



Weekly Permit Bulletin

November 7, 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 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 AND PUBLIC MEETING

[1800 124th Avenue NE PS#08193](#)

Location: 1800 124th Avenue NE

Subarea: Bel-Red

File Number: 19-125939-LP

Description: Application for Master Development Plan approval to combine two adjoining parcels into a single project limit to replace 5 existing 1-story structures with a 5-story internally served self-storage building.

Approvals Required: Master Development Plan 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: November 21, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: November 19, 2019, 6:30 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-110

Date of Application: October 2, 2019

Completeness Date: October 24, 2019

Applicant Contact: Scott Nicholson, MG2, 206-962-6521, scottn@mg2.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[12385 Northup Way, PS#08186](#)

Location: 12385 Northup Way

Subarea: Bel-Red

File Number: 19-126040-LP

Description: Application for Master Development Plan approval to combine two adjoining parcels into a single project limit to replace 4 existing 1-story structures with a 4-story internally served self-service storage building.

Approvals Required: Master Development Plan 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: November 21, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: November 19, 2019, 6:30 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-110

Date of Application: October 4, 2019

Completeness Date: October 24, 2019

Applicant Contact: Scott Nicholson, MG2, 206-962-6521, scott.n@mg2.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF APPLICATION

[Zheng-Zemel Residence](#)

Location: 403 94th Ave SE

Subarea: Southwest Bellevue

File Number: 19-123938-LO

Description: Application for Critical Areas Land Use Permit approval to modify steep slope critical area buffers to construct a new single family residence. Proposal includes mitigation planting with native vegetation.

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

SEPA: Exempt

Minimum Comment Period Ends: November 21, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 11, 2019

Completeness Date: October 15, 2019

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

phillip@mccullougharchitects.com

Planner: Drew Folsom, 425-452-4441
Planner Email: dfolsom@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Sadis Residence

Location: 9312 SE Shoreland Dr.

Subarea: Southwest Bellevue

File Number: 18-131846-LO

Description: Critical Areas Land Use Permit approval to demolish an existing residence and improvements and construct a new residence and improvements that include a detached cabana structure, pool, patios, decks, and other improvements. The proposal impacts steep slope critical areas, 50-foot top-of-slope buffer and 75-foot toe-of-slope setback.

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: November 21, 2019, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: December 6, 2018

Completeness Date: January 3, 2019

Notice of Application Date: January 17, 2019
and February 28, 2019

Applicant Contact: Dave Buck, Chesmore Buck
Architecture, 425-679-0907,
dave@chesmorebuck.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

Urban Oasis

Location: 12032 SE 42nd ST.

Subarea: Factoria

File Number: 19-124713-LH

Description: Home Occupation Permit approval for a home business to rent 2 bedrooms for not more than 30 days at one time for up to 2 people total. The owner will occupy the premises while renting to short-term renters and provide 2 off-street parking spaces.

Decision: Approval

SEPA: Exempt

Appeal Period Ends: November 21, 2019, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: September 26, 2019

Completeness Date: October 10, 2019

Notice of Application Date: October 17, 2019

Applicant Contact: Carlo Gimenez, 206-832-7604; cgimene@gmail.com

Planner: Christina Behar, 425-452-6997

Planner Email: cbehar@bellevuewa.gov

NOTICE OF DECISION

Belvedere Lot 6

Location: 5139 145th Place SE

Neighborhood: Factoria

File Number: 19-124104-LO

Description: Critical Areas Land Use Permit approval with a Critical Areas Report to restore 1,560 sq. ft. of native vegetation consisting of trees and understory species. The Disturbance occurred within a steep slope and steep slope buffer. The proposal is supported by a geotechnical report authored by Geotech Consultants, INC.

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: November 21, 2019, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: September 18, 2019

Completeness Date: September 23, 2019

Notice of Application Date: October 10, 2019

Applicant: Ryan Grams, GIS Residential
Construction, LLC, 206-819-2040
rg@gisinternational.com

Planner: Kimo Burden, 425-452-5242

Planner Email: cburden@bellevuewa.gov

NOTICE OF DECISION

Tracy Restoration Planting

Location: 16716 and 16738 SE 34th Street

Subarea: Eastgate

File Number: 19-119798-LO

Description: Critical Areas Land Use Permit approval to restore a steep slope and stream buffer with native vegetation. The project is associated with an enforcement action permit, number 19-110585-EA, for unapproved removal of vegetation

and disturbance with the steep slope and 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: November 21, 2019, 5 PM.

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

Date of Application: July 26, 2019

Completeness Date: August 14, 2019

Notice of Application Date: August 22, 2019

Applicant: Mark Tracy

Applicant Contact: Charlie Klinge, Stephens & Kling LLP, 425-453-6206, klinge@sklegal.pro

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov