

Weekly Permit Bulletin January 18, 2018

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. <u>Link to Form</u>

• 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

RJ Development Seniors Housing Location: 2120 116th Avenue NE **Neighborhood:** Bel-Red **File Number:** 17-117718-LO **Description:** Application for Critical Areas Land Use Permit approval to demolish the existing 43,065 square feet of existing commercial buildings to construct a senior housing campus in two buildings (124,000 square feet) with underbuilding and surface parking. Landscaping will be increased with this application.

Approvals Required: Critical Areas Land Use 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: February 1, 2018, 5 PM. Refer to page one for information on how to comment on a project. Date of Application: July 18, 2017 Completeness Date: August 18, 2017 Applicant: RJ Development Applicant Contact: Jeff Yates, RJ Development, 360-528-3343 Planner: Toni Pratt, 425-452-5374 Planner Email: tpratt@bellevuewa.gov

NOTICE OF APPLICATION

Hilltop Community Vegetation Management

Location: 5120 145th Pl SE **Subarea:** Factoria

File Number: 17-126339-LO

Description: Application for Critical Areas Land Use Permit approval of a Vegetation Management Plan to remove one, 20" fir from a steep slope critical area. The proposal is supported by a geotechnical report and critical areas evaluation.

Approvals Required: Critical Areas Land Use 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: February 1, 2018, 5 PM. Refer to page one for information on how to comment on a project. Date of Application: October 20, 2017 Completeness Date: December 15, 2017 Applicant Contact: Jeff Thiel, 425-246-1174, jeff.r.thiel@outlook.com Planner: David Wong, 425-452-4282

Planner: David Wong, 425-452-4282 Planner Email: <u>dwong@bellevuewa.gov</u>

NOTICE OF APPLICATION

Groysman Bed and Breakfast Location: 15245 SE 41st St Subarea: Newcastle File Number: 17-126611-LH Description: Application for Land Use approval of a Home Occupation permit to operate an in home bed and breakfast. Approvals Required: Home Occupation Permit approval, Land Use approval, Concurrency Review and ancillary permits and approvals SEPA: Exempt Minimum Comment Period Ends: February

1, 2018, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: November 28, 2017
Completeness Date: December 28, 2017
Applicant Contact: Gleb Groysman, 206-522-3964

Planner: Leah Chulsky, 425-452-6834 Planner Email: <u>lchulsky@bellevuewa.gov</u>

NOTICE OF APPLICATION

Collins Short Plat Location: 3014 113th Ave SE Subarea: Southwest Bellevue File Number: 17-127673-LN **Description:** Application for Preliminary Short Plat approval to subdivide an existing parcel in the R 3.5 zoning district into two lots. Approvals Required: Preliminary Short Plat approval, Land Use approval, Concurrency Review and ancillary permits and approvals **SEPA:** Exempt Minimum Comment Period Ends: February 1, 2018, 5 PM. Refer to page one for information on how to comment on a project. Date of Application: November 30, 2017 Completeness Date: January 8, 2018 Applicant Contact: Van Brink, Building Integrity, 425-269-0590, buildingintegrity@outlook.com Planner: Leah Chulsky, 425-452-6834

Planner Email: <u>lchulsky@bellevuewa.gov</u>

NOTICE OF APPLICATION

East Moorland PUD

Location: 10235 SE 6th St Subarea: Southwest Bellevue File Number: 17-128369-LK Description: Application for a Planned Unit Development Short Plat to develop two single family lots. The site contains a stream buffer to a potentially fish bearing stream. At least 40% of the site area will be set aside in a separate tract.

Approvals Required: Planned Unit Development approval, Preliminary Short Plat 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: February 1, 2018, 5 PM. Refer to page one for information on how to comment on a project. Public Meeting: January 25, 2018, 7 PM; Bellevue City Hall; 450 110th Ave NE, Conference Room: 1E-109 Date of Application: November 13, 2017 Completeness Date: December 7, 2017 Applicant Contact: Dmitriy Mayzlin, American Classic Homes, 206-588-1147 ext 114, dmitriy@americanclassichomes.com **Planner:** Carol Orr, 425-452-2896

Planner Email: <u>corr@bellevuewa.gov</u>

NOTICE OF APPLICATION

Avronil Tree Cutting

Location: 3711 122nd Ave NE **Subarea:** Bridle Trails **File Number:** 17-130005-LO **Description:** Application for Critical Areas Land Use Permit approval for a Vegetation Management Plan to mitigate unpermitted tree removal (6 trees) and tree topping. The proposal is associated with an enforcement action (17-103418-EA) and includes a Vegetation Management Plan developed by a qualified professional.

Approvals Required: Critical Areas Land Use 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: February 1, 2018, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: November 29, 2017
Completeness Date: December 28, 2017
Applicant Contact: Avronil Bhattacharjee, 425-786-8640, avronilb@hotmail.com
Planner: David Wong, 425-452-4282
Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION Mandic Short Plat

Location: 1841 Kamber Rd **Subarea:** Southwest Bellevue **File Number:** 17-130258-LN **Description:** Application for Preliminary Short Plat approval to subdivide an existing parcel in the R-5 zoning district into two lots. Approvals Required: Preliminary Short Plat approval, Land Use approval, Concurrency Review and ancillary permits and approvals **SEPA:** Exempt Minimum Comment Period Ends: February 1, 2018, 5 PM. Refer to page one for information on how to comment on a project. **Date of Application:** December 5, 2017 Completeness Date: January 5, 2018 Applicant Contact: Nicole Mecum, 425-392-0250, nmecum@encompasses.net Planner: Jeremy Hammar, 425-452-2739 Planner Email: jhammar@bellevuewa.gov

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NOTICE OF APPLICATION

Fusion Academy Project

Location: 10800 NE 8th St Subarea: Downtown Bellevue **File Number:** 17-130378-LA **Description:** Application for Administrative Conditional Use Permit approval to operate a private school. Approvals Required: Administrative Conditional Use Permit approval, Land Use approval, Concurrency Review 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: February 1, 2018, 5 PM. Refer to page one for information on how to comment on a project. Date of Application: December 7, 2017 Completeness Date: January 8, 2018 Applicant Contact: Ian Morrison, McCullough Hill Leary, 206-812-3380, imorrison@mhseattle.com Planner: Leah Chulsky, 425-452-6834 Planner Email: lchulsky@bellevuewa.gov

NOTICE OF APPLICATION

<u>Kim Residence Critical Slope Structure Setback</u> <u>Modification</u> **Location:** 1415 109th Ave SE

Location: 1415 109th Ave SE **Subarea:** Southwest Bellevue **File Number:** 17-130937-LO **Description:** Application for Critical Areas Land Use Permit approval to reduce the structure setback from the toe of a Critical Slope.

Approvals Required: Critical Areas Land Use Permit approval, Land Use approval, Concurrency Review and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: February 1, 2018, 5 PM. Refer to page one for information on how to comment on a project. Date of Application: December 19, 2017 Completeness Date: January 11, 2018 Applicant Contact: Mike Perry, Dimensions Incorporated, 425-827-9293 Planner: Leah Chulsky, 425-452-6834 Planner Email: <u>lchulsky@belelvuewa.gov</u>

NOTICE OF APPLICATION

Highland Middle School

Location: 15027 NE Bellevue-Redmond Road Neighborhood: Crossroads File Number: 18-103077-LD **Description:** Application for Design Review approval to demolish the existing Highland Middle School to construct a new, two-three story facility to serve students 6th through 8th grades. Site modifications will occur to the existing athletic fields, parking and landscaping Approvals Required: Design Review approval and ancillary permits and approvals **SEPA:** Determination of Non-Significance Issued May 3, 2017, by the Bellevue School District #405. Minimum Comment Period Ends: February 1, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 11, 2018 Completeness Date: January 16, 2018 Applicant Contact: Jim O'Malley, Bellevue School District #405, 425.456.4558 Planner: Toni Pratt, 425-452-5374 Planner Email: tpratt@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION Li Short Plat

Location: 2931 112th Ave SE Neighborhood: Southwest Bellevue **File Number:** 17-115431-LN **Description:** Preliminary Short Plat approval to subdivide an 18,606 square foot lot (0.42 acre) into two single-family lots, located in the R-4 land use district. **Decision:** Approval with Conditions **SEPA:** Exempt Appeal Period Ends: February 1, 2018, 5 PM. Refer to page one for information on how to appeal a project. Date of Application: June 2, 2017 Notice of Application Date: June 29, 2017 Applicant Contact: Jon Nelson, Land Development Advisors, LLC 425-466-5203, landdevadvisors@comcast.net Planner: Nick Whipple, 425-452-4578 **Planner Email:** nwhipple@bellevuewa.gov

NOTICE OF DECISION

<u>Carrithers Property Reasonable Use Exception</u> The Weekly Permit Bulletin - January 18, 2018, Page 4 Location: 14615 NE 13th Pl Subarea: Wilburton/NE 8th St. File Number: 17-119605-LO **Description:** Critical Areas Land Use Permit approval for Reasonable Use to allow 2,933 square feet of permanent disturbance to construct a single-family residence. The proposal is supported by a critical areas study and geotechnical analysis. **Decision:** Approval with Conditions **Concurrency Determination:** N/A **SEPA:** Exempt Appeal Period Ends: February 1, 2018, 5 PM. Refer to page one for information on how to appeal a project. Date of Application: August 21, 2017 Completeness Date: August 28, 2017 Notice of Application Date: September 7, 2017 **Applicant:** Richard Carrithers Applicant Contact: Craig Krueger, 425-478-3267, cjkrueger@live.com **Planner:** David Wong, 425-452-4282 Planner Email: dwong@bellevuewa.gov