



Weekly Permit Bulletin

February 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

RE-NOTICE OF APPLICATION

[Giannetti Residence](#)

Location: 2009 W Lake Sammamish SE

Subarea: Southeast Bellevue

File Number: 18-132328-LO

Description: Application for Critical Areas Land Use Permit approval to construct a new single-family residence and associated improvements on a vacant lot through a reasonable use exception that will impact stream buffer, steep slopes, steep slope buffer and structure setback. Original public notice on January 24, 2019 and Re-noticed on February 7, 2019 to correct address.

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

SEPA: Exempt

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

Date of Application: December 17, 2018

Completeness Date: January 14, 2019

Applicant: Daniel Giannetti

Applicant Contact: Nicole Mecum, Encompass Engineering and Surveying, 425-392-0250, nmecum@encompasses.net

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Dang/Song Short Plat](#)

Location: 14510 SE 21st Pl

Subarea: Southeast Bellevue

File Number: 18-132435-LN

Description: Land Use review of a proposal to subdivide a 15,645 SF residentially-zoned lot into two (2) residential lots of 8,411 SF and 7,234 SF.

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

SEPA: Exempt

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

Date of Application: December 19, 2018

Completeness Date: January 16, 2019

Applicant Contact: Dominic Bao, 425-214-2280, dom.meraki@gmail.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[Kritsonis Short Plat](#)

Location: 4047 140th Ave SE

Subarea: Newcastle

File Number: 18-133363-LN

Description: Land Use review of a proposal to subdivide a 17,342 SF residentially-zoned lot into two (2) residential lots of 9,302 SF and 8,040 SF.

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

SEPA: Exempt

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

Date of Application: December 26, 2018

Completeness Date: January 23, 2019

Applicant: Gust Kritsonis

Applicant Contact: John Pittman, 425-562-7226, pittmaninc@yahoo.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[1663 Killarney Way](#)

Location: 1663 Killarney Way

Subarea: Southwest Bellevue

File Number: 19-102997-WG

Description: Application for a Shoreline Substantial Development Permit for site improvements to St. Mary-on-the-Lake, the site is located adjacent to Lake Washington. The

proposed site improvements include: reconfiguring existing parking lots, adding parking, carport structures, and adding a pedestrian walkway from the new parking lot to existing buildings. A new lake access trail is proposed to connect the existing campus to the lakefront and to a proposed shelter located approximately 50 feet landward of the Lake Washington shoreline.

Approvals Required: Shoreline Substantial Development Permit and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one regarding use of the Optional DNS Process.

Minimum Comment Period Ends: March 11, 2019. Refer to page one for information on how to comment on a project.

Date of Application: January 9, 2019

Completeness Date: January 18, 2019

Notice of Application Date: February 7, 2019

Applicant: Chuck McDowel

Applicant Contact: Lee Stanton, 206-725-4272, leestantonassoc@gmail.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

[Sherman Short Plat](#)

Location: 608 140th Avenue NE

Neighborhood: Wilburton

File Number: 19-103007-LN

Description: Land Use review of a proposal to subdivide one (1) existing parcel into two (2) lots. The property is zoned R-2.5.

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

SEPA: Exempt

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

Date of Application: January 9, 2019

Completeness Date: January 14, 2019

Applicant Contact: Bill Sherman, 425-885-3939, bsherman@shermanhomes.com

Planner: Kimo Burden, 425-452-5242

Planner Email: cburden@bellevuewa.gov

NOTICE OF APPLICATION

[Lohman Pier](#)

Location: 9232 SE Shoreland Pl

Subarea: Southwest Bellevue

File Number: 19-103062-WG

Description: Land Use review of a Shoreline Substantial Development Permit to reconfigure an existing pier in Lake Washington. Work proposed is to increase an existing 83-foot long 540 square-foot pier by removing the ell and straightening the pier resulting in a pier that is 106 feet long and covers 562 square feet of water. Associated work includes removing twelve existing wood piles, installing fourteen new steel piles, and replacing all decking with open grating. Planting on the shoreline is also proposed.

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 SEPA Comment Period Ends: February 21, 2019

Minimum Shoreline Permit Comment Period Ends: March 11, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 10, 2019

Completeness Date: January 31, 2019

Applicant: Kevin Lohman, Property Owner

Applicant Contact: Evan Wehr, Ecco Design, 206-706-3937, evan@eccodesigninc.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Bellefield Office Park VMP](#)

Location: 1450 114th Avenue SE

Subarea: Southwest Bellevue

File Number: 19-103347-LO

Description: Application for Critical Areas Land Use Permit approval to reauthorize a vegetation management plan previously approved in 2013 for the Bellefield Office Park to manage and replace vegetation within the stream buffer, wetlands, wetland buffers and other landscaped areas in the office park.

