

ATTACHMENT 2

Pazooki

2008 Annual Threshold Review Recommendation and Consideration of Geographic Scoping
Site-Specific Amendment

Pazooki

Staff recommendation: Recommend that the City Council **not include** the Pazooki CPA into the 2008 annual CPA work program. If the proposal is included, **do not expand** the geographic scope of the proposal.

Permit Number: 08-103680 AC
Subarea: North Bellevue
Address: 504 98th Ave NE
Applicant: Pazooki

PROPOSAL

This privately-initiated application would amend the map designation on this 0.4-acre site from SF-M (Single Family-Medium) to SF-H (Single Family-High). The application site is an existing single family house. There are other single family houses immediately to the east, and generally to the north, west, and southwest. There are smaller multifamily units to the south.

The applicant's purpose in applying for this CPA is to rezone to R-4 which, with an 8,500 square foot minimum lot size requirement, would allow the existing single lot to be short-platted into two lots. See Attachment A for the application materials and Attachment B for a site map.

THRESHOLD REVIEW DECISION CRITERIA

The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal **should not be included** in the annual CPA work program.

This conclusion is based on the following analysis:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

The appropriate land use designation on a specific site/for the property at 504 98th Ave NE is a matter appropriately addressed through the Comprehensive Plan.

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

The three-year limitation does not apply to this proposal to amend the site designation. This site was the subject of a 2005 CPA application under the name of

Wuhrman. Three years have passed since the review of that application; therefore, the three-year limit does not apply.

For the Wuhrman application, the Planning Commission recommended not including it in the 2005 CPA annual work program. In its recommendation to the City Council, the Commission noted that if the application were initiated, however, that expansion of the geographic scope should be considered in order to include other lots in this West Bellevue neighborhood that were similarly not consistent in size with the majority of other existing lots.

The City Council did not initiate the Wuhrman CPA. Majority council members noted the importance of the Comprehensive Plan in providing predictability for the community and concluded that the proposal did not meet criteria for considering a CPA suggestion. Particularly noted was the lack of changed circumstances, with the Council acknowledging in its action that while growth had occurred in the area over time, the pace of growth was not inconsistent with expectations under the Comprehensive Plan.

- C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and

There is no ongoing work program for this area approved by the City Council that would appropriately address the policy or land use issues raised by this proposed amendment.

- D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

The site-specific proposal can be reasonably reviewed within the resources and time frame of the current Annual Comprehensive Plan Amendment Work Program.

- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

Significantly changed conditions. Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046).

The proposed amendment does not address significantly changed conditions since the last time the Plan map was amended, where such change has implications of a magnitude that need to be addressed for the Plan to function as an integrated whole.

The application cites the following as significantly changed conditions:

- *circumstances of significant increases in population;*
- *the demand for urban housing; and*
- *the too-rapid pace of development that has occurred in this area since 2001.*

In regard to this pace, the application argues that pressure for more land supply in this in-city neighborhood is the unanticipated consequence of adopted policies guiding Downtown growth, and that the infrastructure—in this case, the lot pattern in Lochleven on the subject property or its surrounding area—is insufficient to respond.

Finally, the application argues that a zoning change to R-4 that would bring the subject property into conformity with the surrounding properties is a significantly changed condition that is related to the pertinent map or text—in this case, the SF-M designation for this lot.

Circumstances of significant increases in population, the demand for urban housing, and the pace of development are not significantly changed conditions when they have been anticipated in relation to the infill growth contemplated by Bellevue's Comprehensive Plan. Under these larger policy and land use issues, creating only one new lot in an established neighborhood would have minimal effect. This does not imply amendments of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. The existing lot patterns, configurations, zoning and Comprehensive Plan designations in Lochleven have been able to absorb growth, even as that overall growth has been anticipated by the Comprehensive Plan.

Adoption of the R-3.5 zoning with its 10,000 square foot minimum lot size appears to have been a deliberate decision, adopted first in King County and then with incorporation in 1953. While some existing lots already established did meet this minimum lot size standard, the situation has been in effect for many years.

; and

- F. *When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and*

Expansion of the geographic scope of this amendment proposal should not be considered.

At first glance, the idea of identifying similarly-situated oversize lots through expansion of the geographic scope seems to be common sense. But what is the Comprehensive Plan amendment reason to identify these? Staff research into the

historical development pattern in Lochleven concluded there is no record of dissimilar treatment in lot development as a result of these lots being what they are. Instead, lot development in Lochleven has been opportunistic, and nonconforming status is sufficiently regulated by the existing zoning.*

**Refer to May 19, 2008 Planning Commission memo attached to this report*

- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

While this proposal would be consistent with general policies supporting single-family development in this close-in area, the city does not need to amend land use designations to increase the supply or type of housing (Policy LU-5).

- H. State law requires, or a decision of a court or administrative agency has directed such a change.

State law, or a decision of a court or administrative agency has not directed the suggested change.

PUBLIC COMMENT

The city has received extensive public comment on this CPA. The 46 comments received to date are attached to this staff report. In general, the comments argue that increased density, however incremental, is a threat to the established nature of this close-in single family neighborhood that has successfully grown on the edge of the Downtown.

ATTACHMENTS

- A. Application materials
- B. Site map
- C. May 19, 2008 memo to PC on Lochleven historical development
- D. Public comment



Attachment A

Department of Planning & Community Development

Application

425-452-6800 www.cityofbellevue.org

COMPREHENSIVE PLAN AMENDMENT

APPLICATION DATE: FOR CPA YEAR: 20	TECH INITIALS	PROJECT FILE #
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- Project name SF-H (R-4) rezone
- Applicant name Paul Pazooki Agent name John C. McCullough
- Applicant address 2021 N.W. Myhre Rd., Suite 205, Silverdale, WA 98383
- Applicant telephone (360) 662-8877 fax (360) 662-8844 e-mail paul@pazooki.com
- Agent telephone (206) 812-3388 fax (206) 812-3389 e-mail Jack@mhseattle.com

This is a proposal to initiate a site-specific Comprehensive Plan Amendment (Go to **Block 1**)
 This is a proposal to initiate a non site-specific Comprehensive Plan Amendment (Go to **Block 2**)

BLOCK 1
 Property address and/or 10-digit King County parcel number 4389200635 504 98th Ave NE
 Proposed amendment to change the map designation from existing SF-M (R-3.5) to proposed SF-H (R-4).
 Site area (in acres or square feet) 0.1 acres
 Subarea name North Bellevue
 Last date the Comprehensive Plan designation was considered 12/14/01.
 Current land use district (zoning) R-3.5
 Is this a concurrent rezone application? Yes No Proposed land use district designation R-4
 Go to **BLOCK 3** Community Council: N/A | East Bellevue |

BLOCK 2
 Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike-out~~/underline format. Attach additional pages as needed.

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):
 Last date the Comprehensive Plan policy or text was considered / / .

Go to **BLOCK 3**

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BLOCK 3

Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

See Attachments

Go to **BLOCK 4**

BLOCK 4a

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

See Attachments

BLOCK 4b complete this section only for a site-specific concurrent rezone

Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezone Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.

See Attachments

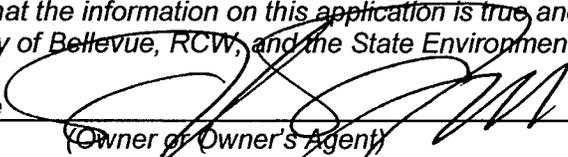
I have read the Comprehensive Plan and Procedures Guide 1

NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant  Date 1/29/08

I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW, and the State Environmental Policy Act (SEPA) will be met.

Signature  Date 1/29/08
(Owner or Owner's Agent)

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Comprehensive Plan Amendment Application

Block 3 – Support for the proposed amendment. Explain the need for the amendment – why is it being proposed? Describe how the amendment is consistent with the vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment.

Need for the Amendment

The proposed amendment is necessary to address the significant increases in population, the demand for urban housing, and the rapid pace of development that has occurred in this area over the last several years. The zoning change to R-4 would help make the property more consistent with surrounding properties, which currently closely resemble the R-4 zoning requirements. See Vicinity Map to SEPA Checklist. Furthermore, as discussed in more detail below, the proposed amendment would help Bellevue meet its growth goals by providing for infill development capacity in a city with severely limited vacant land, prevent sprawl, protect natural resources, and contribute to the vitality of the community.

The proposed amendment is consistent with and furthers the goals and policies of the Growth Management Act, the Bellevue Comprehensive Plan, and the North Bellevue Subarea Plan.

Bellevue Comprehensive Plan: Land Use Element

The Land Use Element of Bellevue's Comprehensive Plan acknowledges the City has little vacant land that can be developed and states most new development will occur through redevelopment and infill. Comp. Plan, p. 34. Accordingly, one of the City's strategies for meeting its goals of compact urban development is to provide for new growth in single family neighborhoods through infill development. Id. at 37. The Comprehensive Plan also recognizes that accommodating Bellevue's share of regional jobs and housing growth through infill and redevelopment is one of the challenges the City will face. Id. at 35. Furthermore, the Plan states urban land must be used efficiently in order to meet the goals of the state's Growth Management Act. Id. at 37.

The proposed amendment would help attain the following goals in the Plan's Land Use Element:

Policy LU-2. Support the state Growth Management Act by developing and implementing a land use vision that is consistent with the GMA goals, the Regional Vision 2020, and the King County Countywide Planning Policies.

Policy LU-3. Accommodate growth targets of 10,117 additional households and 40,000 additional jobs for the 2001-2022 period. These targets represent the city's commitment to develop the zoning and infrastructure to accommodate this level of growth; they are not a commitment that the market will deliver these numbers.

Policy LU-4. Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

Policy LU-5. Ensure enough properly-zoned land to provide for Bellevue's share of the regionally-adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years.

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Policy LU-9. Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.

Policy LU-13. Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.

Policy LU-21. Develop land use strategies to encourage the maintenance and updating of the city's older housing stock, so that neighborhoods are well-maintained and existing housing is preserved, updated, or modified to meet the evolving needs of residents.

Bellevue Comprehensive Plan: Housing Element

The Housing Element of Bellevue's Comprehensive Plan recognizes the City must seek innovative and creative ways to develop additional housing that is compatible within existing neighborhoods and the environment. Id. at 49. It again emphasizes the limited supply of undeveloped, buildable residential land in the City is the primary constraint on the amount of housing that can be provided in the future. Id. Only 7.5% of the City's remaining residential capacity is single family, and most of this is found in scattered parcels, with a significant number having environmental constraints such as steep slopes and wetlands. Id. at 48. Given these constraints, the City promotes innovative use of residential land to increase the housing supply, provide housing opportunities, and support the efficient use of infrastructure. Id. at 54.

The Comprehensive Plan explicitly recognizes that neighborhoods are not static over time and that they evolve to meet the changing needs and lifestyles of the residents and the community. Id. at 50. In established neighborhoods, infill housing shows positive energy and housing reinvestment. Id. at 52. The City can use development regulations and other codes to achieve compatibility with existing housing stock and preserve their nature as quality residential environments. Id.

The proposed amendment would help attain the following goals in the Plan's Housing Element:

Goal 1. To increase housing opportunities and a diversity of housing types by promoting the creative and innovative use of land designated for residential and commercial use, while complementing the character of existing development, protecting sensitive natural features, and promoting mobility alternatives.

Goal 2. To ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing.

Policy HO17. Encourage infill development on vacant or under-utilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.

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North Bellevue Subarea Plan

The proposed amendment would apply to property in the North Bellevue Subarea, and it would further the following goals and policies of the North Bellevue Subarea Plan:

Land Use Goal: To protect the predominantly single-family character of North Bellevue from encroachment by other uses.

Residential Development Goal: To encourage an expanded supply of housing through new construction, restoration, or the reasonable conversion of existing units while protecting the livability of existing neighborhoods.

Policy S-NB-12. Encourage a variety of housing densities and types of residential areas so that there will be housing opportunities for a broader cross section of the community.

Policy S-NB-15. Protect established residential neighborhoods by retaining residential zoning that reflects the density of the developed residential use.

Urban Design Goal: To improve the quality and appearance of development by integrating new development into the surrounding area.

Policy S-NB033. Orient new residential development towards existing residential streets and away from major arterials and collectors whenever possible.

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Comprehensive Plan Amendment Application

Block 4a – Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140.

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan.

An amendment to the Comprehensive Plan and the zoning of a specific site is a matter appropriately addressed through the Comprehensive Plan.

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d.

The property at issue has not been the subject of a comprehensive plan amendment proposal initiated by the public in the last two years (the 2006 or 2007 cycles), measured by the annual amendment cycles. Hence, this amendment proposal will be the only proposal initiated in the three annual amendment cycles for 2006, 2007, and 2008.

- C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council.

A site-specific rezone request must be sought through an amendment to the Comprehensive Plan. This proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council.

- D. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

The annual comprehensive plan amendment work program timeline specifically establishes a process for reviewing proposed amendments with concurrent rezone applications. The concurrent rezone application is split off for Process III review in April after a threshold review is held by the City's Planning Commission. Final review, study sessions, and a public hearing is held between April and July, and City Council takes action on the proposed amendment between September and October.

- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "Significantly Changed Conditions".

The map for the North Bellevue Subarea has not been amended since 2001. The proposed amendment is necessary to address the significant increases in population, the demand for urban housing, and the rapid pace of development that has occurred in this area since 2001. The zoning change to R-4 would bring the subject property into conformity with the surrounding properties, which already closely resemble the R-4 zoning requirements.

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BMC 20.40.046 characterizes "significantly changed conditions" as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent plan map or text, where such change has implications of a magnitude to need to be addressed for the comprehensive plan to function as an integrated whole.

While growth itself does not constitute a changed circumstance, the intensity and rate of growth or development can be. The following factors are all considered when looking at the changed circumstances: the rate, timing, and pace of development and the length of time since the subarea plan was last reviewed, as well as the effect of the proposal on housing targets and buildable land capacity, and the effect on existing and planned infrastructure.

Change in an area at a rapid rate not contemplated by the Comprehensive Plan constitutes changed circumstances. For example, in the case of a 2002 amendment, the construction of a boulevard caused a more rapid rate of growth than anticipated by the Plan. The increased rate of growth was held to constitute a significantly changed circumstance. See Attachment A

The Lochleven neighborhood has and will continue to experience significant redevelopment and demographic change since the text or the map North Bellevue Subarea Plan was last amended in 2001. The increasing population and the corresponding demand for limited single family housing are evidenced by the incredible and unanticipated pace of redevelopment in the area, which has occurred to accommodate the evolving needs of the neighborhood, the trend towards an urban community, and the high demand for housing.

In the last several years, this area of the neighborhood has witnessed pronounced redevelopment and new construction. The east side of 99th Ave. NE, in the multi-family zone, has seen the redevelopment and addition of many new housing units. The intensity of downtown construction and project approvals provides further evidence of the rapid rate of development within the City. Given the close proximity of the Lochleven neighborhood to downtown and the scarcity of vacant land available for single family residences, there will be a great and unanticipated need for providing appropriate capacity for infill development, which this proposed amendment will achieve. This proposed rezone would also help smooth the transition from more intense downtown and nearby uses, such as townhouses lying one block east of the subject property, to less dense residential neighborhoods.

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics.

NA.

- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, or other state or federal law, and the Washington Administrative Code; or

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The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals.

