



Weekly Permit Bulletin

July 7, 2016

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.

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 (available from the Office of the City Clerk).
- 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:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. 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

Walter Residence

Location: 17301 SE 42nd Ct.

Subarea: Newcastle

File Number: 16-122324-LO

Description: Application for Critical Areas Land Use Permit approval to construct a 481 square-foot home addition and expand an existing deck within a steep slope critical area, top-of-slope buffer, and toe-of-slope structure setback.

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: July 21, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 14, 2016

Completeness Date: May 18, 2016

Applicant Contact: Eric Koch, Partners Architectural Design Group, 425-636-8006, eric@padgi.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

Shoreland Properties LLC

Location: 9205 SE Shoreland Pl.

Subarea: Southwest Bellevue

File Number: 16-132752-LO and 16-132753-WG

Description: Application for Critical Areas Land Use Permit approval and a Shoreline Substantial Development Permit approval to reconstruct an existing dock, replace an existing boatlift, and dredge approximately 60 cubic yards of material from Meydenbauer Bay in Lake Washington.

Approvals Required: Critical Areas Land Use Permit approval, 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: July 21, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Shoreline Permit Minimum Comment Period Ends: August 8, 2016, 5 PM.

Date of Application: May 25, 2016

Completeness Date: June 22, 2016

Applicant: Cecil Andrews, Shoreline Properties LLC

Applicant Contact: Alan Foltz, Waterfront Construction, 206-548-9800,

foltz@waterfrontconstruction.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

Shui Piano Lessons Home Occupation

Location: 2712 126th Ave SE

Subarea: Richards Valley

File Number: 16-135119-LH

Description: Application for Home Occupation Permit approval to give in-home piano lessons Monday through Friday.

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

SEPA: Exempt

Date of Application: June 17, 2016

Completeness Date: June 28, 2016

Applicant Contact: Nathan Shui Tenor, 509-251-1713

Planner: Leah Chulsky, 425-452-6834

Planner Email: ichulsky@bellevuewa.gov

NOTICE OF APPLICATION

[E320 Commuter Parking](#)

Location: 5833 119th Ave SE

Subarea: Newport Hills

File Number: 16-135228-LA

Description: Application for Administrative Conditional Use Permit approval for an interim commuter parking lot of no more than 50 stalls during the construction of East Link.

Approvals Required: Administrative Conditional Use Permit approval, Concurrency Review, 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: July 21, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 21, 2016

Completeness Date: June 28, 2016

Applicant Contact: Chris Ward, Sound Transit, 206-903-7790,

chris.ward@soundtransit.org

Planner: Leah Chulsky, 425-452-6834

Planner Email: ichulsky@bellevuewa.gov

NOTICE OF APPLICATION

[Arias-Hunt Short Plat](#)

Location: 15443 NE 6th Street, Bellevue, WA.

Subarea: Crossroads

File Number: 16-135005-LN

Description: Subdivision of two lots into five single family residence lots in the R-5 zoning district.

Approvals Required: Preliminary Short Plat 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.

Date of Application: June 16, 2016

Completeness Date: July 14, 2016

Applicant: Jamie Waltier

Applicant Contact: Harbour Homes, LLC., 206 315 8130, jwaltier@harbourhomes.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Bellevue Technology Center Rezone](#)

Location: 15805 NE 24th Street

Subarea: Crossroads

File Number: 16-131263-LQ

Description: Application for a Rezone to remove a 1981 Concomitant Zoning Agreement which was placed on the property when the zoning was changed in 1981 from Single Family Residential (R-3.5) to Open Use (OU), under Ord. 2947. This Concomitant was carried over to a 1995 rezone of the property from Open Use (OU) with existing PUD's, to Office (O) with conditions retaining existing PUD's and prior conditions of approval under Ord. 4760. Under the requested rezone, no changes to the existing Office "O" land use district, or Office "O" Comprehensive Plan designation are proposed. Removal of the 1981 Concomitant Zoning Agreement would allow for additional office and/or senior housing development on the Bellevue Technology (Unigard) site.

Approvals Required: Hearing Examiner recommendation, City Council 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: July 21, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: July 21, 2016, 6 PM;

Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-108

Date of Application: April 29, 2016

Completeness Date: July 1, 2016

Applicant: KBS SOR 156th Avenue Northeast LLC

Applicant Contact: Mark Jackson, Transwestern, 206-737-4321,

mark.jackson@transwestern.com

Planner: Laurie Tyler, 425-452-2728

Planner Email: tyler@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Bondar Short Plat](#)

Location: 4125 158th Ave SE

Subarea: Newcastle

File Number: 15-107700-LN

Description: Preliminary Short Plat approval to subdivide an existing parcel (25,600 square feet) within the R-5 zoning district into 3 single family lots.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: July 21, 2016, 5 PM.
Refer to page one for information on how to comment on a project.

