application for a Critical Areas Land Use Permit to construct a new single-family residence within a 50-foot steep slope critical area buffer. The site is approximately 1-acre. The proposal is supported by a Geotechnical Report and Critical Areas Report.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** October 3, 2019. Refer to page one for information on how to comment on a project.

**Date of Application:** August 23, 2019

**Completeness Date:** September 5, 2019

**Notice of Application Date:** September 19, 2019

**Applicant Contact:** Abby Ismond, 152-890-3684, [abby@aquaterraconsultants.com](mailto:abby@aquaterraconsultants.com)

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

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

#### NOTICE OF APPLICATION

**Thorsness Short Plat**

**Location:** 4427 158<sup>th</sup> Avenue SE

**Neighborhood:** Newcastle

**File Number:** 19-121497-LN

**Description:** Land Use review of a proposal to subdivide one (1) existing parcel into two (2) lots. The property is zoned R-3.5.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** October 3, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** August 28, 2019

**Completeness Date:** September 10, 2019

**Applicant:** Ronald S. Frederiksen, [rfrederiksen@eastsideconsultants.com](mailto:rfrederiksen@eastsideconsultants.com)

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

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

#### NOTICE OF APPLICATION

**QFC Sign Variance**

**Location:** 2614 Bellevue Way NE

**Neighborhood:** North Bellevue

**File Number:** 19-123534-LS

**Description:** Land Use review of a proposal to exceed the maximum allowed sign height for a sign located in the Neighborhood Business Zoning district.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** October 3, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 4, 2019

**Completeness Date:** September 9, 2019

**Applicant:** David Ratliff

[djr@siteenhancementservices.com](mailto:djr@siteenhancementservices.com)

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

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

### **Notice of Decision**

#### **NOTICE OF DECISION**

[EPC Holdings Critical Areas](#)

**Location:** 5643 Pleasure Point Ln

**Subarea:** Factoria

**File Number:** 18-127150-LO

**Description:** Application for Critical Areas Land Use Permit approval to modify a steep slope buffer and steep slope structure setback to locate a new 1,472 square-foot single-family residence, bridge, raised motor court, and driveway.

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

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** October 3, 2019, 5 PM.

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

**Date of Application:** October 10, 2018

**Completeness Date:** March 8, 2019

**Notice of Application Date:** March 21, 2019

**Applicant Contact:** J. Mike Brown, 206-240-0133, [alkibrown@aol.com](mailto:alkibrown@aol.com)

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

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

#### **NOTICE OF DECISION**

[Memic Short Plat](#)

**Location:** 4020 146<sup>th</sup> Avenue SE

**Subarea:** Newcastle

**File Number:** 19-109851-LN

**Description:** Preliminary short plat approval to subdivide an existing lot into two lots. Existing house to remain.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** October 3, 2019, 5 PM.

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

**Date of Application:** April 5, 2019

**Completeness Date:** April 25, 2019

**Notice of Application Date:** May 2, 2019

**Applicant:** Enisa Memic

**Applicant Contact:** Kevin Cleary, Goldsmith Engineering, 425-462-1080,

[kcleary@goldsmithengineering.com](mailto:kcleary@goldsmithengineering.com)

**Planner:** Mark Brennan, 425-452-2973

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

#### **NOTICE OF DECISION**

[Tspirin Residence](#)

**Location:** 840 134<sup>th</sup> Ave NE

**Subarea:** Wilburton/NE 8th St.

**File Number:** 19-109286-LO

**Description:** Critical Areas Land Use Permit approval to install a 198.66 linear feet side sewer connection for a single-family house through a Category III wetland. The proposal is supported by a Critical Areas Report and mitigation.

**SEPA:** Exempt

**Appeal Period Ends:** October 3, 2019 Refer to page one for information on how to appeal a project.

**Date of Application:** March 26, 2019

**Completeness Date:** April 16, 2019

**Notice of Application:** April 25, 2019

**Applicant Contact:** Elena Tspirin, 425-577-3221, [elena@immiglaw.com](mailto:elena@immiglaw.com)

**Planner:** Heidi M. Bedwell

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