



# Weekly Permit Bulletin

July 20, 2023

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Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue.

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## 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](https://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](mailto:cityclerk@bellevuewa.gov) and cc: [hearingexaminer@bellevuewa.gov](mailto: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](http://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](mailto: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](mailto: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:** [Hazard Tree Removal](#)

**Location:** 3766 148<sup>th</sup> Ave SE

**Neighborhood Area:** Eastgate

**File Number:** 23-110533 GJ

**Description:** Removal of two large hazardous trees.

**Decision:** N/A

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance.

**Minimum Comment Period Ends:** August 3, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 1, 2023

**Completeness Date:** July 5, 2023

**Notice of Application Date:** July 20, 2023

**Applicant Contact:** Austin Yancy, 903-229-2237, [austinyancy4@gmail.com](mailto:austinyancy4@gmail.com)

**City Planner Contact:** Jackie Donovan, 425-452-4387, [jdonovan@belleuewa.gov](mailto:jdonovan@belleuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Lot 32 St Francis Wood Tree Removal](#)

**Location:** 17238 SE 42<sup>nd</sup> Pl

**Neighborhood Area:** Eastgate

**File Number:** 22-113332-GJ

**Description:** Land Use review of a proposal to mitigate unpermitted removal of one (1) 24-inch diameter fir tree. This proposal is associated with enforcement action 22-104752-EA and proposes to plant one (1) Pacific Yew.

**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:** August 3, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 16, 2022

**Completeness Date:** July 4, 2023

**Applicant:** Ken Hodge

**Applicant Contact:** Michael Moody, 425-885-7877, Core Design Inc., [permits@coredesigninc.com](mailto:permits@coredesigninc.com)

**City Planner Contact:** David Wong, 425-452-4282, [DWong@bellevuewa.gov](mailto:DWong@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Yuan Residence](#)

**Location:** 472 W Lake Sammamish Pkwy NE

**Neighborhood Area:** West Lake Sammamish

**File Number:** 23-110946-LO

**Description:** Critical Areas Land Use Permit approval to reduce the steep slope structure setback to allow for the construction of a new single-family residence within the R-2.5 zoning district.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** August 3, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 6, 2023

**Completeness Date:** June 30, 2023

**Applicant:** Zong Yuan

**Applicant Contact:** Amy Maxim, Encompass Engineering & Surveying, 425-392-0250, [amaxim@encompasses.net](mailto:amaxim@encompasses.net)

**City Planner Contact:** Richard Hansen, 425-452-2739, [RHansen@bellevuewa.gov](mailto:RHansen@bellevuewa.gov)

## Notices of Application and Public Meeting

### NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [Koz on Bel-Red](#)

**Location:** 13800 NE Bellevue-Redmond Rd

**Neighborhood Area:** BelRed

**File Number:** 23-111025 LD

**Description:** Application for Design Review approval to construct a multi-family residential building within the Bel-Red Commercial Residential (BR-CR) zone. The proposal includes a six-story building comprised of 188 residential units, common accessory residential amenities, and 37 parking stalls.

**Approvals Required:** Design Review 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:** August 3, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** August 10, 2023, 6 PM; Online via Teams link below:

**Join on your computer, mobile app or room device:** [Click here to join the meeting](#)

**Meeting ID:** 227 247 894 592

**Passcode:** XXMBWi

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only):** 206-452-7011

**Phone Conference ID:** 902 342 698#

**Date of Application:** June 7, 2023

**Completeness Date:** June 29, 2023

**Applicant Contact:** Seyed Parnianpour, Koz Development, 818-294-9005, [ahparnian@gmail.com](mailto:ahparnian@gmail.com)

**City Planner Contact:** Richard Hansen, 425-452-2739, [RHansen@bellevuewa.gov](mailto:RHansen@bellevuewa.gov)

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** [Avellino Residence](#)

**Location:** 3422 134<sup>th</sup> Ave NE, Bellevue, WA 98005

**Neighborhood Area:** Bridle Trails

**File Number:** 22-106315-LO

**Description:** Critical Areas Land Use Permit application to develop an existing vacant lot with a new 5,257 square foot single-family residence with access road. The site contains two Class-III Wetlands; the proposal seeks to modify the buffer from 60-feet down to 30-feet. The proposal is supported by a geotechnical report and a critical areas report.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** July 27, 2023, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** April 28, 2022

**Completeness Date:** May 19, 2022

**Notice of Application Date:** June 23, 2022

**Applicant Contact:** Edward Pozniak, Architectural Innovations, [ed@kapplerhomeplans.com](mailto:ed@kapplerhomeplans.com)

**City Planner Contact:** Leticia Wallgren, 425-452-2044, [lwallgren@bellevuewa.gov](mailto:lwallgren@bellevuewa.gov)

### NOTICE OF DECISION

**Project Name:** [Park Row](#)

**Location:** 201 Bellevue Way NE

**Neighborhood Area:** Downtown

**File Number:** 21-109345-LD

**Description:** Design Review approval to construct a 22- story residential tower containing approximately 143 units, with 8,465 square feet of ground level active uses. Three (3) levels of below grade parking are proposed to accommodate approximately 275 parking stalls. Application also includes street frontage improvements, a mid-block pedestrian connection across Bellevue Way NE, landscaping, exterior lighting, an on-site through-block pedestrian connection (E-W), a public plaza space and design coordination with the eastern edge of the Downtown Park. The site is located at the corner of NE 2<sup>nd</sup> Street and Bellevue Way NE, in the Downtown-Mixed Use (DT-MU) land use district and is approximately 1.07 acres (46,934 sq. ft.) in size.

**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:** August 3, 2023, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** May 24, 2021

**Completeness Date:** June 21, 2021

**Notice of Application Date:** July 8, 2021

**Applicant:** Amanat Architect

**Applicant Contact:** Hossein Amanat, 604-433-9812, [mail@amanatarchitect.com](mailto:mail@amanatarchitect.com)

**City Planner Contact:** Laurie Tyler, 425-452-2728, [LTyler@bellevuewa.gov](mailto:LTyler@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [New Deck and Shed Steep Slope Buffer Critical Area Modification](#)

**Location:** 14627 SE 41st Street

**Neighborhood Area:** Eastgate

**File Number:** 21-111342-LO

**Description:** Critical Areas Land Use Permit approval for the modification of a top-of-slope Critical Area Steep Slope Buffer from 50 feet to approximately 10 feet for a 480 square foot deck addition to an existing single-family home and a detached 144 sq. ft. storage shed within the Single-Family Residential (R-5) District, pursuant to LUC 20.25H. This proposal is in response to Enforcement Action, 21-100236-EA. Mitigation is proposed to remove 620 square feet of invasive species within the steep slope and buffer, and replant with native vegetation and trees.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** August 3, 2023, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** June 24, 2021

**Completeness Date:** July 28, 2021

**Notice of Application Date:** August 12, 2021

**Applicant Contact:** Julia Yang, 408-219-3249, [yangyezhi@gmail.com](mailto:yangyezhi@gmail.com)

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)