The proposed amendment is also consistent with the King County Countywide Planning Policies ("KCCPP"). KCCPP Framework Policy 11 provides land use patterns in the county must protect the natural environment by reducing the consumption of land and concentrating development. Urban growth areas ("UGA") must be designated in order to concentrate development and must provide enough land to accommodate future urban development. KCCPP, Framework Policy 12. Anticipated growth must be allocated in order to ensure the efficient use of land, limit development in rural areas, ensure efficient use of infrastructure, promote a land use pattern that can be served by public transportation, and provide sufficient opportunities for growth within the jurisdiction. KCCPP, Framework Policy 12(a). The proposed amendment relates to land within the UGA and by providing for infill development, it will protect the natural environment by reducing the consumption of land and concentrating development. It would also help ensure the land and infrastructure supporting development is used efficiently, promote a land use pattern that can be served by public transportation, and provide more opportunities for growth within the City. Land Use Policy 25a requires each city to plan and accommodate household and employment targets by, among other things, ensuring adequate zoning capacity, which this proposed amendment would help the City realize.

The proposed amendment is also consistent with the Growth Management Act ("GMA"). The GMA requires the state's fastest growing counties (including King County) and the cities within them to prepare comprehensive plans and accommodate the state's 20 year population forecasts. The GMA is intended to ensure cities and counties plan for growth by making more efficient use of urban land in order to prevent sprawl, protect rural and resource lands, and reduce service delivery costs. See Comprehensive Plan, p. 35. The proposed amendment would create additional residential development capacity in a city which has very little vacant land and must rely on infill development. This proposal would help ensure Bellevue is able to accommodate its 20 year population forecast, make more efficient use of its land, reduce sprawl, protect rural and resource lands from development, and reduce service delivery costs.

H. State law requires, or a decision of a court or administrative agency has directed such a change.

NA.

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Comprehensive Amendment Application

Block 4b – Evaluating the concurrent rezone. Explain how the proposed rezone would be reviewed under the Rezone Decision Criteria in Land Use Code Section 20.30A.140.

A. The rezone is consistent with the Comprehensive Plan.

This rezone application is being submitted concurrently with an amendment to the Comprehensive Plan. If the Comprehensive Plan amendment is adopted, the rezone will be consistent with the Comprehensive Plan.

B. The rezone bears a substantial relation to the public health, safety, or welfare.

The rezone is necessary to address the significant increases in population, the demand for urban housing, and the rapid pace of development that has occurred in this area recently. The rezone will help attain various policies and goals in the City's Comprehensive Plan, especially those relating to land use and housing. The City has little vacant land that can be developed, and one of the strategies in the Comprehensive Plan is to provide for new growth in single family neighborhoods through infill development. Comprehensive Plan, p. 37. This proposal represents an ideal opportunity for the City to implement this strategy, as it would create capacity for infill development. By creating additional capacity for housing through infill development, it would also help the City meet its goals for accommodating projected growth, while at the same time protecting the predominantly single-family character of North Bellevue from encroachment by other uses. See Comprehensive Plan, pp. 48-49 & 178.. For a more detailed discussion as to how the proposed amendment could help the City attain many of its goals and policies in the Comprehensive Plan, see Answer to Block 3.

It will also help ensure the City is able to meet certain requirements under the Growth Management Act ("GMA") and the King County Countywide Planning Policies ("KCCPP"). For example, KCCPP Framework Policy 12a provides anticipated growth must be allocated in order to ensure the efficient use of land, limit development in rural areas, ensure efficient use of infrastructure, and provide sufficient opportunities for growth within the City. Given the City's shortage of vacant land (especially land appropriate for single-family housing), the proposed amendment represents a positive step forward in meeting each of these goals. Similarly, the GMA is intended in part to ensure cities and counties plan for growth by making more efficient use of urban land in order to prevent sprawl, protect rural and resource lands, and reduce service delivery costs. By creating capacity for infill development within an urban neighborhood, this proposed amendment will help the City comply with these requirements, thereby preventing sprawl and the degradation of undeveloped land. For a further discussion as to how the proposed amendment could help the City comply with the GMA and the KCCPP, see Answer to Block 4a.

C. The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property.

This rezone is being sought concurrently with an amendment to the Comprehensive Plan, and if the proposed amendment is adopted, this rezone will be warranted in order to achieve consistency with the

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Comprehensive Plan as amended. The City currently experiences a need for creating residential housing capacity through infill development, which this rezone will facilitate. Finally, this rezone is appropriate for the reasonable development of the property, as many homes in the area are currently developed to a level equivalent to the proposed rezone capacity.

D. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

The proposal is to change the current zoning from R-3.5 to R-4. This will allow the applicant to convert its single family lot of 17,272 sq. ft. into two single family lots of 8,636 sq. ft. each. The current zoning requires a minimum lot size of 10,000 sq. ft. and the proposed zoning would allow a minimum lot size of 8,500 sq. ft. This proposal will not change the current land use, as it will remain single family residential.

Rather than detrimentally impacting uses or property in the immediate vicinity of the subject property, the rezone proposal would bring the subject property into conformity with the surrounding properties. Most of the surrounding properties closely resemble the R-4 zoning requirements. Indeed, while the rezone proposal would allow the subject property to be divided into two single family lots of 8,636 sq. ft. each, these two new lots would still be slightly larger than the majority of the surrounding lots.

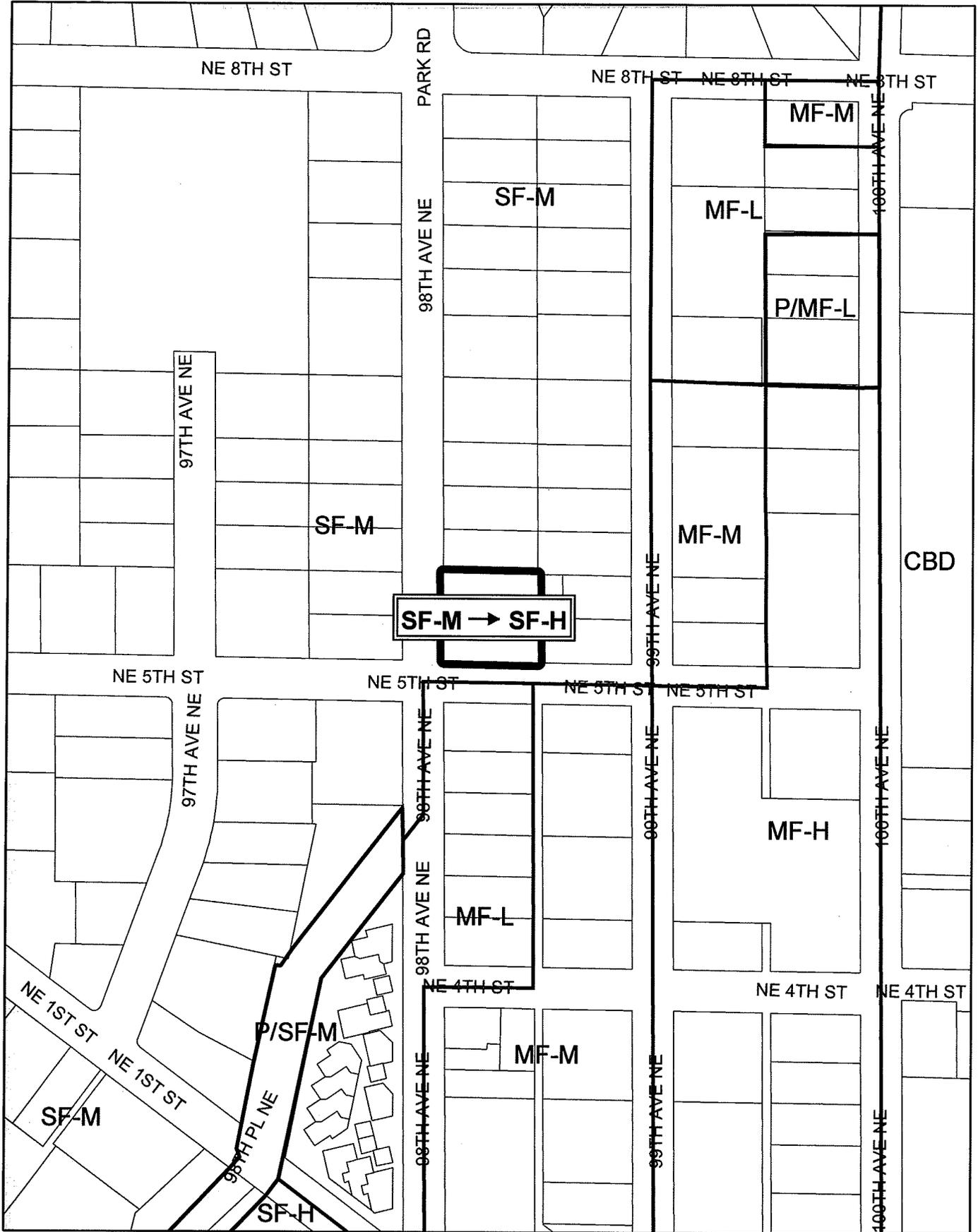
Additionally, any significant adverse environmental impacts related to future development would be addressed during the short plat and building permit process. Indeed, it is unlikely there would be any significant adverse environmental impacts related to future development. The maximum potential development capacity created through the proposed amendment and rezone would be one additional single family residence. The State Environmental Policy Act ("SEPA"), its implementing regulations, and the Bellevue Municipal Code all categorically exempt the construction of one single family residence from SEPA review because of the de minimus impacts such construction creates. See RCW 43.21C.229; WAC 197-11-305; WAC 197-11-800; BMC 22.02.020. Moreover, the property is not located in any environmentally critical area, and there are no threatened or endangered plant or animal species on the property.

E. The rezone has merit and value for the community as a whole.

The rezone proposal would benefit the community as a whole by providing development capacity for single family homes in a City with severely limited capacity, discouraging sprawl, and helping the City attain many of goals and policies identified in the Comprehensive Plan. See B above. It would not negatively impact immediately surrounding properties and uses, but would rather ensure consistency with neighboring uses. See D above.

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Attachment B



March 2008

Pazoooki CPA
Proposed Comprehensive Plan Designations
504 98th Ave NE



DATE: May 22, 2008

TO: Chair Robertson and Planning Commission Members

FROM: Nicholas Matz AICP, Senior Planner 452-5371
nmatz@bellevuewa.gov

SUBJECT: Influence of the Lochleven historical development pattern on expansion of the geographic scope of the Pazooki CPA

SUMMARY

Planning Commission requested staff research into Lochleven's historical development pattern for its influence on the expansion of the geographic scope of the Pazooki CPA. The purpose of this request was to see if the historical development pattern influenced any other lot development that is similarly-situated to the Pazooki CPA proposal.

We have framed the research with the following questions:

- Does the historical development pattern in Lochleven reveal dissimilar treatment as lots were created?
- Did this pattern build in expectations of higher density than the current SF-M (R-3.5) allows? In other words, is the zoning "wrong"?
- Does this show up anywhere, revealing lots whose dimensional characteristics are similar to Pazooki and thus have not been able to benefit from this expectation without Comprehensive Plan action?

A review of Lochleven's development pattern shows how the historical development pattern created three distinct residential areas: 1) long, narrow lots oriented to the Meydenbauer Bay waterfront; 2) smaller rectangular "finished" lots generally along 100th Ave NE (Bellevue Avenue); and 3) the balance of Lochleven—platted out in larger, original blocks bounded by the street grid. This memo focuses on the lots in this third area. Most of these were likely created through tax lot segregation since formal platting records do not exist for most of them. These "tax lots" were likely created prior to the city zoning of R-3.5 or its pre-incorporation equivalent.

These SF-M designated lots in Lochleven are being treated in a similar manner, regardless of their historic or current dimensions, because the original Lochleven plat established a uniform pattern for future development. The underlying R-3.5 zoning has consistently been in existence for at least 50 years (Ordinance No. 68). The adoption of R-3.5 (including the 10,000 square foot minimum lot size requirement) appears to have been a deliberate decision, affirmed first in the county and then with incorporation in 1953. Subsequent development, with a few anomalies, has been able to consistently build to this pattern.

HOW IT ALL BEGAN

Lochleven would be considered a typical Bellevue neighborhood—stable, well-maintained and characterized by a healthy level of re-investment (Bellevue Comprehensive Plan p. 40).

The plat of Lochleven was approved in 1907 and consisted of 26 blocks in three distinct areas:

- Long, narrow lots to take advantage of height and proximity to the Meydenbauer Bay waterfront—“The earliest homes were summer cottages near Meydenbauer Bay...” (Bellevue Comprehensive Plan p. 31)
- much smaller, rectangular lots generally along 100th Ave NE (Bellevue Avenue), “finished” for housing starts within some of the larger original blocks—a few with their own alleys—“The first neighborhoods developed prior to the city’s incorporation in 1953 near Bellevue Square. These homes were generally small one-story homes on relatively small lots...” (Bellevue Comprehensive Plan p. 31)
- The balance of Lochleven was platted out in larger, original blocks bounded by the street grid (and which generally became the SF-M, R-3.5 zoned lots) which “bent” at Highland Road—now NE 1st Street—to orient the waterfront lots to the bay.

The dimensional configurations of most of Lochleven are the result of development over the years “filling in” the original plat blocks in a consistent and similar manner.

PATTERN OF LOT DEVELOPMENT

Changes over the years have reflected changes within the three larger areas—the waterfront areas becoming R-1.8 in recognition of their splitting up by Lake Washington Blvd (its right-of-way was declared in 1914)—and the original smaller finished blocks being consolidated and rezoned to denser multifamily zoning adjacent to the growing Downtown, and serving as a buffer to single family areas.

Over the years development filled in these three areas in uniform, rectangular patterns. Although infill consistently respected the grid, the lots that filled in the larger blocks were slightly larger dimensionally than the original finished lots near 100th Ave NE. The balance of Lochleven—the larger single family blocks—patterned lot sizes ranging from 6,000+ square feet to 20,000 square feet. These lots appear to have averaged 8,500 square feet in size versus the 7,800 square feet in lots in the original finished blocks. Lots that were “oversize” to the average 8,500 square foot size were basically left over as the zoning pattern created smaller, rectangular lots. However, this variation in lot sizes was not deliberate, nor was there some original intent to establish a uniform, higher single family density lot size than that which was done.

This consistency in zoning designations suggest that higher densities were never considered in this area, despite the evolving variations in lot sizes around the historical, finished lots. The area’s original zoning was likely one that reflected the typical lot sizes, and the R-3.5 is the likely modern equivalent.

ANOMALIES TO THE PATTERN

There are two development pattern anomalies. These exceptions can be categorized as opportunistic development actions that took advantages of existing circumstances.

- Short subdivision and subdivision platting
- Right-of-way street vacations

Short subdivision and subdivision platting

There have been nine documented short plat actions in Lochleven, six of them in the R-3.5 zoned areas. Of the nine short plats, three created new lots that were under the 10,000 square foot minimum lot size of the R-3.5 zone:

One of the short plats was in the R-1.8 zone and likely used code provisions allowing averaging if lot size varied no more than 10% from the minimum lot size.

The other two short plats are two short plats adjacent to the north of Pazooki. One (87-206) used vacated ROW to create a new lot, leaving the existing lot in place, and the other (79-10) used the variance procedure to create two new lots that were nonconforming to size and width.

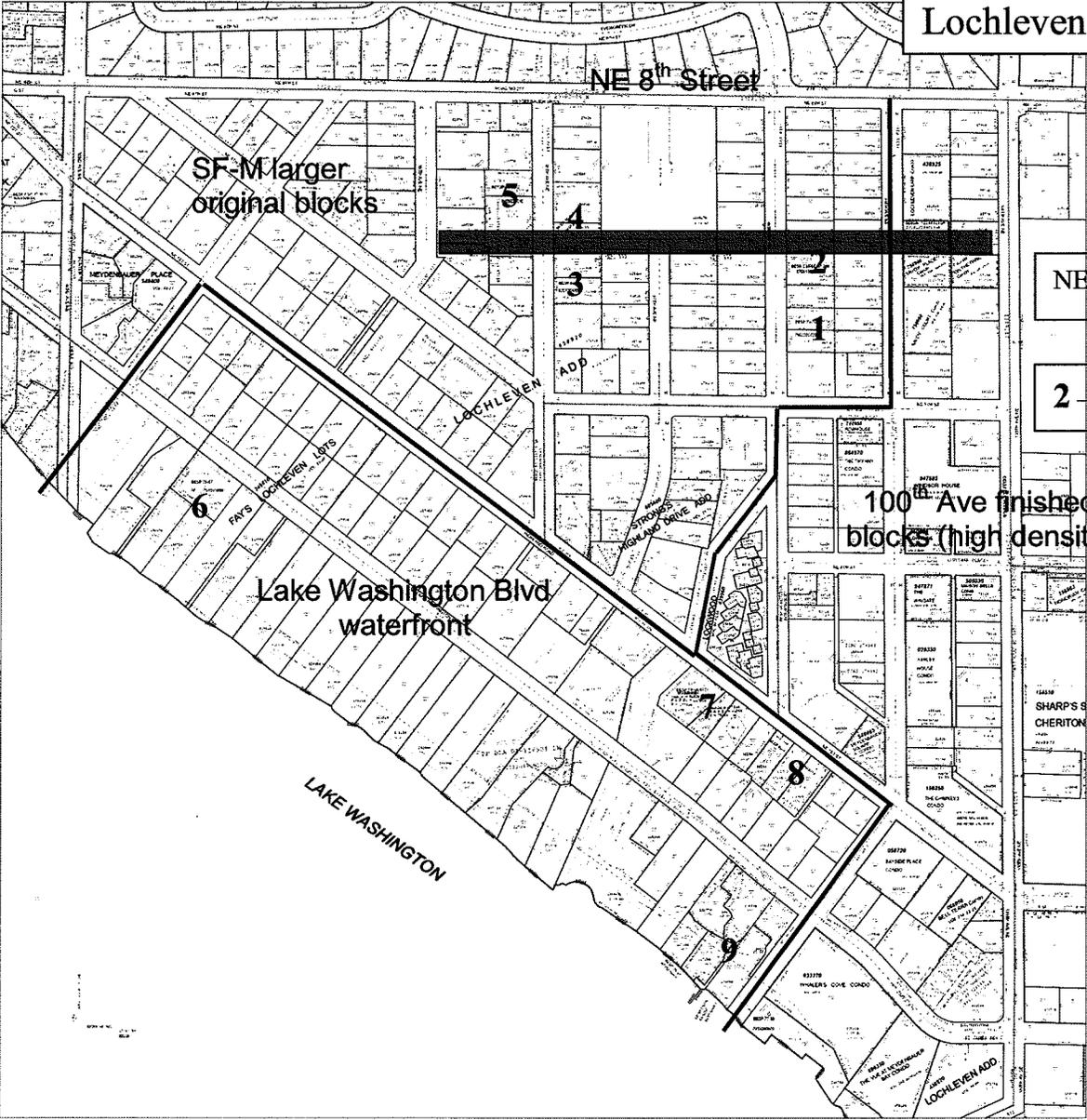
Did changes in the Land Use Code prevent short platting of lots that are similarly-situated to Pazooki? The LUC allows minimum lot size averaging in plats (LUC 20.20.017) to vary no more than 10% from the minimum. Short plats have been allowed to use the minimum lot size averaging only since 1994. The chronology of short plat development and the resulting lot creation appears to have generally ignored the pre-1994 restrictions or the post-1994 allowances (one of the new provisions in 1994 allowed plats in lower density single-family zones to be reduced up to 15% average in size). We do not believe lot size minimum averaging created dissimilar treatment.

Right-of-way street vacations

Vacated right-of-way was added to existing lots in four of the five recorded street vacations in Lochleven. In the fifth—that of NE 7th, four subsequent short plats used proximity to vacated NE 7th Street ROW to create new lots. Using street ROW to create short-platted lots is an opportunistic action. The shared characteristics and similar circumstances of these lots are limited to the lots that are proximate to the former NE 7th St. ROW.



Lochleven



NE 7th Street vacation

2 - Short plats

100th Ave finished blocks (high density)

SF-M larger original blocks

Lake Washington Blvd waterfront

LAKE WASHINGTON

Attachment D

5/19/08

Nicholas Matz, Senior Planner
Paul Ingham, Comprehensive Planning Manager
City of Bellevue
Planning and Community Development
P.O. Box 90012
Bellevue, WA 98009

Dear Mr Matz:

I oppose the Pazooki CPA application and am against any zone change in our neighborhood. Pazooki wishes to rezone his property at 504-98th Ave. N.E. which would allow him to subdivide his property into two lots.

If the rezoning is approved, the result likely would be two mega houses built on that lot instead of one. The homes on each lot could be built to the maximum allowed by zoning or up to 6000 square feet.

Maintaining our existing zoning is one way we have of keeping the quality and unique character of our neighborhood. The variation in lot size is part of what makes our neighborhood so unique, any zone change sets a negative precedent and sets the stage for more zone changes.

in our area.

Re-zoning is not needed to stimulate redevelopment in our area. The existing zoning has been completely adequate. It has not been a hardship for people to build, remodel or add on to their homes within our existing zoning.

Sincerely,
Marilyn Carlton
9515 N.E. 1st
Bellevue, Wa.
98004

Matz, Nicholas

From: Bob and Pat Sandbo [bob106pat@aceweb.com]
Sent: Monday, May 19, 2008 3:32 PM
To: Matz, Nicholas; Planning Commison
Cc: Council
Subject: Pazooki CPA Application,504 98th Ave NE

Dear Sirs,

We are residents of West Bellevue since before incorporation. We are against higher density planning of the subject residential area as requested by this CPA Application.

Thank you, Robert and Patricia Sandbo, 106 97th Ave NE

Matz, Nicholas

From: Scott Smith [scott_smith@msn.com]
Sent: Monday, May 12, 2008 9:01 AM
To: Matz, Nicholas; PlanningCommission; Council
Cc: scott_smith@msn.com
Subject: Pazooki CPA Application - 504 98th Ave NE - NOT IN FAVOR

I'm writing to have my comments on record regarding the Pazooki Application for 504 98th Ave NE. I am NOT in favor of any re-zone for this property (or for any property in Lochleven).

I live at 709 99th Ave NE in a smaller, original house that has been remodeled. When we remodeled a few years ago, we took a lot of time to ensure we were building something that fits within the neighborhood, does not reach or exceed the maximum lot coverage for impervious surfaces, and most importantly did not impose on our neighbors. While I know there will always be growth (and I'm a fan of it), I think it needs to have some controls that help benefit everyone. I have read through everything distributed in our neighborhood by both the applicant (Pazooki) and the West Bellevue Community Club.

Three years ago, I wrote a letter stating I was okay with the Wuhrman application. Since that time, I have seen many changes in our neighborhood that have re-shaped my opinion. I would invite you all to drive by my house and look at the property located just to the north (at 719 99th Ave NE). I'm sure you've heard of it as there is a bit of controversy regarding it (it's a modern 3 story home built on an 8000 sq ft lot using up the maximum amount of land and height possible). I'd be happy to share a photo of the property if that would be of help. I happen to like the look of the house next door and we are lucky to have nice neighbors that purchased it. My comments here are more about trying to keep the character of the neighborhood and some level of space and privacy for each home.

- There is discussion from the applicant about a rezone helping to deter the construction of "mega homes". Regardless of the size of the lot, people will still try to build the largest home they can. As I mentioned above about the house next door to me, it is built on a roughly 8000 sq ft lot and maximizes the use of the land to the fullest extent. This is a perfect example of a megahome built on the smallest lot possible and using the maximum amount of space (both lot coverage and height with this being a 3 story house). My family and I have lost a lot of privacy and it has dramatically changed our property from being one with a bit of privacy and space, to now feeling like there is no privacy or space (you can see our entire property from multiple rooms in this house). I do not believe that smaller lots allows for more control of mega homes. Rather, I feel this would allow multiple large houses using the maximum space allowed.
- The proposed zone change would decrease the Rear Yard Setback and Lot Width requirements, which would lead to the additional loss of trees, sunlight, privacy, etc. – I can go back about 4 years and look at photos of our street before all the construction of the last couple of years. 99th Ave NE between NE 5th and NE 8th used to have a lot of trees and more privacy for every home. Instead, what you find now is houses (single and multi family) using the maximum land coverage with VERY minimal landscaping.
- I understand that many of our lots are smaller than what the current zoning allows (which makes them "non-conforming") but we can still develop or redevelop our properties with no problem. So, it really doesn't matter if our lots are "non-conforming". Part of the charm of this neighborhood is that not all lots are the same. This is something that can be seen throughout all of Lochleven. The character of this neighborhood is one of uniqueness and differentiation.
- I believe the Pazooki's should be able to build on their lot as it currently stands. I AM NOT in favor of any rezone that changes the neighborhood for one person's desires to try and make everyone's lot the same. If this were the goal, we should have a full review of all of Lochleven and create a master plan acceptable to all (not just for the needs of one home at the moment).

If you have any questions, you can reach me at any of the below:

Scott Smith
425-443-5012
Scott_smith@msn.com

709 99th Ave NE
Bellevue, WA 98004

May 9 - 2008

Dear Mr. Matz,

I am writing to offer my opinion regarding the Pagokie CPA application in the community of Lochleven. I have lived in Lochleven since 1993 and I regard it as my community.

I am AGAINST the application and any zoning changes within our community. I cannot see how approving this application will enhance our neighborhood; what I do see it having is an adverse effect.

Thank you for reading this and please consider my feelings when making your decision.

Sincerely,

Michael B Smith

Michael B. Smith
9235 NE 5th St.
Bellevue, WA
98004

425-450-9598

MICHAELSMITH10@HOTMAIL.COM

Matz, Nicholas

From: Lynda Lipe [lynda@lipe.ws]
Sent: Friday, May 09, 2008 5:08 PM
To: Matz, Nicholas; PlanningCommission; Council
Cc: 'Ralph Lipe'
Subject: Opposed to Pazooki CPA Application

We are opposed to the application to rezone the property at 504 - 98th Ave NE which would allow him to sub-divide his property into 2 lots.

We are opposed to rezoning this property because zoning restrictions are established for the overall good of everyone in the community. As far as we can see the only reason this person wants to rezone their property is for their own personal financial benefit.

We used to live in Woodinville and got to see the result of zoning exceptions played out one at a time over many years. This led to uncontrolled growth, inadequate roads and infrastructure. If you want to rezone, then you should consider rezoning in multiple block regions and make the builders improve sidewalks, roads, undergrounding streetlights, etc, rather than letting one address at a time rezone.

Personally, we like the neighborhood feel of Lochleven, but we know that growth is inevitable in Bellevue. It is your job to make sure that growth happens in a planned and responsible way.

Thanks for your consideration,

-Ralph and Lynda Lipe
9530 NE 5th Street

Matz, Nicholas

From: Carla Marrow [carlam@exchange.microsoft.com]
Sent: Thursday, May 08, 2008 9:40 AM
To: Matz, Nicholas; PlanningCommission; Council
Cc: diskeyes marrow
Subject: FW: WBCC: ACTION NEEDED - Pazooki CPA Application

To whom it may concern;

My husband and I have been in the Lochleven neighborhood for 28 years. We oppose the below Pazooki CPA application. We see no overall value of the proposed rezone to the neighborhood. We are concerned with the immediate and future detriment of trees and impact of traffic and noise. We agree with the analysis below and urgently request you deny the Pazooki CPA application.

Regards,
 Carla and Donald Marrow
 9605 NE 1st St Bellevue

From: Douglas W. Leigh [mailto:wbcc@comcast.net]
Sent: Tuesday, May 06, 2008 8:54 PM
To: wbcc@comcast.net
Subject: WBCC: ACTION NEEDED - Pazooki CPA Application

West Bellevue Neighbors,

Since our annual meeting, we have had many requests for additional information regarding the rezone application that is currently in review by the City for the Pazooki property located at 504 98th Ave NE. Below is a quick review of the application and some of the reasons that the WBCC board has opposed the rezone. If you oppose this rezone, **it is critical that you send a letter right away to the city**, as the planning staff are currently in the process of making their recommendations. The public hearing has tentatively been scheduled for June 11th at City Hall, so please mark your calendars and plan to attend. Please note the e-mail addresses and postal address of where you should send your letters. If you have already sent a letter, thank you for taking the time to express your opinion.

What is the Pazooki CPA application?

The property owner has made an application to rezone his property at 504 - 98th Ave NE which would allow him to sub-divide his property into 2 lots. This same application was made 3 years ago by the previous property owner (known as the Wuhrman CPA) and was denied. The previous application resulted in an expansion of the proposed zone change by the city to include a full block and a half. The City has not yet decided whether or not they will recommend expanding the rezone area.

Why does the WBCC oppose this application?

The WBCC opposes the rezone of the single property and also opposes any expansion of the rezone area. Single property zone changes or "spot zoning" is considered a poor planning practice, and expanding the scope of the zone change is not acceptable. **Maintaining our existing zoning is one way we have of maintaining the quality and unique character of our neighborhood. The variation in lot size is part of what makes our neighborhood character so unique.**

Any zone change sets a negative precedent and sets the stage for more zone changes in our area.

This rezone application was denied 3 years ago because it did not meet the criteria for a Comprehensive Plan Amendment (CPA). Nothing has changed since that time.

The Comprehensive Plan should not be changed and zone changes should not occur unless the majority of property owners would benefit. Our neighborhood would not benefit in any way from a zone change.

A rezone would not deter the construction of “mega homes” as the applicant has stated. As the Planning Commission members & City staff stated 3 years ago regarding the Wuhrman application, if the rezone was approved, the result likely would be 2 “mega houses” built on the lot instead of just one. The City does not have a definition or regulations for “mega houses”, but if the end result is 2 lots, the homes on each lot could be built to the maximum allowed by zoning – or up to about 6,000 sq. ft. each. **A reduction of a lot size or it’s conformity to adjacent lot sizes will not provide any remedy to deter the construction of a structure that is perceived as too large for its lot size or is overbearing to existing adjacent homes.** There are currently no restrictions in place to prevent homes from being built which appear too large for their lot size or dominate existing neighboring homes.

Negative impacts of redevelopment in neighborhoods around the City are currently being addressed by the City with the Neighborhood Livability Action Agenda. At present, zoning is our only protection until such time that other protective measures are put in place. **The proposed zone change would decrease the Rear Yard Setback and Lot Width requirements, which would lead to the additional loss of trees, sunlight, privacy, etc.**

Rezoning is not needed to stimulate redevelopment in our area. The existing zoning has been completely adequate. It has not been a hardship for people to build, remodel or add on to their homes within our existing zoning. **Redevelopment of property, additions to and remodeling of our existing homes in the neighborhood is a natural and healthy cycle that has been occurring without changes to the existing zoning.**

The applicant claims that since many of our lots are smaller than what the current zoning allows (which makes them “non-conforming”), that a zone change will bring them into “conformity”. The Planning Commission and Planning Staff acknowledged 3 years ago with the Wuhrman CPA that we should not be concerned if our lots are smaller than what would currently be allowed, as we can still develop or redevelop our properties with no problem. **It simply doesn’t matter if our lots are “non-conforming”. If the City’s goal is to bring all “non-conforming” lots into compliance with existing zoning designations, then the entire North Bellevue Sub-Area should be evaluated in a comprehensive study. It is not fair or logical to focus on non-conformity of lot size for just a few blocks in Lochleven.**

The applicant states that by creating additional lots, a rezone will further the goals of the Growth Management Act by increasing density and providing additional land for development from existing land inventory. **A rezone would not advance the density goals of the Growth Management Act substantially enough to justify the destabilizing impact that it would have on our neighborhood by creating uncertainty about the zoning stability in our established, healthy neighborhood.**

Letters may be e-mailed to:

Nicholas Matz, Senior Planner – Nmatz@bellevuewa.gov, to the Planning Commission at planningcommission@bellevuewa.gov and the City Council at council@bellevuewa.gov

Or you may mail your letters to:

Nicholas Matz, Senior Planner
Paul Inghram, Comprehensive Planning Manager
City of Bellevue
Planning and Community Development
P.O. Box 90012
Bellevue, WA 98009

If you have questions or concerns, please do not hesitate to ask.

Doug Leigh
President
West Bellevue Community Club

Matz, Nicholas

From: JC Outzs [jco0618@yahoo.com]
Sent: Thursday, May 08, 2008 3:43 PM
To: Matz, Nicholas
Cc: PlanningCommission; Council; wbcc@comcast.net
Subject: Pazooki CPA Application (No.08-103680 AC)

Mr. Matz,

I spoke with you in March about this matter and you were very helpful, thank you again.

As I told you at that time, I live at 410 98th Ave NE, one block south of the application lot.

I am writing to express my opposition to the Pazooki CPA Application. I do not believe it is in the best interests of my neighborhood, or the City, to rezone this lot, or any area of the Lochleven neighborhood. While I think the variation of lot sizes adds character to my neighborhood, I feel dividing existing lots into smaller lots will detract from this character.

In addition, I do not feel that rezoning is required to stimulate redevelopment in our neighborhood, as quite a lot of redevelopment has been busily going on for the past several years without any rezoning.

I am unable to attend the planned June 11 meeting on this subject, but would like to be notified of any decisions that are made during that meeting.

Thank you for your consideration.

Jennifer Outzs
425-417-6497

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Matz, Nicholas

From: Carla Marrow [carlam@exchange.microsoft.com]
Sent: Thursday, May 08, 2008 9:40 AM
To: Matz, Nicholas; PlanningCommission; Council
Cc: diskeyes marrow
Subject: FW: WBCC: ACTION NEEDED - Pazooki CPA Application

To whom it may concern;

My husband and I have been in the Lochleven neighborhood for 28 years. We oppose the below Pazooki CPA application. We see no overall value of the proposed rezone to the neighborhood. We are concerned with the immediate and future detriment of trees and impact of traffic and noise. We agree with the analysis below and urgently request you deny the Pazooki CPA application.

Regards,
 Carla and Donald Marrow
 9605 NE 1st St Bellevue

From: Douglas W. Leigh [mailto:wbcc@comcast.net]
Sent: Tuesday, May 06, 2008 8:54 PM
To: wbcc@comcast.net
Subject: WBCC: ACTION NEEDED - Pazooki CPA Application

West Bellevue Neighbors,

Since our annual meeting, we have had many requests for additional information regarding the rezone application that is currently in review by the City for the Pazooki property located at 504 98th Ave NE. Below is a quick review of the application and some of the reasons that the WBCC board has opposed the rezone. If you oppose this rezone, **it is critical that you send a letter right away to the city**, as the planning staff are currently in the process of making their recommendations. The public hearing has tentatively been scheduled for June 11th at City Hall, so please mark your calendars and plan to attend. Please note the e-mail addresses and postal address of where you should send your letters. If you have already sent a letter, thank you for taking the time to express your opinion.

What is the Pazooki CPA application?

The property owner has made an application to rezone his property at 504 - 98th Ave NE which would allow him to sub-divide his property into 2 lots. This same application was made 3 years ago by the previous property owner (known as the Wuhrman CPA) and was denied. The previous application resulted in an expansion of the proposed zone change by the city to include a full block and a half. The City has not yet decided whether or not they will recommend expanding the rezone area.

Why does the WBCC oppose this application?

The WBCC opposes the rezone of the single property and also opposes any expansion of the rezone area. Single property zone changes or "spot zoning" is considered a poor planning practice, and expanding the scope of the zone change is not acceptable. **Maintaining our existing zoning is one way we have of maintaining the quality and unique character of our neighborhood. The variation in lot size is part of what makes our neighborhood character so unique.**

Any zone change sets a negative precedent and sets the stage for more zone changes in our area.

This rezone application was denied 3 years ago because it did not meet the criteria for a Comprehensive Plan Amendment (CPA). Nothing has changed since that time.

The Comprehensive Plan should not be changed and zone changes should not occur unless the majority of property owners would benefit. Our neighborhood would not benefit in any way from a zone change.

A rezone would not deter the construction of “mega homes” as the applicant has stated. As the Planning Commission members & City staff stated 3 years ago regarding the Wuhrman application, if the rezone was approved, the result likely would be 2 “mega houses” built on the lot instead of just one. The City does not have a definition or regulations for “mega houses”, but if the end result is 2 lots, the homes on each lot could be built to the maximum allowed by zoning – or up to about 6,000 sq. ft. each. **A reduction of a lot size or it’s conformity to adjacent lot sizes will not provide any remedy to deter the construction of a structure that is perceived as too large for its lot size or is overbearing to existing adjacent homes.** There are currently no restrictions in place to prevent homes from being built which appear too large for their lot size or dominate existing neighboring homes.

Negative impacts of redevelopment in neighborhoods around the City are currently being addressed by the City with the Neighborhood Livability Action Agenda. At present, zoning is our only protection until such time that other protective measures are put in place. **The proposed zone change would decrease the Rear Yard Setback and Lot Width requirements, which would lead to the additional loss of trees, sunlight, privacy, etc.**

Rezoning is not needed to stimulate redevelopment in our area. The existing zoning has been completely adequate. It has not been a hardship for people to build, remodel or add on to their homes within our existing zoning. **Redevelopment of property, additions to and remodeling of our existing homes in the neighborhood is a natural and healthy cycle that has been occurring without changes to the existing zoning.**

The applicant claims that since many of our lots are smaller than what the current zoning allows (which makes them “non-conforming”), that a zone change will bring them into “conformity”. The Planning Commission and Planning Staff acknowledged 3 years ago with the Wuhrman CPA that we should not be concerned if our lots are smaller than what would currently be allowed, as we can still develop or redevelop our properties with no problem. **It simply doesn’t matter if our lots are “non-conforming”. If the City’s goal is to bring all “non-conforming” lots into compliance with existing zoning designations, then the entire North Bellevue Sub-Area should be evaluated in a comprehensive study. It is not fair or logical to focus on non-conformity of lot size for just a few blocks in Lochleven.**

The applicant states that by creating additional lots, a rezone will further the goals of the Growth Management Act by increasing density and providing additional land for development from existing land inventory. **A rezone would not advance the density goals of the Growth Management Act substantially enough to justify the destabilizing impact that it would have on our neighborhood by creating uncertainty about the zoning stability in our established, healthy neighborhood.**

Letters may be e-mailed to:

Nicholas Matz, Senior Planner – Nmatz@bellevuewa.gov, to the Planning Commission at planningcommission@bellevuewa.gov and the City Council at council@bellevuewa.gov

Or you may mail your letters to:

Nicholas Matz, Senior Planner
Paul Inghram, Comprehensive Planning Manager
City of Bellevue
Planning and Community Development
P.O. Box 90012
Bellevue, WA 98009

If you have questions or concerns, please do not hesitate to ask.

Doug Leigh
President
West Bellevue Community Club

Matz, Nicholas

From: Donald Rowe [roweoffice@comcast.net]
Sent: Thursday, May 08, 2008 8:35 AM
To: Matz, Nicholas
Subject: Pazooki CPA Application

Dear Mr. Matz,

I am writing to protest the rezone of the Pazooki property at 504 98th Ave. N. E., Bellevue to be divided into two parcels. As a homeowner in the neighborhood I want to maintain the quality and unique character of our neighborhood. Allowing this land to be divided into two parcels would lead to loss of trees, privacy, and character of the neighborhood which is already established and healthy.

Sincerely ,

Barbara and Donald Rowe
9751 N. E. 1st Street
Bellevue, WA 98004
206-550-7236 (Cell)
425-453-7240 (Bellevue, WA)

Matz, Nicholas

From: Stan Beckelman [sbeckelman@comcast.net]
Sent: Wednesday, May 07, 2008 11:08 PM
To: Matz, Nicholas
Cc: PlanningCommission; Council
Subject: Pazooki CPA Application

May 7, 2008

Mr. Nicholas Matz
Senior Planner, Bellevue Planning Commission
City of Bellevue - City Hall
P.O Box 90012
Bellevue, WA 98009

Subject: Pazooki CPA Application

Dear Mr. Matz,

Three years ago we participated in discussions with the Bellevue City Planners regarding the rezoning of properties and groups of properties in the West Bellevue area (also known as Lockleven). It appears that the Pazooki CPA Application is attempting to achieve the same rezoning. This action was recognized to be detrimental to Bellevue and the West Bellevue community when first raised and nothing has changed that would make it a beneficial action today.

Therefore, we join with our neighbors and the community to request that this application be denied again. This action would create a harmful precedent that would destroy the character of our community and would negatively impact a significant asset of the City of Bellevue. As the downtown area continues to expand, this community offers a quiet residential area within easy walking distance to downtown. Reducing the size of lots and moving the multi-resident structures westward into the Lockleven community destroys the unspoiled quiet environment that we have worked so hard to preserve. Most of us moved to this part of the city for a rural quality, but with the opportunity to take advantage of the services and amenities of a bustling active city.

On behalf of our household and we believe our many neighbors, we request that this application be denied.

Sincerely,

Stanley & Jennifer Beckelman
101 – 97th Ave NE
Bellevue, WA 98004

Home Phone 425-688-1478

Matz, Nicholas

From: Michael and Karen Pray [mkpray@gmail.com]
Sent: Wednesday, May 07, 2008 1:33 PM
To: Matz, Nicholas; PlanningCommission; Council
Subject: Paxooki CPA Application

Nicolas Matz:

As a residents of the Lochleven sub-area of West Bellevue we are writing to state that we oppose the proposed zone change for the property located at 504 98th Ave NE. We are aware that this issue will be voted on at the next city meeting on the 11th of June, and are submitting our concerns in writing.

We are opposed to the project for the following reasons:

- 1: Single property zone changes are considered poor planning practice, and maintaining our existing zoning is one way of maintaining the quality and unique character of our neighborhood.
- 2: Redevelopment of property, additions to and remodeling of our existing homes in the neighborhood is a natural and healthy cycle that has been occurring without changes to the existing zoning.
- 3: We do not feel that a rezone would advance the density goals of the Growth Management Act substantially enough to justify the destabilizing impact that it would have on our neighborhood by creating uncertainty about the zoning stability in our established, healthy neighborhood.

Thank you for your time and consideration

Karen and Michael Pray

Matz, Nicholas

From: Carolyn Fuson [carolynf@microsoft.com]
Sent: Wednesday, May 07, 2008 11:20 AM
To: Matz, Nicholas; PlanningCommission; Council
Subject: Pazooki CPA application: OPPOSED

Planning Commission and Council Members,

As a lifelong and fourth generation resident of west Bellevue I've watched the growth and changes in our neighborhood and town. Many have been welcome and progressive, well planned and implemented. Others have not been as welcome. Three years ago my husband and I opposed the rezoning of the neighborhood and the lot currently in question. **We remain very opposed.**

We have since moved three blocks and have remained in the neighborhood by choice. While our house is an original 1914 construct, we have two mega homes next door and more on the block. We are at high risk of losing the uniqueness of the area and ask the planning commission to help safeguard this part of our city. Any rezoning sets a negative practice and "undoing" is not a true option.

This rezone application was denied 3 years ago because it did not meet the criteria for a Comprehensive Plan Amendment (CPA). Nothing has changed since that time. The Comprehensive Plan should not be changed and zone changes should not occur unless the majority of property owners would benefit. Our neighborhood would not benefit in any way from a zone change.

Single property zone changes or "spot zoning" is considered a poor planning practice, and expanding the scope of the zone change is not acceptable. Maintaining our existing zoning is one way we have of maintaining the quality and unique character of our neighborhood. The variation in lot size is part of what makes our neighborhood character so unique.

A rezone would not deter the construction of "mega homes" as the applicant has stated. As the Planning Commission members & City staff stated 3 years ago regarding the Wuhrman application, if the rezone was approved, the result likely would be 2 "mega houses" built on the lot instead of just one. The City does not have a definition or regulations for "mega houses", but if the end result is 2 lots, the homes on each lot could be built to the maximum allowed by zoning – or up to about 6,000 sq. ft. each. **A reduction of a lot size or it's conformity to adjacent lot sizes will not provide any remedy to deter the construction of a structure that is perceived as too large for its lot size or is overbearing to existing adjacent homes.** There are currently no restrictions in place to prevent homes from being built which appear too large for their lot size or dominate existing neighboring homes.

Negative impacts of redevelopment in neighborhoods around the City are currently being addressed by the City with the Neighborhood Livability Action Agenda. At present, zoning is our only protection until such time that other protective measures are put in place. **The proposed zone change would decrease the Rear Yard Setback and Lot Width requirements, which would lead to the additional loss of trees, sunlight, privacy, etc.**

Rezoning is not needed to stimulate redevelopment in our area. The existing zoning has been completely adequate. It has not been a hardship for people to build, remodel or add on to their homes within our existing zoning. **Redevelopment of property, additions to and remodeling of our existing homes in the neighborhood is a natural and healthy cycle that has been occurring without changes to the existing zoning.**

The applicant claims that since many of our lots are smaller than what the current zoning allows (which makes them "non-conforming"), that a zone change will bring them into "conformity". The Planning Commission and Planning Staff acknowledged 3 years ago with the Wuhrman CPA that we should not be concerned if our lots are smaller than what would currently be

allowed, as we can still develop or redevelop our properties with no problem. **It simply doesn't matter if our lots are "non-conforming". If the City's goal is to bring all "non-conforming" lots into compliance with existing zoning designations, then the entire North Bellevue Sub-Area should be evaluated in a comprehensive study. It is not fair or logical to focus on non-conformity of lot size for just a few blocks in Lochleven.**

The applicant states that by creating additional lots, a rezone will further the goals of the Growth Management Act by increasing density and providing additional land for development from existing land inventory. **A rezone would not advance the density goals of the Growth Management Act substantially enough to justify the destabilizing impact that it would have on our neighborhood by creating uncertainty about the zoning stability in our established, healthy neighborhood.**

Please protect our neighborhood,
Carolyn

Carolyn Fuson

Hm: 425-454-3925

Wk: 425-705-7349

e: carolynfuson@hotmail.com

e: carolynf@microsoft.com

Matz, Nicholas

From: Hitchcock, Kathy [klh@spu.edu]
Sent: Wednesday, May 07, 2008 9:15 AM
To: Matz, Nicholas; PlanningCommission; Council
Subject: Pazooki CPA Application

To Nicholas Matz and the Planning Commission:

As a resident at 108 92nd Ave. N.E., I want to oppose the rezone of the single Pazooki property and also oppose any expansion of the rezone area in the Lochleven neighborhood. For a number of years I worked with and for area architects and engineers on Growth Management issues and believe that single property zone changes or "spot zoning" is considered a poor planning practice. Expanding the scope of the zone change is not acceptable and maintaining our existing zoning is one way we have of maintaining the quality and unique character of our neighborhood. The variation in lot size is part of what makes the Lochleven neighborhood character so unique. Any zone change sets a negative precedent and sets the stage for more zone changes in our area that might ultimately allow downtown Bellevue to encroach on our neighborhood. Thank you for your thoughtful consideration of these issues.

Kathy Hitchcock, Associate Director
Seattle Pacific Univ. Alumni Relations
3307 3rd Ave. W., Seattle WA 98119
Phone: 206-281-2447 or klh@spu.edu

Matz, Nicholas

From: Joyce Doland [bendol@seanet.com]
Sent: Wednesday, May 07, 2008 6:07 AM
To: Matz, Nicholas
Cc: Council; PlanningCommission
Subject: rezoning

Dear Agent Matz,

Re: Rezone application in the Lochleven West Bellevue area-504 98th Ave NE

I stongly oppose the single rezone request by the property owners.

We are long time residents of Bellevue and have observed how pockets of differences impinge on neighborhoods and eventually ending up destroying an area for quality residential living.

Any zone change sets a negative precedent and sets the stage for more zone changes. The boundaries of the current plan need to be maintained.

The fact that this rezone was denied 3 years ago coupled with negative impacts of redevelopment in neighborhoods around the City being addressed by the City with the Neighborhood Livability Action Agenda surprises me the application is even being allowed.

Our area has already been impacted by mega houses pushing the limits of the current building requirements and my understanding is the proposed zone change would decrease the rear yard setback and lot width requirements, which would lead to the additional loss of trees, sunlight and privacy. Our neighborhood should have stricter requirements, not less.

I appeal to the groups and individuals involved in this proposal's review, strongly deny the request.

Joyce Doland
9539 NE 1st
425-454-9340

Matz, Nicholas

From: Basich, Myrna
Sent: Tuesday, May 06, 2008 4:30 PM
To: Matz, Nicholas
Subject: FW: Opposition to Pazooki CPA application
Attachments: Rezone issue re letr. May 08doc.doc

From: Joy Stewart [mailto:jump4joy@windermere.com]
Sent: Tuesday, May 06, 2008 4:08 PM
To: Council
Subject: Opposition to Pazooki CPA application

Dear Sirs,
Please see our attached letter stating our opposition to the Pazooli CPA Applicatin.
Thank you.
Joy & Sandy Stewart
107 94th Ave NE
Bellevue, WA 98004

Joy Stewart

Windermere Real Estate/Bellevue Commons

Direct: 425-453-0519 cell: 425-765-9204 office fax: 425-450-2600

jump4joy@windermere.com

P.S The finest compliment I can receive is a referral from my friends & clients.

Many thanks!

Joy & Alex Stewart
107 94th Ave NE
Bellevue, WA 98004
Lochleven resident since 1992

May 6, 2008

Attn: Nicholas Matz, Senior Planner
Attn: Bellevue Planning Commission
Attn: Bellevue City Council

To Whom It May Concern,

We are writing to you to express our concerns over an application to rezone a portion of our west Bellevue neighborhood located at 98th Ave NE and NE 5th St. in Lochleven.

We would like to go on record to oppose this change in zoning. First, it does not change the footprint of "Big Homes on Small Lots" and second it sets a precedent for additional lot size and zoning changes.

We have lived in this Lochleven neighborhood since 1992 and have seen many changes, especially recently. There have been many accommodating changes like better parks with water access, sidewalks, stop signs and lights and resurfaced streets and we are thankful.

The building boom currently underway in Bellevue satisfies for years to come the need to increase the housing density for the influx of the population increase to meet the master plan. Our west Bellevue, Lochleven neighborhood, because it borders this high density housing, continually feels the pressure of that growth.

It would be in the best interest of all to NOT set a precedent of pushing the high density growth into a mature well established residential neighborhood that is already dealing with mega homes on inappropriate sized lots, to satisfy local owners and home builder and investors. (et al).

In summary, we oppose this Pazookis CPA application. We are against ANY zone change in our neighborhood of Lochleven.

Thank you.

Sincerely,

Joy and Alex Stewart

Matz, Nicholas

From: Gunnar Damstrom [Bergvik@msn.com]

Sent: Tuesday, May 06, 2008 8:54 AM

To: Matz, Nicholas

Cc: wbcc@comcast.net

Mr. Matz,
I strongly oppose the rezoning proposal at the lot on the corner of NE 98th Avenue and NE 5th Street (Pazooki CPA Application). We do not want higher density zoning in the Lochleven neighborhood. Douglas Leigh, be sure to let the members of the West Bellevue Community Club know of this threat to our environment and lifestyle.
Gunnar Damstrom, PE
9217 NE 5th Street
Bellevue

Matz, Nicholas

From: Stefan Damstrom [sdamstrom@hotmail.com]
Sent: Tuesday, May 06, 2008 8:16 AM
To: Matz, Nicholas
Cc: PlanningCommission; Council
Subject: Pazooki CPA application

Dear Mr. Matz –

We live in the Lochleven neighborhood at 9214 NE 5th Street and wish to voice our **opposition** to the rezoning proposal at the lot on the NE corner of 98th Avenue and NE 5th Street (Pazooki CPA Application). We oppose this rezone request because it could allow higher density zoning in our neighborhood.

Lochleven has become an enticing neighborhood for developers in the last few years which is evident in the number of larger homes that dominate some lots along with the removal of native vegetation. We would like the City to take more positive steps to protect our old Bellevue neighborhoods from such exploitation.

Thanks,

Stefan & Melissa Damstrom
9214 NE 5th Street
Bellevue, WA 98004

Matz, Nicholas

From: Chuck Doland [cdoland@sdptech.com]
Sent: Monday, May 05, 2008 11:12 PM
To: Matz, Nicholas; Council
Cc: wbcc@comcast.net
Subject: 08-103680 AC, Single Family Rezone SF-H

Dear Nicholas Matz, Senior Planner, Bellevue Planning Department

Having considered the affect of the proposed rezone in the West Bellevue neighborhood, I find that to be contrary to the intent of the original CBD and Subarea Planning that established 99th Ave NE as the boundary for SF-H zoning. It is not that we would have two homes where there is currently only one on the "Wuhrman" property and that there are other instances within the subarea with similar densities but those are lots that existed perhaps even at the time of Bellevue's incorporation. The West Bellevue neighborhood, Lochleven, is generally comprised of moderate sized homes close to the CBD. Its mix of varied lot sizes, tree canopy, views and proximity to the CBD, Bellevue Square, downtown and Meydenbauer parks is undergoing natural change and redevelopment. That development will benefit from height, clearing, air and sun, grade and other development standards currently being changed that will encourage continued existence as a diverse neighborhood. It does not need additional building lots.

We oppose this spot rezone that would 'open the door' for speculative development on other similarly sized lots within our neighborhood. I suggest that would be out of character and thus extremely undesirable. I note this is virtually the same proposal for zoning change rejected in 2005. – It wasn't appropriate then and it is not appropriate today.

Thank you,
Chuck & Joyce Doland
9539 NE First St
Bellevue, WA 98004
c. 206.595.3041

Matz, Nicholas

From: Doug Leigh [dnleigh@comcast.net]
Sent: Monday, May 05, 2008 9:53 PM
To: Matz, Nicholas; PlanningCommission; Council
Cc: wbcc@comcast.net
Subject: Pazooki CPA Application

May 5, 2008

To: Nicholas Matz
Bellevue Planning Commission
Bellevue City Council

Re: Pazooki CPA Rezone Application

Dear Planning Commission and City Council Members:

As adjacent property owners, we strongly oppose the Pazooki 504 - 98th Ave CPA rezone application. To follow up on our previously submitted letter of opposition, dated March 17, we would like to provide more specific details behind our opposition at this time.

First and foremost, this same application, formerly known as the Wuhrman CPA, failed to be initiated 3 years ago largely because the Planning Commission and City Council agreed that it did not meet the Threshold Review Decision Criteria, especially the criteria of changed conditions. It is our opinion that nothing has changed since that time to merit reconsideration. The CPA still does not meet the criteria, and thus, should not be given further evaluation.

The applicant has asserted that a benefit of his proposal would be that it would deter the construction of a "mega house". However, in reality, the subdivision of the applicant's single lot would likely result in two homes of up to 6,000 sq. ft. each. (This issue was acknowledged and discussed by the Planning Commission as stated in their Meeting Minutes dated April 6, 2005, page 3, regarding the Wuhrman CPA application). One definition and the perception of a "mega home" is the relationship of the house size to the lot size – it is not only the square footage of the home itself. If one of the intended results or benefits of the rezone is to deter construction of "mega homes", then limits on the total square footage of construction allowed and changes to the current allowable lot coverage, height and impervious area would need to be made to deter what is perceived by many to be a "mega home." Phase II of the City of Bellevue Neighborhood Character project is studying the "mega house" issue and the current remedies under consideration are FAR's (floor area ratio), daylight plane requirements and increases to lot line setbacks. A reduction of a lot's size or its conformity to adjacent lot sizes will not provide any remedy to deter the construction of a structure that is perceived as too large for its lot size or is overbearing to existing adjacent homes.. This rezone would not "preserve the unique character of the neighborhood" as the applicant has stated. In fact, a rezone would contribute to the loss of character in our neighborhood. Until Phase II of the Neighborhood Livability ordinances are potentially initiated, zoning remains our neighborhood's only means of protection.

The applicant states that his proposal would make "nearly all lots conforming." It was determined during review of the Wuhrman CPA that lot size conformance is a non-issue and of no significance. (See Page 8, Planning Commission Meeting Minutes, April 6, 2005). All "non-conforming" lots in our area have been able to redevelop under existing zoning with no problem. Actually, inconsistency in lot size IS the norm in Lochleven, not uniformity, if one looks at the area as a whole and not just a block or two. In fact, the 19,000 sq. ft. lot directly southwest of the Pazooki property has recently been redeveloped. The lack of conformity in lot sizes of our older neighborhood contributes substantially to its unique charm and character. The Planning Commission also acknowledged that the "mix of housing styles and

size in the area give a sense of character and neighborhood” (Wuhrman CPA, 4/6/05 meeting minutes, pg. 9). This existing variation in lot sizes also helps to provide a diversity of housing opportunities in our area. The planning staff have acknowledged that the area of “nonconformity” is likely larger than what is appropriate to address with geographic scoping. If the goal is to bring lots into compliance with existing zoning designations, then all non-conforming lots in the entire North Bellevue sub-area should be considered in a comprehensive study of the issue, if it is warranted. It is not logical or fair to focus only on a few blocks.

The current SF-M zoning has been completely adequate and a change is not necessary to promote redevelopment for the purpose of replacing older housing. It has not been a hardship for people to build, remodel or add on to their homes within the framework of the existing zoning. This is apparent by the vast number of remodels and new construction in our area, all done without variances. This is also evidenced by the increasing value of homes in our area.

Changing the zoning for one parcel, even with expansion of the geographic scope, sets a negative precedent and will set the stage for additional zoning requests throughout the city. Property owners should be able to trust that the Comprehensive Plan is a tool for big picture, long term planning of entire areas, and is not easily manipulated or changed to benefit a select few. As stated in the City Council minutes on May 9, 2005 regarding the Wuhrman CPA application, the council “noted the importance of the Comprehensive Plan in providing predictability for the community.” The rezone of 504 - 98th and any expansion of scope does not benefit our community as a whole and would impact the area negatively. In addition, a rezone for this property and any expansion of scope would not substantially advance the increased density goals of the Growth Management Act enough to justify the destabilizing effect that a zone change would have on our neighborhood.

In conclusion, we ask that you carefully consider the justification and benefits of this CPA and any associated geographic scoping. There was overwhelming neighborhood opposition to this rezone application three years ago, and this is still the case, as is evidenced by the numerous e-mails and letters received by the city. The first step of the long and arduous CPA process should only be taken if the results will substantially benefit the majority of property owners, the neighborhood and the community as a whole.

Respectfully submitted,

Douglas and Nancy Leigh
508 98th Ave NE
Bellevue, WA 98004

Matz, Nicholas

From: GWeiher@aol.com
Sent: Thursday, May 01, 2008 11:34 AM
To: Matz, Nicholas
Cc: planningcommision@bellevuewa.gov
Subject: PazookiCPAapplication

We oppose the Pazooki CPA Application as it would change the look and feel of the neighborhood in a very negative way.

Gary and Kathleen Weiher
706 96th Ave. N.E.
Bellevue, WA 98004

Need a new ride? Check out the largest site for U.S. used car listings at [AOL Autos](#).

Matz, Nicholas

From: Paul Measel [prmeasel@earthlink.net]
Sent: Wednesday, April 30, 2008 10:16 AM
To: Matz, Nicholas
Subject: Pazooki rezone
Attachments: City Council 4-2-08 Rev A.doc

Mr. Matz,
Attached is a copy of my presentation concerning the Pazooki rezone request.
Thanks,
Paul Measel

No virus found in this outgoing message.
Checked by AVG.
Version: 7.5.524 / Virus Database: 269.23.6/1407 - Release Date: 4/30/2008 11:35 AM

I am Paul Measel. I live at 9510 NE 5th St.
Thank you for hearing me tonight.

I speak in opposition to the rezone of 504 98th Ave N.E, applied for by Paul Pazooki.

My wife and I have been living at our 5th Street address since 1968. We have raised two boys there, and are now helping to raise two grandchildren there. We hope to be able to spend a couple more decades there, God willing. We have enjoyed the neighborhood very much. Its residential character has been protected by the current Comprehensive Plan, thank you! We participated in some of the hearings associated with the development of the current Comprehensive Plan. This plan has successfully provided a vibrant, integrated community with appropriate locations for each land use. We understood that one key purpose of the plan was to protect the single-family neighborhood from encroachment of higher density development beyond the current buffer zone. To downgrade a long standing, successful zoning plan seems contrary to the basic purpose of zoning.

Many people greatly prefer lower density zoning. They are voting with their pocketbooks to upgrade their houses on lots providing suitable zoning. They are depending on the Comprehensive Plan to provide predictability for the community and their neighborhood.

The proposed rezone, will significantly damage the current property holders. By applying for a higher density rezone, the Pazooki's are requesting that the Council increase the value of their lot, likely in the area of several hundred thousand dollars, at the expense of the value of the other lots in the neighborhood.

This rezone was denied three years ago. At that time the Council concluded that the proposal did not meet the requirements under "Threshold Review Decision Criteria", particularly noting the lack of changed circumstances. It seems evident that the neighborhood circumstances still have not significantly changed, thus the current proposal does not meet the Decision Criteria.

Also, three years ago, expansion of the geographic scope was recommended. Currently, such expansion is not recommended. This inconsistency permits current and future unfairness, despite Staff's assertion that scoping will be studied in future updates of the Comprehensive Plan.

Many people represented here oppose this rezone. I pray that the council rules in favor of the many rather than for the benefit of one individual, and rules to maintain the integrity of a well thought out urban plan rather than provide a peculiar and inconsistent anomaly.

In conclusion, we oppose and request that no further consideration be given to the Pazooki Proposal for a Comprehensive Plan Amendment. We believe that to change the zoning of this one parcel for the benefit of one individual would be grossly unfair to, and economically damage, many people in this neighborhood, quite likely leading to high density zoning creep.

Thank you for your consideration in this manner.

9428 NC 1
Bellevue 98008
May 2/08

Dear Sam:

I am writing to oppose
the CPA Puzski rezoning property
at 504-98th Ave NE.

I have lived in this neighbor-
hood for seventeen ~~and~~ have
seen many changes mostly
extremely large houses built
by developers on small lots

I understand this application
was denied three years ago
because it did not meet the criteria
for a Comprehensive Plan
amendment.

Rezoning is not needed to
stimulate redevelopment in our
area. The existing zoning is
completely adequate. It is not
hardship for people to remodel or add
to their homes within our existing
zoning.

CP Bellows wants clustered
housing. Please limit it to downtown
and not destroy our neighborhood.

Yours truly

Sarah Navary

May 3, 2008

Nadine Barnett
9235 N. E. 1st
Bellevue, Wa.
98004

To Whom it may concern:

I am a long time property owner in
Locklessen, West Bellevue and have
lived at this address for 31 years.

I would like it to be known
that I oppose the Pasookie CPA
application. I am against any
zone changes in our neighborhood.

Sincerely,
Nadine Barnett

Matz, Nicholas

From: Hitchcock, Kathy [klh@spu.edu]
Sent: Friday, April 25, 2008 12:02 PM
To: Matz, Nicholas
Cc: PlanningCommission

To whom it may concern:

I am a resident of Lochleven at 108 92nd Ave. N.E. and as a member of the West Bellevue Community Club I opposed the previous zone change and geographic expansion proposal three years ago. Our neighborhood immediately surrounding the downtown Bellevue core has consistently resisted changes to the existing zoning, as one means of maintaining the quality and unique character of our neighborhood. I would like to encourage each of you on the Planning Commission and on the City Council to not support this proposal and potential geographic expansion of the proposed zone change area. Thank you.

Kathy Hitchcock, Associate Director
Seattle Pacific Univ. Alumni Relations
3307 3rd Ave. W., Seattle WA 98119
Phone: 206-281-2447 or klh@spu.edu

Matz, Nicholas

From: Jeff Itkin [jjeffitkin@hotmail.com]
Sent: Thursday, April 24, 2008 2:03 PM
To: Matz, Nicholas
Cc: pazooki@sfghome.com
Subject: letter to city

Dear Mr. Matz,

I am writing in regards to the new zoning proposal of "504 98th Ave NE, Bellevue." My wife and I would just like to clearly state that we are in favor of this change from an R-3.5 to an R-4.0. Currently we have a family owned property that falls short of the guide lines for putting 2 single family homes. This is a very unfortunate circumstance. Our hopes have been for quite a while now to build a home side by side with my sister and her husband. We are a tight family and my wife and I are having our first child (Olivia) this June. This is significant because we have always been raised in proximity to our parents, aunts, uncles, cousins and siblings and would love to have that be projected onto our child in her upbringing.

I understand that the only property up for rezoning is the one in question but that the city is interested in possibly extending the scope of the rezone. Our property is on the corner of 5th and 97th, one block west of the other home. Our family lot is very similar in size to the one in question and would qualify for 2 single family homes under the new guideline's and restriction proposed. Passing an ordinance like this would behoove both us and the community. We could build two homes that fit the current appeal, and scheme of the area, apposed to the "Mega home" that we would be required to build to offset our current financial investment in the lot.

It is already difficult and financially demanding to live in West Bellevue, and to have this opportunity to bring to the community a more youthful demographic that can offer many years of community involvement and support is a chance that should not be overlooked. With a purpose of keeping an architectural harmony, a family tradition and most importantly a strengthening in community it is hard to imagine how a shift in policy could not benefit everyone. Please take serious consideration for change in this zoning. As both a family and a resident of Bellevue we thank you for your time.

Sincerely,

Jeffrey Itkin
Amy Itkin
Olivia Itkin(She'll thank you in June)

Make it yours. [Create a custom banner](#) to support your cause.

Matz, Nicholas

From: Galya Itkin [galyaitkin@cbbain.com]
Sent: Wednesday, April 16, 2008 8:39 PM
To: Matz, Nicholas
Subject: RE: Comprehensive Plan Amendemnt

Nicholas,
Thank You. I would prefer to receive future information about his project via email: galyaitkin@cbba.com.

From: NMatz@bellevuewa.gov [mailto:NMatz@bellevuewa.gov]
Sent: Wed 4/16/2008 4:44 PM
To: Galya Itkin
Cc: pazooki@sfgghome.com
Subject: RE: Comprehensive Plan Amendemnt

Mr. and Mrs. Kirstine:

Thank you for commenting on this Comprehensive Plan Amendment (CPA) application. I have added your comments to the public record and will include these comments in the Planning Commission's review of materials.

Based on receipt of this email I have added your email address to the parties of public record for this application. If you would like to receive future information relating to this project **by email** (rather than U.S. Postal Mail) please let me know in your response to this email, otherwise please respond to this email with your first and last name and mailing address including zip code.

Nicholas Matz AICP
Senior Planner
425 452-5371

Dear City of Bellevue,

We recently received a letter about the Comprehensive Plan Amendment, that would rezone the property at 504 98th Ave N.E. We understand that this lot is larger than the average lot in the surrounding blocks. It is about twice the size of most of the other lots in the neighborhood. We **agree and am for** the subdivision of this lot into 2 single family lots. This would conform the lot to about the average lot size of the neighborhood and allow for two unified homes instead of one of those "mega homes", that seems to have invaded the neighborhood.

We were also interested in learning that the city of Bellevue will be meeting to talk about expanding the scope of the "rezoning" to the adjacent blocks. This is a great idea! The average parcel size in the neighborhood is about 8,500sqft. Making all the lots in the surrounding blocks (96th, 97th, 98th, 99th) uniform would keep the character of our neighborhood intact and deter the construction of the "mega-homes". We are **100%** in agreement for permitting the subdivision of the few oversized lots in the neighborhood. Larger parcels promote the "mega-homes", which is an eye soar in our community. Smaller lots guarantee smaller more consistent sized homes. We look forward to hearing more about the above plans.

4/25/2008

Thank You,
Mr & Mrs. Kirstine

Going green? [See the top 12 foods to eat organic.](#)

Matz, Nicholas

From: greg itkin [gregi2@hotmail.com]
Sent: Wednesday, April 16, 2008 2:18 PM
To: Matz, Nicholas
Cc: pazooki@sfgfhome.com
Subject: 504 98th Ave NE, Bellevue

Dear City of Bellevue,

We live in the Lochleven neighborhood at 511 98th Ave NE, Bellevue. We are writing to approve the proposal to change the zoning of the property located across the street from us at 504 98th Ave NE. We are in agreement for the approval to allow the property to be subdivided into 2 single family lots. As a resident of Lochleven, we want to steer away from the construction of "mega-homes". We would much rather have two single family homes across the street from us than one giant one.

We have also learned that the scope of the zoning proposal may continue to the surrounding blocks (96th, 97th, 98th, 99th). We know in our neighborhood there are a few other oversized lots. If the zoning proposal is expanded to the surrounding blocks than we can feel more comfortable that there will be less chances for "mega-homes" to be built on those oversized lots. Again, we approve the proposed zoning change for 504 98th Ave NE, as well as expanding the rezoning to the surrounding blocks and permitting the subdivision of the oversized lots.

Thank You

Greg & Marina Itkin

Use video conversation to talk face-to-face with Windows Live Messenger. [Get started!](#)

Matz, Nicholas

From: Galya Itkin [galyaitkin@cbbain.com]
Sent: Monday, April 14, 2008 6:07 PM
To: Matz, Nicholas
Cc: pazooki@sfghome.com
Subject: Comprehensive Plan Amendemnt

Dear City of Bellevue,

We recently received a letter about the Comprehensive Plan Amendment, that would rezone the property at 504 98th Ave N.E. We understand that this lot is larger than the average lot in the surrounding blocks. It is about twice the size of most of the other lots in the neighborhood. We **agree and am for** the subdivision of this lot into 2 single family lots. This would conform the lot to about the average lot size of the neighborhood and allow for two unified homes instead of one of those "mega homes", that seems to have invaded the neighborhood.

We were also interested in learning that the city of Bellevue will be meeting to talk about expanding the scope of the "rezoning" to the adjacent blocks. This is a great idea! The average parcel size in the neighborhood is about 8,500sqft. Making all the lots in the surrounding blocks (96th, 97th, 98th, 99th) uniform would keep the character of our neighborhood intact and deter the construction of the "mega-homes". We are **100%** in agreement for permitting the subdivision of the few oversized lots in the neighborhood. Larger parcels promote the "mega-homes", which is an eye soar in our community. Smaller lots guarantee smaller more consistent sized homes. We look forward to hearing more about the above plans.

Thank You,
Mr & Mrs. Kirstine

Going green? See the [top 12 foods to eat organic](#).

Matz, Nicholas

From: Doug Leigh [dnleigh@comcast.net]
Sent: Monday, April 14, 2008 5:48 PM
To: Matz, Nicholas
Subject: Planning Commission Meeting - 4/16

Hi Nicholas,
Will the Pazooki CPA application be discussed at this week's Planning Commission Study Session? Thanks in advance for any information you can share.
N.Leigh

Matz, Nicholas

From: Jesse Denike [Jesse@mhseattle.com]
Sent: Tuesday, April 08, 2008 2:46 PM
To: Matz, Nicholas
Cc: Inghram, Paul
Subject: RE: Pazooki CPA
Follow Up Flag: Follow up
Due By: Thursday, April 10, 2008 12:00 AM
Flag Status: Red
Attachments: Neighborhood meeting sign-in sheet.pdf

Hi Nicholas,

I heard back from the Pazookis regarding last week's neighborhood meeting. They reported it went very well. Apparently, four property owners showed up and all supported the Pazooki CPA proposal and expanding its geographic scope. I have attached an attendance list to this email. Thanks again for your assistance in researching lot development in this area. Like you, we are very eager to get a clearer picture of this neighborhood's history.

Sincerely,

Jesse DeNike
 McCullough Hill P.S.
 701 Fifth Avenue, Suite 7220
 Seattle, WA 98104
 Phone: 206.812.3388
 Fax: 206.812.3389

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From: NMatz@bellevuewa.gov [mailto:NMatz@bellevuewa.gov]
Sent: Thursday, April 03, 2008 4:44 PM
To: Jesse Denike
Cc: PInghram@bellevuewa.gov
Subject: RE: Pazooki CPA

Mr. Denike-

Staff are now in the process of collecting plat and quarter-section information and other related public documents regarding land division in the neighborhood (the 1970's plat reference last night was taken from a 2005 Powerpoint presentation slide for the Wuhrman CPA; I am in the midst of tracking down the original document). I will provide you with what we find.

I've submitted an information request to our Property Services group to research public documents regarding the NE 7th Street vacation (quarter-section NE 31-25-5), and will pass those on when we get results.

At their study session last night, Chair Robertson and the Commission directed staff to research the question of expanding the geographic

4/15/2008

scope. An additional study session or briefing may be provided to the Planning Commission to relay this research; you will know in advance if this is to occur. No other study sessions are likely to be scheduled before the public hearing, and public meetings are not a requirement of Process IV applications, so those are unlikely, as well. You assume correctly that you can provide additional input as to changed circumstances (criteria) up until the Threshold Review public hearing.

We would certainly appreciate any information on the outcome of your client's meeting tonight.

Please let me know if there is anything else we can provide at this time.

Nicholas Matz AICP
Senior Planner
425 452-5371

From: Jesse Denike [mailto:Jesse@mhseattle.com]
Sent: Thursday, April 03, 2008 9:02 AM
To: Matz, Nicholas; Inghram, Paul
Cc: paul@pazooki.com; Omied Ryan Pazooki; Jack McCullough
Subject: Pazooki CPA

Hi Paul and Nicholas,

Omied Pazooki and I attended the study session last night and want to follow up on some issues that were raised regarding the Pazooki CPA. Some of the Planning Commission members asked about the history of development in this neighborhood, and Paul indicated he had a plat from the 1970's. We are also very interested in getting more information on this, and would be happy to work with you in figuring out how this neighborhood came about, with most lots being nonconforming.

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Finally, we came away with the impression that expanding the geographic scope may still be considered, as Ms. Robertson and other members of the Commission seemed to feel it was appropriate. We would like to be able to provide further input relating to this, especially after tonight's neighborhood meeting the Pazookis are hosting (we would have held the meeting prior to the study session, but we scheduled it for tonight under the belief that the study session would be held on the 9th). I assume we can also provide additional input as to changed circumstances up until the public hearing as well. Will any further study sessions be held (or any other types of public meetings) prior to the June public hearing?

Thanks for your cooperation and assistance.

Jesse DeNike
McCullough Hill P.S.
701 Fifth Avenue, Suite 7220
Seattle, WA 98104
Phone: 206.812.3388
Fax: 206.812.3389

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4/15/2008

other confidentiality protection. If you believe that it has been sent to you in error, do not read it. Please reply to the sender that you have received the message in error, then delete it. Thank you.

From: NMatz@bellevuewa.gov [mailto:NMatz@bellevuewa.gov]
Sent: Thursday, March 20, 2008 2:46 PM
To: Jesse Denike
Subject: RE: Comp plan study sessions

Mr. Denike:

Thank you for checking in regarding the Pazooki amendment request. We tentatively have scheduled a Planning Commission study session for this request for April 9 (although there is a chance it could move to April 2 or some other date). Please let us know if you have additional questions or comments.

Nicholas Matz AICP
Senior Planner
425 452-5371

From: Jesse Denike [mailto:Jesse@mhseattle.com]
Sent: Wednesday, March 19, 2008 3:28 PM
To: Matz, Nicholas
Subject: Comp plan study sessions

Dear Mr. Matz,

My name is Jesse DeNike and I am writing in regards to the SF-H (R-4) comp plan amendment application (I am the applicant contact for this proposal). I was wondering whether a study session has been scheduled yet for this proposal. If I remember correctly, the Planning Commission intends to hold these sessions between March and May, and I just wanted to make sure I stayed on top of it.

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FAX TRANSMITTAL

PAZCO, INC.

3063 ROCKY POINT ROAD
P.O. BOX 5479
BREMERTON, WA 98312-0538
(360) 415-9730
FAX (360) 415-9729
E-MAIL: pazco@pazooki.com

Date: 4/5/08

To: JESSE DENIKE

FAX: (206) 812-3389

From: PAUL PAZOOKI

CC:

Re: CPA, SUPPORTING NEIGHBORS

YOU SHOULD RECEIVE ⁷ PAGE(S), INCLUDING THIS COVER SHEET. IF YOU DO NOT RECEIVE ALL OF THESE PAGES, PLEASE CALL (360) 415-9730

MESSAGE:

HERE IS THE SIGN UP SHEET. PER MY EMAIL

The information in this faxed message is privileged and confidential. It is intended only for the use of the recipient named above. If you received this fax in error, you are hereby notified that any dissemination, distribution or copying of this communication maybe unlawful. If you have received this message in error, please notify us by telephone immediately at 360-415-9730 and return the original message to us at the address below via U.S. Mail. You will be reimbursed for the cost of postage. Thank you.

BLAKE & GALYA KIRSTINE

10241 NE 20th PL.

BELLEVUE, WA 98004

blake.kirstine@acuvue-razorfish.com

galya@itkin@ebba.com

Jeff and Amy Itkin

8703 NE 11th Street

Medina, WA 98039

JeffItkin@hotmail.com

Brian & Margo Thomas

345 105th Ave SE

98004

briant@kuichak.com

MARK SEAMAN

JR ABBOTT CONSTRUCTION, INC.

206-467-8500 EXT. 136

Matz, Nicholas

From: Jesse Denike [Jesse@mhseattle.com]
Sent: Thursday, April 03, 2008 4:55 PM
To: Matz, Nicholas
Cc: Inghram, Paul; Omied Ryan Pazooki; paul@pazooki.com; Jack McCullough
Subject: RE: Pazooki CPA

Thanks for getting back to me Nicholas.

We look forward to receiving the information on neighborhood plats. Thank you also for submitting a request for documents relating to the NE 7th Street vacation.

We will be very happy to share with you the results of tonight's meeting. We hope to help clear up any misunderstanding about the impact this proposal may have on the community, and are eager to work with neighbors about any remaining concerns.

Thanks again for your attention to this matter,

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Sent: Thursday, April 03, 2008 4:44 PM
To: Jesse Denike
Cc: PInghram@bellevuewa.gov
Subject: RE: Pazooki CPA

Mr. Denike-

Staff are now in the process of collecting plat and quarter-section information and other related public documents regarding land division in the neighborhood (the 1970's plat reference last night was taken from a 2005 Powerpoint presentation slide for the Wuhrman CPA; I am in the midst of tracking down the original document). I will provide you with what we find.

I've submitted an information request to our Property Services group to research public documents regarding the NE 7th Street vacation (quarter-section NE 31-25-5), and will pass those on when we get results.

At their study session last night, Chair Robertson and the Commission directed staff to research the question of expanding the geographic scope. An additional study session or briefing may be provided to the Planning Commission to relay this research; you will know in advance if this is to occur. No other study sessions are likely to be scheduled before the public hearing, and public meetings are not a requirement of Process IV applications, so those are unlikely, as well. You assume correctly that you can provide additional input as to changed circumstances (criteria) up until the Threshold Review public hearing.

4/15/2008

We would certainly appreciate any information on the outcome of your client's meeting tonight.

Please let me know if there is anything else we can provide at this time.

Nicholas Matz AICP
Senior Planner
425 452-5371

From: Jesse Denike [mailto:Jesse@mhseattle.com]
Sent: Thursday, April 03, 2008 9:02 AM
To: Matz, Nicholas; Inghram, Paul
Cc: paul@pazooki.com; Omed Ryan Pazooki; Jack McCullough
Subject: Pazooki CPA

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Omied Ryan Pazooki
10047 Main St. #418
Bellevue, WA 98004
206-229-7001
Pazooki@sfghome.com

March 10, 2008

Dear neighbor,

I am writing to inform you of a Comprehensive Plan Amendment application that has been submitted to the City. The proposal is to change the zoning of the property located at 504 98th Ave. N.E. from R-3.5 (3.5 homes per acre) to R-4 (4.0 homes per acre). R-3.5 zoning has a minimum lot size requirement of 10,000 sq. ft., while R-4 zoning has a minimum lot size requirement of 8,500 sq. ft. If adopted, this amendment would allow the property to be subdivided into 2 single family lots each with sizes of approximately 8,650 sq. ft.

Currently, the Comprehensive Plan Amendment application only includes the aforementioned property. However, in the next couple of months, there will be a meeting within the city that could expand the scope of this amendment to include the adjacent blocks around this property.

I have gathered information on the blocks of 96th, 97th, 98th and 99th Ave. N.E. It appears that only 23 of the 53 lots on these blocks currently conform to the minimum lot size requirement of 10,000 sq. ft. That is, 30 of these lots are smaller than what the current R-3.5 zoning requires. Indeed, most parcels in this area, and particularly those between 98th and 99th Ave., have lot sizes around 8,500 sq. ft., consistent with R-4 zoning. Of the 30 non-conforming lots, nearly all would become conforming if they were included in the amendment, and four additional lots could be eligible for subdivision.

That said, the impact of the proposed amendment is relatively small, even if a larger area is incorporated into the amendment. The inclusion of adjacent blocks into the proposed amendment could result in the potential for four new homes in the four block area. This would help ensure a unified lot pattern within the neighborhood by making all lots conforming. In addition, changing the zoning to R-4 and creating small lots would deter the construction of "mega-homes" in the close vicinity, ensuring the unique character of our community will remain intact throughout the coming years.

In sum, the proposed amendment, and the potential inclusion of neighboring blocks, can be expected to have the following results:

- Ensure the zoning for the neighborhood more closely represents the actual character and development patterns currently in place.

- Make nearly all lots conform to the City's zoning code.
- Deter the construction of "mega homes," thereby preserving the unique character of the community.
- Permit the subdivision of a few oversized lots, creating uniformity throughout the neighborhood.

I would greatly appreciate any feedback you may have.

Thank you,

Omied Ryan Pazooki

Matz, Nicholas

From: Erich Wuhrman [erichw@aplaceformom.com]
Sent: Friday, April 04, 2008 1:35 PM
To: Matz, Nicholas
Cc: ewuhrman@hotmail.com
Subject: 98th ave ne Bellevue
Attachments: 504 98th Ave NE.DOC

Please add this to your file – thanks

Please confirm that you have received it...

Erich Wuhrman

VP of Recruiting

A Place for Mom, Inc.

206.802.1509 (DIRECT)

erichw@aplaceformom.com

<http://www.aplaceformom.com>

A Place for Mom is the nation's largest eldercare referral network. Our consultation is provided at no cost to families as many communities reimburse us for our services.

<http://www.youvegotleads.com>

You've Got Leads! is the senior housing industry's most widely used lead tracking system. Manage your leads, lead sources, and follow-up to improve your occupancy TODAY.

As a property owner at 702 98th Ave NE, I support the application of the Applicant at 504 98th Ave NE to rezone their property.

It would appear to me that the City of Bellevue will have a continuing problem of this nature unless it addresses fairly the issue of nonconforming lots. It would appear that most of the lots in this block are nonconforming to city code. It would be in the interest of the City to bring them into compliance with existing code. This would be the most fair route for the Applicant then their lot could be divided and be of the same size as the rest of the block.

Short of this recommendation the City should allow for a rezone of 504 98th Ave NE to allow for the property to be divided into two lots.

Erich Wuhrman

Matz, Nicholas

From: stephanie kalfayan [stephkalfayan@msn.com]
Sent: Wednesday, April 02, 2008 1:24 PM
To: Matz, Nicholas
Subject: RE: Rezone 504 98th Ave NE public meetings inquiry

Will I be notified when the Pazooki hearing is scheduled? If not how would I find out when it's happening?

From: NMatz@bellevuewa.gov
 To: stephkalfayan@msn.com
 Date: Wed, 2 Apr 2008 12:19:24 -0700
 Subject: RE: Rezone 504 98th Ave NE public meetings inquiry

Ms. Kalfayan--

You may address the Planning Commission at any meeting, on any topic, during Public Comment. However, if you would like to provide oral public testimony for the record on a specific matter or application, you should do this during the public hearing that is scheduled. Oral testimony becomes part of the public record of comment for an application.

For Pazooki, this public hearing is likely first in May or June.

Written testimony submitted during a hearing (i.e. a written copy of oral testimony), and other written comments submitted during a hearing or over the course of application review, all become part of the public record of comment for an application.

Nicholas Matz AICP
 Senior Planner
 425 452-5371

From: stephanie kalfayan [mailto:stephkalfayan@msn.com]
Sent: Wednesday, April 02, 2008 11:01 AM
To: Matz, Nicholas
Subject: RE: Rezone 504 98th Ave NE public meetings inquiry

Mr. Matz,

Thank you for the update. Is this meeting when the Planning Commission will hear public input to be considered in thier decision or does that come later on?

From: NMatz@bellevuewa.gov
 To: stephkalfayan@msn.com
 Date: Wed, 2 Apr 2008 09:35:33 -0700
 Subject: RE: Rezone 504 98th Ave NE public meetings inquiry

Ms. Kalfayan-

The Planning Commission will be introduced to the CPA tonight (April 2) in study session. You may view agenda materials online at:

<http://www.bellevuewa.gov/pdf/PCD/PacketPlanningCommissionAgenda4-2-08.pdf>

Staff are also asking for PC direction on expanding the geographic scope, to extend public hearing notice, if necessary, to possibly affected property. I quote (in part, p. 4) of the agenda memo in the packet: "Expanding the geographic scope is not recommended. Examining the potential of this change across a broader area may be more appropriately considered as an area-wide study effort during scoping for the next seven-year update of the Comprehensive Plan."

I was cc'ed this morning on an email from the applicant regarding a "question and answer" meeting he has set up for tomorrow night, and a letter regarding his position on expanding the geographic scope. I believe you were cc'ed on the original email communication; just in case, I've attached his materials here.

The Public Comment agenda item at the beginning of the 6:30 p.m. meeting would be an opportunity to address the Commission, as study sessions do not take public testimony. The Threshold Review public hearing for this and other 2008 CPAs is now likely in May or June.

Please contact me if you would like to discuss this before the Planning Commission study session.

Nicholas Matz AICP
Senior Planner
425 452-5371

From: stephanie kalfayan [mailto:stephkalfayan@msn.com]
Sent: Tuesday, April 01, 2008 9:33 PM
To: Matz, Nicholas
Subject: RE: Rezone 504 98th Ave NE

Mr. Matz,

Have any public meetings been set regarding this issue? I heard there were some upcoming meetings but it is not clear if they were set up by the city or by Mr. Pazooki. Please let me know. Thanks.

Stephanie

Subject: RE: Rezone 504 98th Ave NE
Date: Fri, 21 Mar 2008 16:52:07 -0700
From: NMatz@bellevuewa.gov
To: stephkalfayan@msn.com

Ms. Kalfayan--

Thank you for commenting on this Comprehensive Plan Amendment (CPA) application. I have added your comments to the public record and will include these comments in the Planning Commission's review of materials. I have added your email address to the parties of public record for this application and will keep you informed of public hearings on the application's Threshold Review. You may also review the application paper file at Bellevue City Hall.

Nicholas Matz AICP
Senior Planner
425 452-5371

From: stephanie kalfayan [mailto:stephkalfayan@msn.com]
Sent: Friday, March 21, 2008 4:29 PM

To: Matz, Nicholas
Subject: Rezone 504 98th Ave NE

Mr. Matz,
I am a west Bellevue resident. I would like to let you know I am in opposition of the following rezone;

File Number: 08-103680 AC
SF-H (R-4) Rezone

Location: 504 98th Ave NE

Subarea: North Bellevue

Neighborhood: West Bellevue

Description: Map change of 0.4 acres from SF-M (Single Family-Medium) to SF-H (Single Family-High).

Please let me know of any upcoming meetings the city will be having regarding this issue. Thank you

Stephanie Kalfayan

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File Number: 08-103680 AC
SF-H (R-4) Rezone

Location: 504 98th Ave NE

Subarea: North Bellevue

Neighborhood: West Bellevue

Description: Map change of 0.4 acres from SF-M (Single Family-Medium) to SF-H (Single Family-High).

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I am Paul Measel. I live at 9510 NE 5th St.
Thank you for hearing me tonight.

I speak in opposition to the rezone of 504 98th Ave N.E, applied for by Paul Pazooki.

My wife and I have been living at our 5th Street address since 1968. We have raised two boys there, and are now helping to raise two grandchildren there. We hope to be able to spend a couple more decades there, God willing. We have enjoyed the neighborhood very much. Its residential character has been protected by the current Comprehensive Plan, thank you! We participated in some of the hearings associated with the development of the current Comprehensive Plan. This plan has successfully provided a vibrant, integrated community with appropriate locations for each land use. We understood that one key purpose of the plan was to protect the single-family neighborhood from encroachment of higher density development beyond the current buffer zone. To downgrade a long standing, successful zoning plan seems contrary to the basic purpose of zoning.

Many people greatly prefer lower density zoning. They are voting with their pocketbooks to upgrade their houses on lots providing suitable zoning. They are depending on the Comprehensive Plan to provide predictability for the community and their neighborhood.

The proposed rezone, will significantly damage the current property holders. By applying for a higher density rezone, the Pazooki's are requesting that the Council increase the value of their lot, likely in the area of several hundred thousand dollars, at the expense of the value of the other lots in the neighborhood.

This rezone was denied three years ago. At that time the Council concluded that the proposal did not meet the requirements under "Threshold Review Decision Criteria", particularly noting the lack of changed circumstances. It seems evident that the neighborhood circumstances still have not significantly changed, thus the current proposal does not meet the Decision Criteria.

Also, three years ago, expansion of the geographic scope was recommended. Currently, such expansion is not recommended. This inconsistency permits current and future unfairness, despite Staff's assertion that scoping will be studied in future updates of the Comprehensive Plan.

Many people represented here oppose this rezone. I pray that the council rules in favor of the many rather than for the benefit of one individual, and rules to maintain the integrity of a well thought out urban plan rather than provide a peculiar and inconsistent anomaly.

In conclusion, we oppose and request that no further consideration be given to the Pazooki Proposal for a Comprehensive Plan Amendment. We believe that to change the zoning of this one parcel for the benefit of one individual would be grossly unfair to, and economically damage, many people in this neighborhood, quite likely leading to high density zoning creep.

Thank you for your consideration in this manner.

Christensen, Jeanie

Subject: FW: Comprehensive Plan Amendment

Attachments: CPA Q&A.doc; final Pazooki CPA letter.doc

From: Omied Pazooki [mailto:pazooki@sfghome.com]

Sent: Tuesday, April 01, 2008 3:51 PM

To: eric.fickeisen@texturallc.net; stephkalfayan@msn.com; crutcher2@comcast.net; dnleigh@comcast.net; cmcshelbygt500@yahoo.com; irene.m.crandall@boeing.com; ernestfrankenberg@msn.com; Inghram, Paul; Lisa.Downey@microsoft.com; lcmoran@hotmail.com; wbcc@comcast.net

Subject: Comprehensive Plan Amendment

Dear Neighbors,

We would like to thank you for your recent comments regarding the proposed Comprehensive Plan Amendment located at 504 98th Avenue Northeast. We would also like to take the opportunity to invite you to a Question and Answer meeting being held this Thursday.

We have attached a letter outlining the ideas behind the proposed Comprehensive Plan Amendment as well as an invitation to the Question and Answer meeting.

Thank you and we hope to see you on Thursday,

Omied Ryan Pazooki

**The applicants of the Comprehensive Plan Amendment, at 504
98th Avenue N.E., would like to invite you to a neighborhood
meeting to describe the application and to answer any
questions.**

Date: April 3rd, 2008

Time: 7:00pm

**Venue: Bradford Center (next to the First
Congregational Church)**

**Address: 752 108th Avenue NE
Bellevue, WA 98004**

Omied Ryan Pazooki
10047 Main St. #418
Bellevue, WA 98004
206-229-7001
Pazooki@sfgghome.com

March 10, 2008

Dear neighbor,

I am writing to inform you of a Comprehensive Plan Amendment application that has been submitted to the City. The proposal is to change the zoning of the property located at 504 98th Ave. N.E. from R-3.5 (3.5 homes per acre) to R-4 (4.0 homes per acre). R-3.5 zoning has a minimum lot size requirement of 10,000 sq. ft., while R-4 zoning has a minimum lot size requirement of 8,500 sq. ft. If adopted, this amendment would allow the property to be subdivided into 2 single family lots each with sizes of approximately 8,650 sq. ft.

