



# Weekly Permit Bulletin

May 9, 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

##### **Ruiqian Short Plat**

**Location:** 16324 & 16334 SE 40<sup>th</sup> St

**Subarea:** Eastgate

**File Number:** 17-114074-LN

**Description:** Application for Preliminary Short Plat approval to subdivide two existing single family lots into four single family lots.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** May 23, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 24, 2017

**Completeness Date:** June 14, 2017

**Applicant Contact:** George Sheng, Home Tech, 206-778-2431

**Planner:** Leah Chulsky, 425-452-6834

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

#### NOTICE OF APPLICATION

##### Kinsman Residence

**Location:** 829 134<sup>th</sup> Ave NE

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

**File Number:** 19-103594-GJ

**Description:** Land Use Review to remove three (3) hazardous trees located in the 50-foot Kelsey Creek stream buffer, on a single family residential property located at 829 134<sup>th</sup> Ave NE. The

applicant proposes to plant five (5) native-species trees to replace the hazard trees. The proposal is supported by an arborist assessment, ISA basic tree risk assessment forms, and hazard declaration form.

**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:** May 23, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 22, 2019

**Completeness Date:** April 24, 2019

**Applicant Contact:** Thomas Kinsman, 425-633-0224, [takinsman@msn.com](mailto:takinsman@msn.com)

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

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

#### NOTICE OF APPLICATION

##### Liu Pier and Boatlift

**Location:** 4865 Lakehurst Lane

**Subarea:** Factoria

**File Number:** 19-110182-WG

**Description:** Application for Shoreline Substantial Development Permit approval to remove an existing 144 square-foot non-conforming pier, construct a new pier with 288 square feet of overwater coverage. The proposal will retain and relocate an existing freestanding boatlift and freestanding PWC lift next to new pier.

**Approvals Required:** Shoreline Substantial Development 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:** June 10, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** April 11, 2019

**Completeness Date:** April 30, 2019

**Applicant Contact:** Greg Ashley, Ashley Shoreline Design & Permitting, 425-957-9381, [greg@shoreline-permitting.com](mailto:greg@shoreline-permitting.com)

**Planner:** Veronica Guenther, 425-452-2044

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

#### NOTICE OF APPLICATION

##### Bohling Pier

**Location:** 6208 Hazelwood Ln. SE

**Subarea:** Factoria

**File Number:** 19-109776-WG

**Description:** Application for Shoreline Substantial Development Permit approval to reconfigure an existing residential pier that has 459 square feet of overwater coverage and expand it to have 664 square feet of overwater coverage. Associated proposed improvements include a second freestanding boat lift, a 36 square-foot float, replacement of five wood piles with three steel piles on the exiting portion of the pier, conversion of the pier deck surface to open grating, and planting along the shoreline.

**Approvals Required:** Shoreline Substantial Development 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:** June 10, 2019, 5 PM. Refer to page one for information on how to comment on a project.

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

**Completeness Date:** May 2, 2019

**Applicant:** Alan Bohling

**Applicant Contact:** Evan Wehr, Ecco Design Inc., 206-706-3937, [evan@eccodesigninc.com](mailto:evan@eccodesigninc.com)

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

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

#### NOTICE OF APPLICATION

[McShane Pier and Beach Cove](#)

**Location:** 9537 Lake Washington Blvd. NE

**Subarea:** North Bellevue

**File Number:** 19-109780-WG

**Description:** Application for Shoreline Substantial Development Permit approval to demolish an existing pier with 600 square feet of overwater coverage and construct a new pier with 520 square feet of overwater coverage with open grating and a new boat lift. Included is removal of 64 linear feet of an existing concrete bulkhead and replacement with a gravel beach cove and replacement of 24 linear feet of the bulkhead with a new rock bulkhead. Upland improvements proposed include construction of retaining walls and rockery that are less than 30 inches in height and a paver pathway to access the pier and beach cove. Native vegetation is proposed to be planted along the shoreline.

**Approvals Required:** Shoreline Substantial Development 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:** June 10, 2019, 5 PM. Refer to page one for information on how to comment on a project.

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

**Completeness Date:** May 2, 2019

**Applicant:** Jeffery McShane

**Applicant Contact:** Evan Wehr, Ecco Design Inc., 206-706-3937, [evan@eccodesigninc.com](mailto:evan@eccodesigninc.com)

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

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

#### NOTICE OF APPLICATION

**16606 Short Plat**

**Location:** 16606 SE 46<sup>th</sup> Street

**Neighborhood:** Newcastle

**File Number:** 19-110395-LN

**Description:** Application for Preliminary Short Plat Permit approval to subdivide one (1) existing parcel into two (2) lots. The property is zoned R-3.5.

**Approvals Required:** Preliminary Short Plat approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** May 23, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** April 16, 2019

**Completeness Date:** May 3, 2019

**Applicant:** [gary@jaymarchomes.com](mailto:gary@jaymarchomes.com)

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

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

#### Notice of Decision

#### NOTICE OF DECISION

[Kelsey Creek Hazard Tree Removal](#)

**Location:** 15063 Main St

**Subarea:** Southeast Bellevue

**File Number:** 17-116864-GB

**Description:** Land Use approval to remediate 16 hazardous trees adjacent to on-site trail and parking lot. The proposal is supported by an arborist evaluation and replanting plan.

