



# The Weekly Permit Bulletin

September 19, 2013

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

## Notice of Decision

### 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

[Andreini Residence](#)

**Location:** 3434 122<sup>nd</sup> Place NE

**Neighborhood:** Bridle Trails

**File Number:** 13-117407-LF

**Description:** Application for a Final Short Plat Amendment to combine two existing lots into one lot, and to modify the setbacks shown on the face of the plat. Applicant requests the amendment to remove a boundary line and associated conditions of approval of the original short plat (King Co. Rec. #9104159013).

**Approvals Required:** Land Use approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** October 3, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 10, 2013

**Completeness Date:** September 10, 2013

**Applicant:** Heather Andreini

**Applicant Contact:** Andy McAndrews, GeoDimensions, Inc., 425-233-6089

**Planner:** Laurie Tyler, 425-452-2728

**Planner Email:** [tyler@bellevuewa.gov](mailto:tyler@bellevuewa.gov)

### NOTICE OF APPLICATION

[New Bellevue Nissan](#)

**Location:** 3235 148<sup>th</sup> Avenue SE

**Neighborhood:** West Lake Hills

**File Number:** 13-122633-LD

**Description:** Application for Design Review approval to develop existing vacant development into a new car dealership. Former athletic club building and parking structure will remain and be upgraded. Building at 14648 Eastgate Way (formerly Cane's Motel) will be demolished and access to the dealership will be off of Eastgate Way.

**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:** September 26, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** October 3, 2013, 7 PM; Bellevue City Hall; 450 110th Ave NE, Room: 1E-118

**Date of Application:** August 14, 2013

**Completeness Date:** September 5, 2013

**Applicant Contact:** Dennis Boone, DBA Architects, 360-791-8926

**Planner:** Sally Nichols, 425-452-2727

**Planner Email:** [spnichols@bellevuewa.gov](mailto:spnichols@bellevuewa.gov)

### NOTICE OF APPLICATION

[112<sup>th</sup> Short Plat](#)

**Location:** 3236 112<sup>th</sup> Avenue SE

**Neighborhood:** West Bellevue

**File Number:** 13-123064-LN

**Description:** Application for Preliminary Short Plat approval to subdivide an approximately 20,000 square foot lot (.46 acres) into two (2) lots within the R-3.5 single-family residential land use district.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** October 3, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** August 22, 2013

**Completeness Date:** September 11, 2013

**Applicant:** JayMarc Homes, LLC

**Applicant Contact:** Garret Upper, JayMarc Homes, LLC, 425-281-2706

**Planner:** Laurie Tyler, 425-452-2728

**Planner Email:** [tyler@bellevuewa.gov](mailto:tyler@bellevuewa.gov)

## **Notice of Decision**

### **NOTICE OF DECISION**

#### **Bartl Short Plat**

**Location:** 3122 112<sup>th</sup> Ave SE

**Neighborhood:** West Bellevue

**File Number:** 12-123791-LN

**Description:** Preliminary Short Plat approval to subdivide two parcels into four parcels in the R-3.5 zone.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** Thursday, October 3, 2013, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** August 29, 2012

**Completeness Date:** November 26, 2012

**Notice of Application Date:** December 6, 2012

**Applicant Contact:** Ronald W. Bartl, 425-454-9762

**Planner:** Heidi Bedwell, 425-452-4862

**Planner Email:** [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)

### **NOTICE OF DECISION**

#### **Boys and Girls Club**

**Location:** 209 100<sup>th</sup> Avenue NE

**Neighborhood:** Northwest Bellevue

**File Number:** 12-128274-LD

**Description:** Design Review approval to demolish three existing structures and replace with an approximately 28,000 square foot two-story facility with a basement. Parking and landscaping will be reconfigured with this application. A portion of the site lies within the Single Family Transition Area Design District.

**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:** Thursday, October 3, 2013, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** November 9, 2012

**Completeness Date:** November 29, 2012

**Notice of Application Date:** December 6, 2012

**Applicant:** Bellevue Boys and Girls Club

**Applicant Contact:** Patrick Farley, Mulvanny G2, 425-463-1359

**Planner:** Toni Pratt, 425-452-5374

**Planner Email:** [tp Pratt@bellevuewa.gov](mailto:tp Pratt@bellevuewa.gov)

### **NOTICE OF THRESHOLD DETERMINATION**

#### **Bellefield Office Park Pavement Maintenance Phase II**

**Location:** 1756 114<sup>th</sup> Ave SE

**Neighborhood:** West Bellevue

**File Number:** 13-121778-GD & 13-121777-WE

**Description:** SEPA Threshold Determination for repair and restoration of existing parking lot by lifting parking surface 1 to 2 feet through the addition of fill material. A total of 1,310 cubic yards of cut and fill is proposed.