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

Date of Application: January 16, 2019

Completeness Date: January 31, 2019
Applicant: Monica Brown, Talon Management Partners
Applicant Contact: Kenny Booth, The Watershed Company, 425-822-5242, kbooth@watershedco.com
Planner: Reilly Pittman, 425-452-4350
Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Cittadini Residence](#)

Location: 3723 127th Ave NE
Subarea: Bridle Trails
File Number: 19-103409-GJ
Description: Land Use review of a proposal to abate ten (10) hazardous western hemlock (*Tsuga heterophylla*) trees. The proposal is supported by an arborist report, arborist report addendum, and a replanting plan.
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: February 21, 2019, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: January 17, 2019
Completeness Date: January 18, 2019
Applicant Contact: Roberto J. Cittadini, 425-885-1703, Roberto.j.cittadini@comcast.net
Planner: David Wong, 425-452-4282
Planner Email: dwong@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[NE 10th Residential](#)

Location: 10050 NE 10th Street
Subarea: Downtown Bellevue
File Numbers: 17-120235-LD & 18-110366-LS
Description: Design Review approval to construct a 7-story residential building consisting of 102 residential units, ground-floor amenity spaces and 111 below-grade parking stalls. Variance from the Land Use Code to relieve the proposed project of the requirement to construct a through-block pedestrian connection.
Decisions: Design Review- Approval with Conditions, Variance from the Land Use Code: Approval
Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.
Appeal Period Ends: February 21, 2019, 5 PM. Refer to page one for information on how to appeal a project.

Dates of Application:

17-120235-LD - August 31, 2017
18-110366-LS – March 30, 2018

Notice of Application Date:

17-120235-LD - October 12, 2017
18-110366-LS - May 3, 2018

Notice of Public Meeting Date: April 26, 2018

Applicant: Jason Xu, Link Design Group
Applicant Contact: Jenny Li, Scott Douglas, Link Design Group, 425-298-0080, jenny.li@linkdesigngroup.com; scott.douglas@linkdesigngroup.com
Planner: Mark Brennan, 425-452-2973
Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF DECISION

[10418 NE 29th St](#)

Location 10418 NE 29th St.
Subarea: North Bellevue
File Number: 18-124270-LO
Description: Critical Areas Land Use Permit approval for the City of Bellevue Utilities Department to remove an existing culvert and in-stream embankment to restore a west tributary to Yarrow Creek (Stream 0254) to an open stream channel. The existing 24-inch diameter culvert is approximately 51-feet long and conveys the creek beneath a 10-foot high embankment that also encloses a 10-inch sewer pipe crossing the creek. The sewer pipe will be protected by a 20-inch steel casing and the sewer pipe and casing will be supported by concrete piers to cross the stream. The stream channel will be regraded and restored approximately 110 feet upstream and 150 feet downstream of the sewer pipe crossing. The project objective is to remove a fish passage barrier.
Decision: Approval with Conditions
Concurrency Determination: N/A
SEPA: Determination of Non-Significance is issued.
Appeal Period Ends: February 21, 2019
Refer to page one for information on how to appeal a project.
Date of Application: September 7, 2018
Notice of Application Date: October 4, 2018

Applicant: Jay Hummel, City of Bellevue
Utilities Department, 425-452-4160
Applicant Contact: Isaac Fournier, Osborn
Consulting, 425-451-4009,
isaacf@osbornconsulting.com
Planner: Peter Rosen, 425-452-5210
Planner Email: prosen@bellevuewa.gov

NOTICE OF DECISION

[Ardmore NEP Trail Connection](#)

Location: 16910 NE 24th Street

Subarea: Northeast Bellevue

File Number: 18-127128-LO

Description: Critical Areas Land Use Permit approval to develop a 812 foot long by 4 foot wide bark trail connection in Ardmore Park. A pedestrian foot bridge is proposed to cross Idlywood Creek. Project includes mitigation planting with native vegetation

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: February 21, 2019, 5 PM.

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

Date of Application: October 10, 2018

Completeness Date: November 2, 2018

Notice of Application Date: November 15, 2018

Applicant: City of Bellevue Parks Department

Applicant Contact: Chris Vandall, City of
Bellevue Parks Department, 425-452-7679,
cvandall@bellevuewa.gov

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov