



Weekly Permit Bulletin

December 7, 2017

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.

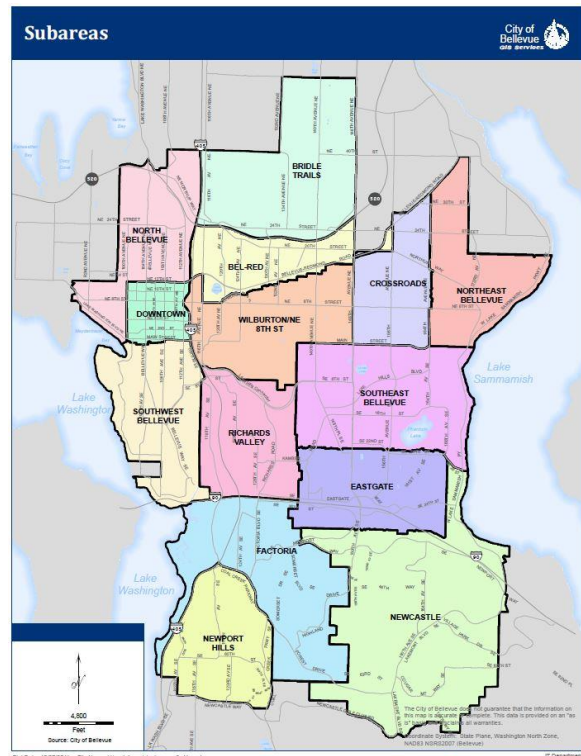
To receive the bulletin by email:

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

Hwang AirBnb

Location: 17250 SE 43rd St

Subarea: Newcastle

File Number: 17-126073-LH

Description: Application for Home Occupation Permit approval for an owner occupied residence in which the owner will rent out two rooms to no more than two individuals.

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

SEPA: Exempt

Minimum Comment Period Ends: December 21, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 16, 2017

Completeness Date: November 30, 2017

Applicant Contact: 425-890-2343,

Erica.hwang@live.com

Planner: Jeremy Hammar, 425-452-2739

Planner Email: jhammar@bellevuewa.gov

NOTICE OF APPLICATION

[Seattle Boat NYB](#)

Location: 3911 Lake Washington Blvd. SE

Subarea: Factoria

File Number: 17-128354-WG

Description: Land Use review of a Shoreline Substantial Development Permit application to

install three new ground based boat lifts, one new floating boat lift and relocate one existing floating boat lift to another slip at the Newport Yacht Basin marina.

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 Comment Period Ends: January 8, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 13, 2017

Completeness Date: November 28, 2017

Applicant: Alan Bohling, Seattle Boat

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 AND PUBLIC MEETING

[Mirador Phase II](#)

Location: 10232 NE 10th Street

Subarea: Downtown Bellevue

File Number: 17-126596-LP

Description: Master Development Plan application for a proposed project to be completed in two phases. Phase I is under construction and is a 130,578 SF 6-story building with 176 residential units and 3 levels of underground parking for 252 vehicles. Phase II is proposed to be a 199,874 SF (approx.) 16-story building with 150 residential units, 11,000 square feet (approx.) of pedestrian-oriented retail and 3 levels of underground parking for 127 vehicles. The total project site area equals 51,162 SF. The Phase I site area is 34,111 SF, and the Phase 2 site area is 17,051 SF. The total proposed building area for Phase I and Phase II is (approx.) 330,452 SF.

Approvals Required: Design Review 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: December 21, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: January 10, 2018, 6 PM; Bellevue City Hall; 450 110th Ave NE.

Conference Room: E-112
Date of Application: October 26, 2017
Completeness Date: November 16, 2017
Applicant Contact: Eugene Hu, Create World-America Real Estate, 425-453-6666,
ehu@create-world.us
Planner: Mark Brennan, 425-452-2973
Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF APPLICATION

[Nicholson Residence](#)

Location: 817 Shoreland Dr SE
Subarea: Southwest Bellevue
File Number: 17-127606-LO
Description: Critical Areas Land Use Permit approval to modify an existing steep slope buffer and structure setback to demolish an existing single-family residential structure and construct a new single-family structure. The proposal is supported by a Critical Areas Report and Restoration Plan.