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

Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** October 3, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 30, 2013

**Completeness Date:** August 14, 2013

**Notice of Application Date:** August 29, 2013

**Applicant Contact:** Charlie Foushee, Talon Portfolio Services, LLC, 206-607-2572

**Planner:** David Pyle, 425-452-2973

**Planner Email:** [dpyle@bellevuewa.gov](mailto:dpyle@bellevuewa.gov)

### **NOTICE OF THRESHOLD DETERMINATION**

#### **Phantom Lake Aerator Removal**

**Location:** 16357 SE 16<sup>th</sup> Street

**Neighborhood:** Sammamish/East Lake Hills

**File Number:** 13-121812-GD

**Description:** SEPA Threshold Determination to remove of an aerator from Phantom Lake that was originally installed to improve Phantom Lake water quality and has since been abandoned. Aerator equipment will be floated using salvage buoys, moved to the shoreline, and mechanically removed from the lake to a flatbed truck. Shoreline vegetation may be impacted and/or removed along the shoreline to facilitate placement of extraction equipment and removal of the aerator. All temporarily disturbed area will be restored under a vegetation restoration plan meeting the standards of LUC 20.25H.210 and the City's Critical Areas Handbook planting templates.

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

Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** October 3, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 31, 2013

**Completeness Date:** August 14, 2013

**Notice of Application Date:** August 29, 2013

**Applicant Contact:** Don McQuilliams, City of Bellevue Utilities Department, 425-452-7865

**Planner:** David Pyle, 425-452-2973

**Planner Email:** [dpyle@bellevuewa.gov](mailto:dpyle@bellevuewa.gov)

## **Notice of Public Meeting**

### **NOTICE OF CONTINUED PUBLIC HEARING and REVISED PROJECT DESCRIPTION**

#### **Seattle Boat Newport**

**Location:** 3911 Lake Washington Boulevard SE

**Neighborhood:** Newport

**File Number:** 07-111073-WA, 07-111070-WG, 07-111074-LO, 07-138974-LS

**Description:** Continuation of public hearing with the City's Hearing Examiner in evaluation of application for Shoreline Conditional Use Permit for a proposed marina, boat storage, boat sales, and boat maintenance facility redevelopment. The hearing was originally commenced and subsequently suspended in June of 2008 due to a property boundary dispute. Following legal dispute, the property boundary has recently been established by the courts and the project design has been adjusted to address the new boundary and adjacent property ownership interests. Previously filed appeals have been rescinded and/or are no longer relevant. **The hearing is scheduled to continue on October 3, 2013 at 7 PM at the Bellevue City Hall.** The proposal requires approval through Shoreline Conditional Use Permit, Shoreline Substantial Development Permit, and Critical Areas Land Use Permit to redevelop an existing marina support facility on Lake Washington. Quasi-Judicial Process III recommendation (07-111-73-WA) and Administrative Process II decisions (07-111070-WG, 07-111074-LO, 07-138974-LS) were previously issued on April 24, 2008 and remain in effect. Generally, the development includes the reconstruction of existing boat repair facilities; consolidation of existing boat storage through the installation of dry storage boat racks; storage of boats at grade on trailers and on portable racks; addition of an indoor boat retail center / showroom; dedication, striping, and establishment of parking for the proposed development; enhanced landscaping; new stormwater facilities; enhanced environmental risk management practices; repair/replacement of the facility's existing finger piers in the boat launching area; wetland buffer restoration and shoreline restoration. The maximum number of boats to be stored under this proposal has been reduced from 173 to 153 and parking supply has been increased. The proposed project is within the Shoreline Overlay District (Lake Washington) and the Critical Areas Overlay District (Shoreline Critical Area Buffer).

**Continued Public Hearing:** October 3, 2013, 7 PM; Bellevue City Hall; 450 110th Ave NE,

**Hearing Room:** City Council Chambers

**Applicant Contact:** Alan Bohling, Seattle Boat, 206-633-2628

**Applicant's Agent:** Barry Gehl, Krannitz Gehl Architects, 206-547-8233

**Planner:** David Pyle, 425-452-2973

**Planner Email:** [dpyle@bellevuewa.gov](mailto:dpyle@bellevuewa.gov)