



Weekly Permit Bulletin

April 9, 2020

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

****IMPORTANT INFORMATION****

In order to slow the spread of the novel coronavirus (COVID-19) and minimize infections, Bellevue City Hall has been closed to public access until further notice. For more information <https://bellevuewa.gov/city-government/departments/development>

How to use this Bulletin

To learn more about a project:

- Click the name of the project to view digital plans.
- Submit online a request to review the project file <https://bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records>
- Call the planner assigned to the project to make arrangements to review the project files. [Development Services Department Contacts](#)

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:

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 at 450 110th Ave NE



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

Garden Tool Shed

Location: 2430 W Lake Sammamish Pkwy SE

Subarea: Southeast Bellevue

File Number: 20-102567-LO

Description: Application for Critical Areas Land Use Permit approval to retroactively permit a 200 SF garden shed, constructed without permits, within the toe-of-slope structure setback from a steep slope critical area. The shed is located approximately 10 feet from the toe of the steep slope and 90 feet from the Lake Sammamish shoreline. The proposal to modify the required 75-foot structures setback is supported by a Geologic Evaluation.

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

SEPA: Exempt

Minimum Comment Period Ends: April 23, 2020. Refer to page one for information on how to comment on a project.

Date of Application: January 28, 2020

Completeness Date: March 27, 2020

Notice of Application Date: April 9, 2020

Applicant: John Gunner

Applicant Contact: John Gunner, 425-681-2491, jgunner2430@gmail.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Kassam Residence

Location: 840 97th Ave SE

Subarea: Southwest Bellevue

File Number: 19-125906-LO

Description: Critical Areas Land Use Permit approval to construct a new single-family residence and driveway within a steep slope and steep slope structure setback. The proposal will reduce a steep slope structure setback from 75 feet to a proposed minimum of approximately 11 feet. Mitigation proposed includes native steep slope plantings and vegetative enhancement of an existing stand of mature trees. The proposal is supported by a critical areas report, geotechnical report, and a mitigation plan.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: April 23, 2020, 5 PM.

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

Date of Application: October 2, 2019

Completeness Date: November 13, 2019

Notice of Application Date: December 5, 2019

Applicant Contact: Faizel Kassam, 505-489-4474, fkassam@legacydm.net

Planner: David Wong, 425-452-4282

Planner Email: dwong@Bellevuewa.gov

NOTICE OF DECISION

13120 NE Bel-Red Rd

Location: 13120 NE Bellevue-Redmond Rd

Subarea: Bel-Red

File Number: 19-128067-LA

Description: Administrative Conditional Use Permit approval to convert an existing 9,641 square-foot building used for retail to auto retail use and associated improvements to the site for parking and landscaping.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: April 23, 2020, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: October 25, 2019

Completeness Date: November 14, 2019

Notice of Application Date: November 21, 2019

Applicant: Vasilie Chiper

Applicant Contact: Lance Mueller, Land Mueller and Associates, 206-325-2553,

lmueller@lmueller.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[COB Parks Coal Creek Trail Addition](#)

Location: 5199 Forest Dr. SE

Subarea: Newport Hills

File Number: 19-131636-LO

Description: Critical Areas Land Use Permit approval for the City of Bellevue Parks Department to construct a new trail connection to improve the existing trail network within the Coal Creek Natural Area. The proposed trail extension is a four foot wide mulch trail that is 840 feet long that will be constructed with hand tools. The trail includes placement of a wood bridge structure across a Type-F tributary of Coal Creek as well as timber stairs and wooden trail edging to contain the trail and prevent transport of the mulch material beyond the trail. Work is within steep slope critical areas, 50-foot slope buffer, 75-foot structure setback, and 100-foot stream buffer.

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: April 23, 2020, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: December 20, 2019

Completeness Date: January 17, 2020

Notice of Application Date: February 20, 2020

Applicant Contact: Chris Vandall, COB Parks, 425-452-7679,

cvandall@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[Zheng-Zemel Residence](#)

Location: 403 94th Ave SE

Subarea: Southwest Bellevue

File Number: 19-123938-LO

Description: Critical Areas Land Use Permit approval for the modification of a steep slope critical area buffer to construct a new single-family residence and disturbance of a steep slope to construct a stairway and install sewer and storm utilities. The proposal will reduce a steep slope buffer from 50 feet to approximately 15 feet. Mitigation is proposed to remove invasive species within the steep slope and replant the slope and modified buffer with native vegetation and trees.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: April 23, 2020, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: September 11, 2019

Completeness Date: October 15, 2019

Notice of Application Date: November 7, 2019

Applicant Contact: Phillip Stuen, McCullough Architects, 206-443-1181,

phillip@mccullougharchitects.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov