



Weekly Permit Bulletin

April 20, 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: [Smith Lane Short Plat](#)

Location: 16254 SE 24th Street

Neighborhood Area: West Lake Sammamish

File Number: 23-100272-LN

Description: Land Use review of preliminary short plat to subdivide a 240,230 SF parcel adjacent to Phantom Lake into nine (9) single-family residential lots. The floodplain, a wetland and its associated buffer and structure setback are present on-site and are proposed to be placed within a Native Growth Protection Easement (NGPE).

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: May 4, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 6, 2023

Completeness Date: March 13, 2023

Applicant: Robbin Lane

Applicant Contact: Jake Drake, Blueline, 425-250-7232, permits@thebluelinegroup.com

City Planner Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [S & S Preliminary Short Plat](#)

Location: 2245 145th PI SE

Neighborhood Area: Eastgate

File Number: 23-105249 LN

Description: Land Use review of preliminary short plat to subdivide one (1) 16,564 square foot, single-family lot into two (2) single-family lots in the R-5 single-family use district. The existing single family home and associated accessory structures will be removed.

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

SEPA: Exempt

Minimum Comment Period Ends: May 4, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 13, 2023

Completeness Date: April 4, 2023

Applicant Contact: Nadeem Khan, 206-914-1966, NADEEMK65@GMAIL.COM

City Planner Contact: Sam Hunter, 425-452-4228, SHunter@BellevueWA.gov

NOTICE OF APPLICATION

Project Name: [Airbnb](#)

Location: 3122 112th Ave SE

Neighborhood Area: West Bellevue

File Number: 23-107795 LH

Description: Lower floor to be used for Airbnb.

Approvals Required: Home Occupation Permit approval, Land Use approval, and ancillary permits and approvals

Concurrency Determination: N/A

SEPA: Exempt

Minimum Comment Period Ends: May 4, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 5, 2023

Completeness Date: April 12, 2023

Notice of Application Date: April 20, 2023

Applicant Contact: Yi Yang, 408-398-7667, yyiangangela@gmail.com

City Planner Contact: Andy Andreotti, 425-452-6857, aandreotti@bellevuewa.gov

Notices of Public Hearing

NOTICE OF PUBLIC HEARING

Project Name: [Next Right Work Residential FAR Increase, Phase 1 Downtown IOC](#)

Location: Downtown

Neighborhood Area: Downtown

File Number: 23-100141-AD

Description: NOTICE IS HEREBY GIVEN that the Bellevue City Council will hold a public hearing during its regular meeting on Monday, May 8, 2023, at 6:00 PM to consider an Interim Official Control to exempt floor area ratio in exchange for affordable housing, allow development standards flexibility in exchange for affordable housing, eliminate parking requirements for affordable housing, and allow floor area utilization flexibility in the Downtown Land Use Districts.

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: May 4, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Public Hearing: May 8, 2023, 6:00 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>.

Meetings are wheelchair accessible. American Sign Language (ASL) interpretation and language translation are available upon request. Please email councilcoordinators@bellevuewa.gov or phone 425-452-7810 or 711 (TDD Relay Service) at least 48 hours in advance if you require either of those services. Assisted Listening Devices are also available upon request at the meeting location.

Any person may participate in the public hearing by submitting written comments to the City Council in care of Charmaine Arredondo, City Clerk, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to cityclerk@bellevuewa.gov, before the public hearing, or by submitting written comments or signing up to make oral comments to the City Council 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 May 8, 2023. All written comments timely received by the City Clerk or Senior Planner will be transmitted to the City Council no later than the date and time of the public hearing.

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

Notices of Recommendation and Public Hearing

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

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 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: May 4, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Public Hearing: May 10, 2023, 6 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 Caleb Miller, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to cwmiller@bellevuewa.gov.

Comments must be received by 3:00 PM on May 10, 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: Caleb Miller, 425-452-4574, CWMiller@bellevuewa.gov

Notices of Decision

NOTICE OF DECISION

Project Name: [Follett Pier](#)

Location: 5205 Lakehurst Ln

Neighborhood Area: Newport

File Number: 22-100257-WG

Description: Shoreline Substantial Development Permit approval of a proposal to reconfigure and expand an existing 802 SF residential dock. The dock work includes repair and installation of structural piles, stringers, caps, and FRPP decking. The proposal also includes relocation of an existing boat lift with canopy; removal of existing personal watercraft lift; installation of dual jet ski lift; and installation of two (2) moorage piles.

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 11, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 6, 2022

Completeness Date: January 18, 2022

Applicant: David & Leann Follett

Applicant Contact: Madison Johnson, Seaborn Pile Driving Co., 206-360-1700, permits@seabornpiledriving.com

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Toubou Za, LLC Dock Replacement](#)

Location: 1235 96th Ave SE

Neighborhood Area: West Bellevue

File Number: 22-104126-WG

Description: Shoreline Substantial Development Permit approval of a proposal to construct a new, 480-square foot residential dock. The proposal includes removal of an existing residential dock and the installation of two (2) moorage piles.

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 11, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 21, 2022

Completeness Date: April 11, 2022

Notice of Application Date: April 21, 2022

Applicant: Nathaniel Papadakis, Toubou Za, LLC

Applicant Contact: Jay Irwin, Irwin Land Use Consulting, LLC, 360.410.6745, irwinlanduse@gmail.com

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Shoreland Drive](#)

Location: 9900 SE Shoreland Drive, Bellevue, WA 98004

Neighborhood Area: West Bellevue

File Number: 22-105272-WG

Description: Shoreline Substantial Development Permit approval to raise the roof on the west elevation to match existing roof line in order to convert 865 square feet attic/storage space to livable space for an existing unit on the upper floor of a multi-family residential structure within the shoreline of Lake Washington. No increase in the number of units, building footprint expansion, clearing or grading, or work below the Ordinary High-Water Mark (OHWM) is part of this project.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Shoreline Permit Appeal Ends: Twenty-one (21) days from the date of Department of Ecology receives this decision.

SEPA Appeal Period Ends: May 4, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 11, 2022

Notice of Application Date: May 5, 2022

Applicant Contact: Robin Kearsley, Kearsley Homes, 425-478-6380, R@kearsleyhomes.com

City Planner Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov

NOTICE OF DECISION

Project Name: Real Estate Management Services

Location: 13416 NE 33rd LN

Neighborhood Area: Bridle Trails

File Number: 23-100734 LH

Description: Application for Land Use approval of a Home Occupation permit to rent two bedrooms as a short term rental. No exterior or interior alterations of the home are proposed.

Decision: Approval

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: April 20, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 25, 2023

Completeness Date: February 15, 2023

Notice of Application Date: February 23, 2023

Applicant: Brad Furber, 425-364-9633, brad.furber.jr@gmail.com

City Planner Contact: Andy Andreotti, 425-452-6857, AAndreotti@bellevuewa.gov