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: December 21, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 27, 2017

Completeness Date: November 30, 2017

Applicant Contact: Lisa Lu, Baylis Architects, 425-454-0566, lul@baylisarchitects.com

Planner: Jeremy Hammar, 425-452-2739

Planner Email: jhammar@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[The Whitmore Critical Areas Permit & Shoreline S.D.](#)

Location: 905 & 907 Shoreland Drive

Subarea: Southwest Bellevue

File Number: 15-126335-LO & 15-126294-WG

Description: Critical Areas Land Use Permit approval and Shoreline Substantial Development approval to construct a 5,891 gross square-foot addition to the existing residence. The proposal also includes the construction of a 790 gross square-foot cabana; construction of a new

residential dock; construction of a previously permitted tram; and mitigation and restoration of associated critical areas and buffers.

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: January 8, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 4, 2015

Completeness Date: December 7, 2015

Notice of Application Date: December 17, 2015

Applicant Contact: Eric Drivdahl, Gelotte Hommas Architects, 425-828-3081

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

[Bellevue Boys & Girls Club Lake Hills Teen Center](#)

Location: 15228 Lake Hills Blvd

Subarea: Southeast Bellevue

File Number: 17-118652-LO

Description: Critical Areas Land Use Permit approval to modify a combined wetland and stream buffer associated with Larsen Lake to construct an addition to an existing commercial structure. The proposal is supported by a Critical Areas Report and mitigation planting plan.

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: December 21, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 3, 2017

Completeness Date: August 31, 2017

Notice of Application Date: September 7, 2017

Applicant: Ryan Scott, VP/COO Boys and Girls Club of Bellevue

Applicant Contact: Clover McIngalls, The Watershed Company, 425-822-5242,

cmcingalls@watershedco.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION**[Buck Tree Removal](#)****Location:** 6726 119th Ave SE**Subarea:** Newport Hills**File Number:** 17-125055-GJ**Description:** Land Use approval to mitigate the unpermitted removal of two trees from an NGPE. The proposal is associated with City of Bellevue enforcement action 17-120078-EA.**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:** December 21, 2017, 5 PM. Refer to page one for information on how to comment on a project.**Date of Application:** September 22, 2017**Completeness Date:** October 13, 2017**Applicant Contact:** Benjamin Buck, 425-273-1516, buckbjbuck@gmail.com**Planner:** David Wong, 425-452-4282**Planner Email:** dwong@bellevuewa.gov**NOTICE OF DECISION****[Bryant Residence](#)****Location:** 701 Shoreland Dr. SE**Subarea:** Southwest Bellevue**File Number:** 17-126194-LO**Description:** Critical Areas Land Use Permit approval to demolish an existing residence and construct a new house. A previous application was recently approved for a new house but the project is proposed to be reduced in scope and the revisions require a new application. Changes include retention of a large tree used by eagles, retention of existing cabana structure, reduced exterior landscaping and grading, and reduced house size. The changes proposed reduce the amount of permanent impact to the steep slope critical area, 50-foot top-of-slope buffer, 75-foot toe-of-slope setback, 25-foot shoreline buffer, and 25-foot shoreline structure setback on the site.**Decision:** Approval with Conditions**Concurrency Determination:** N/A**SEPA:** Exempt**Appeal Period Ends:** December 21, 2017, 5 PM. Refer to page one for information on how to appeal a project.**Date of Application:** October 18, 2017**Completeness Date:** October 24, 2017**Notice of Application Date:** November 2, 2017**Applicant Contact:** Jim Dearth, Ripple Design Studio, 206-913-2333,projects@rippledesignstudio.com**Planner:** Reilly Pittman, 425-452-4350**Planner Email:** rpittman@bellevuewa.gov**NOTICE OF DECISION****[Choudhury Airbnb](#)****Location:** 15615 SE 44th Pl**Subarea:** Eastgate**File Number:** 17-126095-LH**Description:** Land Use approval of a Home Occupation Permit to rent one bedroom per week as an Airbnb. No exterior or interior alterations of the home are proposed.**Decision:** Approval with Conditions**Concurrency Determination:** N/A**Appeal Period Ends:** December 21, 2017, 5 PM. Refer to page one for information on how to comment on a project.**Date of Application:** October 16, 2017**Completeness Date:** October 20, 2017**Notice of Application Date:** October 26, 2017**Applicant:** Debajyoti Choudhury,debu28m@hotmail.com**Planner:** Nicholas Whipple, 425-452-4578**Planner Email:** nwhipple@bellevuewa.gov