**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:** May 23, 2019, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** June 29, 2017  
**Completeness Date:** August 31, 2017  
**Notice of Application Date:** September 28, 2017  
**Applicant Contact:** Neal Baker, ArboristsNW LLC., 206-779-2579, [neal@arboristsnw.com](mailto:neal@arboristsnw.com)  
**Planner:** David Wong, 425-452-4282  
**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

#### NOTICE OF DECISION

##### [Main Street Apartments](#)

**Location:** 10777 Main Street  
**Subarea:** Downtown Bellevue  
**File Number:** 18-105483-LD  
**Description:** Design Review approval to construct a six-story mixed-use residential project with 125 units, approximately 1,506 square feet of street-level active uses, and 146 underground parking spaces. Site improvements include a 14-foot multi-use path along Main Street, new sidewalk along 108<sup>th</sup> Avenue SE, and enhanced landscaping along the south property line.

**Decision:** Approval with Conditions  
**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.  
**Appeal Period Ends:** May 23, 2019, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** February 16, 2018  
**Completeness Date:** March 8, 2018  
**Notice of Application Date:** March 22, 2018  
**Applicant Contact:** Jen Cho, Encore Architects PLLC, [jenc@encorearchitects.com](mailto:jenc@encorearchitects.com)  
**Planner:** Nicholas Whipple, 425-452-4578  
**Planner Email:** [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov)

#### NOTICE OF DECISION

##### [MN Homes SE 22nd Preliminary Short Plat](#)

**Location:** 15031 SE 22<sup>nd</sup> St  
**Neighborhood:** Southeast Bellevue  
**File Number:** 18-120193-LN  
**Description:** Land Use approval of a proposal to subdivide one (1) existing parcel into two (2) lots. The property is zoned R-5.  
**Decision:** Approval with Conditions  
**SEPA:** Exempt

**Appeal Period Ends:** May 23, 2019, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** July 30, 2018  
**Completeness Date:** August 16, 2018  
**Notice of Application Date:** August 23, 2018  
**Applicant:** Joe Naseth, MN Custom, [joe@mncustom.com](mailto:joe@mncustom.com), 425-443-9141  
**Planner:** Nick Whipple, 425-452-4578  
**Planner Email:** [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov)

#### NOTICE OF DECISION

##### [Moy Tree Removal](#)

**Location:** 15531 SE 43<sup>rd</sup> Pl  
**Subarea:** Newcastle  
**File Number:** 19-105106-GJ  
**Description:** Preliminary Short Plat approval to abate eight (8) hazardous trees located on subject property and the open space tract to the west. Seven (7) of the eight (8) trees are located within the open space tract which contains steep slopes, a stream (Tributary E of Vasa Creek), and stream buffers. The proposal is supported by an arborist assessment, ISA basic tree risk assessment forms, hazard declaration form, and replanting plan.

**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:** May 23, 2019, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** February 1, 2019  
**Completeness Date:** February 28, 2019  
**Notice of Application Date:** March 14, 2019  
**Applicant Contact:** Thomas Moy, 206-816-5821, [moyth2001@yahoo.com](mailto:moyth2001@yahoo.com)  
**Planner:** David Wong, 425-452-4282  
**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

#### NOTICE OF DECISION

##### [Melgard Jetski Lifts](#)

**Location:** 4637 Lake Washington Blvd SE  
**Subarea:** Factoria  
**File Number:** 19-107872-WE  
**Description:** Land Use approval to install two (2) dock-mounted jetski lifts to an existing residential pier.  
**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:** May 23, 2019, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 20, 2019

**Completeness Date:** April 1, 2019

**Notice of Application Date:** April 11, 2019

**Applicant:** Jim Melgard

**Applicant Contact:** Jacob Bawden, Seaborn Pile Driving Company, 203-236-1700

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

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

## **NOTICE OF DECISION**

### [Verizon Small Cell Infrastructure Administrative Conditional Use](#)

**Location:** Right of Way Adjacent to - 512 121st PL NE, 600 124th Ave NE, 12804 NE 4th PL, 600 159th PL NE, 522 131st Ave NE, 300 131st Ave NE, 234 129th Ave NE, 315 124th PL NE, 12431 NE 20nd PL, 12649 NE 2nd St, 118 130th Ave NE, 161 131st Ave NE, 4 128th Ave NE, 12840 SE 2nd St, 404 12923 SE 5th PL, 12923 SE 5th PL, 12815 SE 7th PL, 12609 NE 5th St.

**Subarea:** City-Wide

**File Number:** 18-112112-LA

**Description:** Administrative Conditional Use approval to install a network of small cell wireless communication facilitates to Puget Sound Energy utility poles located within City of Bellevue Right of Way.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** May 23, 2019, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** May 7, 2018

**Completeness Date:** June 21, 2018

**Notice of Application Date:** June 28, 2018

**Applicant:** Verizon Wireless

**Applicant Contact:** Beck Todd, MD7 LLC, 206-310-1793, [btodd@md7.com](mailto:btodd@md7.com)

**Planner:** Leah Chulsky, 425-452-6834

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