Date of Application: March 24, 2015

Completeness Date: April 22, 2015

Notice of Application Date: May 7, 2015

Applicant Contact: Ella Bondar, 425-260-4915

Planner: Leah Chulsky, 425-452-6834

Planner Email: lechulsky@bellevuewa.gov

NOTICE OF DECISION

[Carrol Building Daycare and School](#)

Location: 2227 112th Avenue NE

Neighborhood: Northeast Bellevue

File Number: 15-130116-LA

Description: Administrative Conditional Use Permit approval to convert an existing office building to an elementary school and daycare. The daycare is proposed as the first phase and will be located on the first floor. The elementary school is proposed as the second phase and will be located on the second floor. An associated tenant improvement permit will follow to modify the interior of the existing building. Modest exterior changes are proposed with this application such as window replacement, rebuild of a portion of the roof and new wood siding.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: July 21, 2016, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: December 22, 2015

Completeness Date: February 4, 2016

Notice of Application Date: February 11, 2016

Applicant Contact: Kevin Broderick,
Broderick Architects, 206-682-7525

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

NOTICE OF DECISION

[Temple B'Nai Torah and TC4](#)

Location: 15727 NE 4th Street

Neighborhood: Crossroads

File Number: 16-132145-LZ

Description: Temporary Encampment approval for members of Tent City 4 (TC4) as an interim solution to eastside homelessness.

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: July 28, 2016, 5 PM.

This decision may be appealed to Superior Court by filing a land use petition meeting the requirements set forth in Chapter 36.70C RCW. See LUC 20.35.070.

Date of Application: May 16, 2016

Completeness Date: May 20, 2016

Notice of Application Date: May 26, 2016

Applicant Contact: Howard Wasserteil,
Temple B'nai Torah, 425-603-9677

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

NOTICE OF THRESHOLD

DETERMINATION

[East Main Station Area Plan Preliminary SEPA](#)

Location: Eight parcels that are bounded by 112th Ave SE to the west, 114th Ave SE to the east, Main Street to the north and SE 8th St to the south.

Subarea: Southeast Bellevue

File Number: 16-134029-LM

Description: SEPA Threshold Determination for the Citizen's Advisory Committees' proposed Station Area Plan for the East Main Station.

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: July 21, 2016, 5 PM.

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

Date of Application: May 31, 2016

Completeness Date: June 9, 2016

Notice of Application Date: June 16, 2016

Applicant Contact: Mike Kattermann,
Planning and Community Development, City of

Bellevue, 425-452-2042,
mkattermann@bellevuewa.gov
Planner: Leah Chulsky, 425-452-6834
Planner Email: lchulsky@bellevuewa.gov

**NOTICE OF DECISION,
RECOMMENDATION AND PUBLIC
HEARING**

[Low Impact Development \(LID\) Principles
Project](#)

Location: City-wide
Subarea: City-Wide
File Number: 15-102686-AD and 15-102687-
AB
Description: Land Use Code and City Code
Amendment (LUCA) recommendation to
incorporate low impact development principles
into the City's development codes and standards.
Decision: Approval
SEPA: Determination of Non-Significance is
issued. Refer to page one for how to appeal
SEPA.
SEPA Appeal Period Ends: July 21, 2016,
5PM. Refer to page one for information on how
to appeal a project.
Public Hearing: July 27, 2016; 6:30PM;
Bellevue City Hall, **Hearing Room:** 1E-113
Date of Application: June 1, 2016
Completeness Date: June 2, 2016
Notice of Application Date: June 2, 2016
Applicant: Development Services Department,
Utilities Department
Applicant Contact: Catherine A. Drews,
Assistant City Attorney, Project Manager, 425-
452-6134, cdrews@bellevuewa.gov
Planner: Heidi Bedwell, 425-452-4862
Planner Email: hbedwell@bellevuewa.gov

NOTICE OF DECISION

[Cascade Place II Formal Code Interpretation](#)

Location: 12727 Northup Way
Neighborhood: Wilburton
File Number: 16-123551-DA
Description: Formal Land Use Code
Interpretation (Part 20.30K LUC). Applicant
seeks a formal interpretation of the Land Use
Code regarding a site known as Cascade Place II
and its status as an "Existing Condition"
pursuant to LUC 20.25D.060 allowing
continued leasing of spaces in buildings that
were classified as Multiple Function Buildings

for uses that were allowed under the prior Light
Industrial Zone.

Decision: Formal Code Interpretation

SEPA: Exempt

Appeal Period Ends: July 21, 2016, 5 PM.
Refer to page one for information on how to
appeal a project

Date of Application: January 27, 2016

Completeness Date: February 12, 2016

Notice of Application Date: March 31, 2016

Applicant: Brenner Construction Co.

Applicant Contact: Larry Martin, Davis
Wright Tremaine, 425-646-6153

Planner: Trisna Tanus, 425-452-2970

Planner Email: ttanus@bellevuewa.gov

NOTICE OF DECISION

[Jere Enterprises Formal Code Interpretation](#)

Location: 402 and 410 102nd Ave SE

Neighborhood: West Bellevue

File Number: 16-123911-DA

Description: Formal Land Use Code
Interpretation (Part 20.30K LUC). Applicant
seeks a formal interpretation of the Land Use
Code regarding the classification and type of the
water feature on the Applicant's property
located at 402 and 410 102nd Ave SE.

Decision: Formal Code Interpretation

SEPA: Exempt

Appeal Period Ends: July 21, 2016, 5 PM.
Refer to page one for information on how to
appeal a project

Date of Application: February 3, 2016

Completeness Date: February 24, 2016

Notice of Application Date: March 31, 2016

Applicant: Jere Enterprises LLC

Applicant Contact: Duana T. Kolouskova of
Johns Monroe Mitsunaga Kolouskova, 425-467-
9966

Planner: Catherine Drews, 425-452-6134

Planner Email: cdrews@bellevuewa.gov