



Weekly Permit Bulletin

February 16, 2023

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 name of the project to view digital documentation.
- Submit a request online to review the project file at Bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records
- Call the planner assigned to the project to arrange to review the project files. The planner's contact information is in the notice.

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 (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 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.

Notices of Application

NOTICE OF APPLICATION

Project Name: [Suryavanshi Residence](#)

Location: 1094 W Lake Sammamish Pkwy NE

Neighborhood Area: Northeast Bellevue

File Number: 23-100017-LS

Description: Review of an application for a variance to the Land Use Code. The applicant requests to exceed the minimum structural lot coverage requirement of 35%. The applicant's project proposal contains an associated Critical Areas Land Use Permit currently under review under permit # 22-102871-LO.

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

SEPA: Exempt

Minimum Comment Period Ends: March 2, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 3, 2023

Completeness Date: January 31, 2023

Applicant Contact: Sanjeev Sharma, Design Lyric LLC, 206-853-9874, seattlearchitect@gmail.com

City Planner Contact: Leticia Wallgren, 425-452-2044, llwallgren@bellevuewa.gov

Notices of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: Accessory Dwelling Unit (ADU) Reform Land Use Code Amendment

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 23-102618-AD

Description: Land Use Code Amendment (LUCA) to amend sections of the Land Use Code (LUC) to remove regulatory barriers to the construction of attached Accessory Dwelling Units (ADUs) in Bellevue to make it easier for property owners to build ADUs, and to create a pathway for separate ownership of ADUs. Detached ADUs, or DADUs, are not included in the scope of this LUCA. More information can be found on the project website at www.bellevuewa.gov/adu-reform.

SEPA: Exempt per WAC 197-11-800(19)(b)

Minimum Comment Period Ends: March 2, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: February 28, 2023, 6 PM.

Public Meeting Information: A public meeting will be held virtually via Zoom webinar. The meeting will provide information on ADUs, the goals and process of the code amendment, and how to provide input. Staff will be available to respond to community questions. Please RSVP for the meeting here: https://cityofbellevue.zoom.us/webinar/register/WN_sMV4jE5gSm6noV2hjrRfOA

Date of Application: January 17, 2023

Completeness Date: January 17, 2023

City Planner Contact: Caleb Miller, 425-452-4574, CWMiller@bellevuewa.gov

Notices of Recommendation and Public Hearing

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Project Name: [Micro-Apartments Land Use Code Amendment](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 23-100140-AD

Description: NOTICE IS HEREBY GIVEN that the **Bellevue Planning Commission** will hold a public hearing during its regular meeting on **Wednesday, March 8, 2023, at 6:30 PM** to consider a Land Use Code Amendment to reduce barriers to the construction of micro-apartments in all mixed-use land use districts within the City. Micro-apartments are defined as individual dwelling units 320 gross square feet or less in size within a multifamily residential building.

SEPA Determination: Determination of Non-Significance is issued. Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the City Council (LUC 20.35.080.B). Following final action by the City Council an appeal for the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.440.C).

Minimum SEPA Comment Period Ends: March 2, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Public Hearing: March 8, 2023, 6:30 PM; Bellevue City Hall; 450 110th Ave NE

Hearing Info: Details on attending the meeting and providing written and oral communication at the public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Thara Johnson, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to PlanningCommission@bellevuewa.gov before the public hearing, or by submitting written comments or signing up to make oral comments to the Planning Commission at the hearing.

Written comments will also be accepted by mail to Mathieu Menard, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to mmenard@bellevuewa.gov.

Comments must be received by 3:00 PM on March 8, 2023. All written comments timely received by the Comprehensive Planning Manager or Senior Planner will be transmitted to the Planning Commission no later than the date and time of the public hearing.

City Planner Contact: Mathieu Menard, 425-452-5264, MMenard@bellevuewa.gov

Notices of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Tam Invasive Ivy and Tree Removal](#)

Location: 1028 109th Ave SE

Neighborhood Area: West Bellevue

File Number: 22-126990-GJ

Description: Land Use Proposal to remove a dead maple tree and clearing of approximately 2,000 square feet of invasive ivy within a steep slope critical area. Included in the proposal is native planting within the clearing area.

Decision: Approval

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

Appeal Period Ends: March 2, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 24, 2022

Completeness Date: November 4, 2022

Notice of Application Date: August 26, 2021

Applicant: Tam Truong, 206-665-3154, tamatruong@gmail.com

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

Notices of Decision

NOTICE OF DECISION

Project Name: [Mendez Guest Cottage](#)

Location: 110 W Lake Sammamish Parkway

Neighborhood Area: Northeast Bellevue

File Number: 21-122337-LO

Description: Application of a Critical Areas Land Use Permit to add an one (1) bedroom/1 bathroom guest cottage above a four-car garage. The proposal is located within the critical areas steep slope critical area toe-of-slope structure setback. The proposal is supported by geotechnical report.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: March 2, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 18, 2021

Completeness Date: November 15, 2021

Applicant Contact: Brett Grinkmeyer, Coates Design, 512-483-1201, brett@coatesdesign.com

City Planner Contact: Leticia Wallgren, 425-452-2044, lwalgren@bellevuewa.gov