Currently, the Comprehensive Plan Amendment application only includes the aforementioned property. However, in the next couple of months, there will be a meeting within the city that could expand the scope of this amendment to include the adjacent blocks around this property.

I have gathered information on the blocks of 96th, 97th, 98th and 99th Ave. N.E. It appears that only 23 of the 53 lots on these blocks currently conform to the minimum lot size requirement of 10,000 sq. ft. That is, 30 of these lots are smaller than what the current R-3.5 zoning requires. Indeed, most parcels in this area, and particularly those between 98th and 99th Ave., have lot sizes around 8,500 sq. ft., consistent with R-4 zoning. Of the 30 non-conforming lots, nearly all would become conforming if they were included in the amendment, and four additional lots could be eligible for subdivision.

That said, the impact of the proposed amendment is relatively small, even if a larger area is incorporated into the amendment. The inclusion of adjacent blocks into the proposed amendment could result in the potential for four new homes in the four block area. This would help ensure a unified lot pattern within the neighborhood by making all lots conforming. In addition, changing the zoning to R-4 and creating small lots would deter the construction of "mega-homes" in the close vicinity, ensuring the unique character of our community will remain intact throughout the coming years.

In sum, the proposed amendment, and the potential inclusion of neighboring blocks, can be expected to have the following results:

- Ensure the zoning for the neighborhood more closely represents the actual character and development patterns currently in place.

- Make nearly all lots conform to the City's zoning code.
- Deter the construction of "mega homes," thereby preserving the unique character of the community.
- Permit the subdivision of a few oversized lots, creating uniformity throughout the neighborhood.

I would greatly appreciate any feedback you may have.

Thank you,

Omied Ryan Pazooki

Matz, Nicholas

From: linda kupferer [lindaahmie@yahoo.com]
Sent: Tuesday, April 01, 2008 11:05 PM
To: Matz, Nicholas
Subject: Rezone

Dear Mr. Matz,

As along time resident of West Bellevue I can not see the rezoning in this area for higher density. It would ruin the sense of community that has existed since my family first moved into the area in about 1903.

The feeling of space and not over crowding which gives our children a place to climb trees, ride bikes and in general play as we did when we were young.

Linda Lea Kupferer
722 95th Ave. NE

Linda Lea

LindaAhmie@yahoo.com

You rock. That's why Blockbuster's offering you one month of Blockbuster Total Access, No Cost.

Matz, Nicholas

From: Tim Kafer [timk@throwmax.com]
Sent: Tuesday, April 01, 2008 10:02 PM
To: Matz, Nicholas
Subject: Pazooki 504-98th Ave rezone application

Nicolas Matz,

My name is Tim Kafer. My address is 9225 NE 5th St. 98004; just down 4 blocks on 5th St from the Pazooki 504-98th project. I am a bit surprised anyone would object to the rezone application. This will just bring this lot into the same size of about 50 percent of the other lots on that side of the street. What really amazes me is that the same group of people that oppose this lot division are against the large house just kitty corner to 504-98th project.

Do these irrational neighbors just want to have disjointed homes that have additions and remodels on this street?

The neighborhood has been in an upgrade mode for the last 20 years. And I think this is for the better. I have lived at my address since 1979. I have watched the neighborhood rebuild itself, property values increasing and the general higher quality building that has occurred. It is a safer neighborhood now and less likely to be a neighborhood of rentals.

The rezoning that is proposed should be good for property values and the general health of the neighborhood.

Tim Kafer

Matz, Nicholas

From: stephanie kalfayan [stephkalfayan@msn.com]
Sent: Tuesday, April 01, 2008 9:33 PM
To: Matz, Nicholas
Subject: RE: Rezone 504 98th Ave NE

Mr. Matz,

Have any public meetings been set regarding this issue? I heard there were some upcoming meetings but it is not clear if they were set up by the city or by Mr. Pazooki. Please let me know. Thanks.

Stephanie

Subject: RE: Rezone 504 98th Ave NE
Date: Fri, 21 Mar 2008 16:52:07 -0700
From: NMatz@bellevuewa.gov
To: stephkalfayan@msn.com

Ms. Kalfayan--

Thank you for commenting on this Comprehensive Plan Amendment (CPA) application. I have added your comments to the public record and will include these comments in the Planning Commission's review of materials. I have added your email address to the parties of public record for this application and will keep you informed of public hearings on the application's Threshold Review. You may also review the application paper file at Bellevue City Hall.

Nicholas Matz AICP
 Senior Planner
 425 452-5371

From: stephanie kalfayan [mailto:stephkalfayan@msn.com]
Sent: Friday, March 21, 2008 4:29 PM
To: Matz, Nicholas
Subject: Rezone 504 98th Ave NE

Mr. Matz,

I am a west Bellevue resident. I would like to let you know I am in opposition of the following rezone;

File Number: 08-103680 AC
 SF-H (R-4) Rezone
Location: 504 98th Ave NE
Subarea: North Bellevue
Neighborhood: West Bellevue
Description: Map change of 0.4 acres from SF-M (Single Family-Medium) to SF-H (Single Family-High).
 Please let me know of any upcoming meetings the city will be having regarding this issue. Thank you

Stephanie Kalfayan

In a rush? [Get real-time answers with Windows Live Messenger.](#)

Matz, Nicholas

From: Kathy Gwilym [kathio@comcast.net]
Sent: Tuesday, April 01, 2008 11:54 AM
To: Matz, Nicholas
Subject: CPA rezone

Nicholas when is the meeting regarding the rezone of the previously Wuhrman property at 504- 98th Aven NE? Is it at the Planning Comm meeting tomorrow night? Thanks. Kathy

Matz, Nicholas

From: linda kupferer [lindaahmie@yahoo.com]
Sent: Tuesday, April 01, 2008 11:05 PM
To: Matz, Nicholas
Subject: Rezone

Dear Mr. Matz,

As along time resident of West Bellevue I can not see the rezoning in this area for higher density. It would ruin the sense of community that has existed since my family first moved into the area in about 1903.

The feeling of space and not over crowding which gives our children a place to climb trees, ride bikes and in general play as we did when we were young.

Linda Lea Kupferer
722 95th Ave. NE

Linda Lea

LindaAhmie@yahoo.com

You rock. That's why Blockbuster's offering you one month of Blockbuster Total Access, No Cost.

Matz, Nicholas

From: Kathy Gwilym [kathio@comcast.net]
Sent: Tuesday, April 01, 2008 11:54 AM
To: Matz, Nicholas
Subject: CPA rezone

Nicholas when is the meeting regarding the rezone of the previously Wuhrman property at 504- 98th Aven NE? Is it at the Planning Comm meeting tomorrow night? Thanks. Kathy

Matz, Nicholas

From: Tim Kafer [timk@throwmax.com]
Sent: Tuesday, April 01, 2008 10:02 PM
To: Matz, Nicholas
Subject: Pazoooki 504-98th Ave rezone application

Nicolas Matz,

My name is Tim Kafer. My address is 9225 NE 5th St. 98004; just down 4 blocks on 5th St from the Pazoooki 504-98th project. I am a bit surprised anyone would object to the rezone application. This will just bring this lot into the same size of about 50 percent of the other lots on that side of the street. What really amazes me is that the same group of people that oppose this lot division are against the large house just kitty corner to 504-98th project.

Do these irrational neighbors just what to have disjointed homes that have additions and remodels on this street?

The neighborhood and been in an upgrade mode for the last 20 years. And I think this is for the better. I have lived at my address since 1979. I have watched the neighbor up grade itself and have been pleased with the results both as far as a neighborhood rebuilding itself, property values increasing and the general higher quality building that has occurred. It is a safer neighborhood now and less likely to be a neighborhood of rentals.

The rezoning that is proposed should be good for property values and the general health of the neighborhood.

Tim Kafer

Matz, Nicholas

From: shelley carlson [shelleylc@hotmail.com]

Sent: Tuesday, April 01, 2008 8:11 AM

To: Matz, Nicholas

Dear Sirs-

We noticed the recent posting of a City of Bellevue land use action sign at 98th and NE 5th. We understand that an application has been made by the current owner to rezone this parcel from Single Family-Medium (SF-M) to Single Family-High (SF-H) that would allow the subdivision of the property into two lots. The same application was made 3 years ago by the previous property owner and was denied. We hope that the planning Commission will again decide NOT to expand the rezone area. We are still opposed to any change of this zone....nothing has changed in 3 years! Along with our neighbors, we are resistant to any changes to the existing zoning, as one means of maintaining the quality and unique character of our neighborhoods. PLEASE do not allow this lot to be divided!!!!!!

Shelley & Mike Carlson

Use video conversation to talk face-to-face with Windows Live Messenger. [Get started!](#)

Matz, Nicholas

From: Jesse Denike [Jesse@mhseattle.com]
Sent: Monday, March 31, 2008 1:59 PM
To: Matz, Nicholas
Subject: RE: Comments received regarding Pazooki CPA

Nicholas,

Thank you for sending these comments. We look forward to working with the community and fully addressing all concerns to the best of our ability.

Jesse DeNike
McCullough Hill P.S.
701 Fifth Avenue, Suite 7220
Seattle, WA 98104
Phone: 206.812.3388
Fax: 206.812.3389

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From: NMatz@bellevuewa.gov [mailto:NMatz@bellevuewa.gov]
Sent: Monday, March 31, 2008 1:45 PM
To: Jesse Denike
Subject: Comments received regarding Pazooki CPA

Matz, Nicholas

From: Linda Osborn [lindao@osbornpacific.com]
Sent: Monday, March 31, 2008 2:21 PM
To: Matz, Nicholas; Inghram, Paul
Cc: 'Phil Osborn'; Isosborn@msn.com
Subject: Rezone Application: 504 98th Avenue NE
Attachments: Position on Rezone 2008-03-31.pdf

Dear Messrs. Inghram and Matz,

I am attaching a letter regarding the referenced rezone application. Would you please include my letter in the public record and in the Planning Commission's review file? Would you also please let me know if it is necessary to mail a hard copy of this letter in addition to the electronic copy? Thank you.

Linda

Linda S. Osborn

30 March 2008

Paul Inghram AICP, Comprehensive Planning Manager
Nicholas Matz AICP, Senior Planner
Planning and Community Development
City of Bellevue
P. O. Box 90012
Bellevue, WA 98009

RE: Comprehensive Plan Amendment File Number: 08-103680 AC
SF-H (R-4) Rezone
504 98th Ave NE

Dear Messrs. Inghram and Matz,

I am writing to express my concern about and opposition to the referenced application for rezone. My concern centers on the potential encroachment of denser development in a neighborhood whose character and quality of life were established by zoning regulations adopted years ago. In order to be succinct and brief, I am listing my concerns and reasons for my opposition below:

- Consideration of individual rezones does not represent comprehensive planning. "Spot rezones" establish a wrong precedent.
- Expanding the geographic scope of this rezone request is not in keeping with the comprehensive plan. To my knowledge there has not been a significant change in our neighborhood since the zoning was adopted that would warrant consideration of this rezone request. Expanding the geographic scope will likely result in eroding the character of the Lochleven neighborhood.
- One of the overriding parameters for considering a rezone in a neighborhood is when there is a need for economic stimulation. Not a factor here.
- Approximately three years ago, the City considered another rezone application on this same parcel. After consideration, the application was not advanced beyond the threshold review. I fail to see what conditions have changed in the last three years that would warrant consideration again of this same application.

I have been a resident in the Lochleven neighborhood for 34 years. The existing zoning supports the qualities that I believe established and maintains the character of this neighborhood and are those that I embrace now and have embraced during the past three decades. I strongly hope that this application will not be advanced for further review.

Thank you.

Very truly yours,



Linda S. Osborn
21 - 92nd Avenue NE
Bellevue, WA 98004

Matz, Nicholas

From: Eric Fickeisen [eric.fickeisen@texturallc.net]
Sent: Monday, March 31, 2008 12:13 PM
To: Matz, Nicholas; PlanningCommission; Council
Subject: 08-103680 AC SF-H (R4) Rezone

Greetings,

RE:

File Number: 08-103680 AC
SF-H (R-4) Rezone
Location: 504 98th Ave NE
Subarea: West Bellevue
Neighborhood: West Bellevue
Description: Map change of 0.4 acres from SF-M (Single Family-Medium) to SF-H (Single Family-High).

Concerning the action above. It seems pretty simple to me, Currently about 80% of the homes are "non conforming" per Code. If the requested change is made, there will be only about 10% that would be "non conforming". What is the problem? This seems very logical.

I fully support the request to change the zoning. My house is adjacent to the property in question and we have multiple zoning of various degrees across the street, South and East, the character of the neighborhood is not in question and this is a non event. Please make the change.

Thanks,

-e

Eric Fickeisen
505 99th Ave NE
Bellevue, WA 98004

425.646.0951 - Office
206.920.4184 - Cell
eric.fickeisen@texturallc.net

Matz, Nicholas

From: Douglas W. Leigh [wbcc@comcast.net]
Sent: Sunday, March 30, 2008 9:45 PM
To: Matz, Nicholas; Inghram, Paul
Cc: Council; PlanningCommission; alexjoy2@gmail.com; bendol@seanet.com; lindao@osbornpacific.com; michael-smith10@hotmail.com
Subject: WBCC: 504 98th Ave Rezone Board Letter

March 28, 2008

Paul Inghram AICP, Comprehensive Planning Manger
Nicholas Matz AICP, Senior Planner
Planning and Community Development
City of Bellevue
450 110th Ave. NE
P.O. Box 90012
Bellevue, WA 98009

Re: Comprehensive Plan Amendment File Number: 08-103680 AC
SF-H (R-4) Rezone
504 98th Ave NE
West Bellevue
Map change of 0.4 acres from SF-M (Single Family-Medium) to SF-H(Single Family-High)

Dear Messrs. Inghram and Matz,

The West Bellevue Community Club board of directors would like to express it's unanimous opposition to the rezone applied for at 504 98th Ave NE by Paul Pazooki. As you are aware, an application for the same parcel was applied for 3 years ago by the previous owner of the property and after thoughtful consideration was not advanced beyond the threshold review. The board is also unanimously opposed to any geographic expansion of the rezone. Our club's primary purpose is to protect and enhance the existing residential character of the West Bellevue area and maintaining the existing zoning is paramount to that mission. There have not been any changes since the implementation of the existing zoning that warrant a change at this time. The variations in lot size, residence size and age and our close proximity to the central business district contribute substantially to our unique character and high standard of livability. The existing zoning if left unchanged will continue to support these qualities as our neighborhood evolves.

Sincerely,

West Bellevue Community Club Board Of Directors

Doug Leigh
Linda Osborn
Joy Stewart

4/25/2008

Joyce Doland
Michael Smith

Matz, Nicholas

From: Doug Leigh [dnleigh@comcast.net]
Sent: Friday, March 28, 2008 4:19 PM
To: Matz, Nicholas
Subject: RE: Opposition to CPA application to rezone 504 98th Ave NE from SF-M to SF-H

Nicholas,
I was wondering if the packet for next Wednesday's Planning Commission meeting was going to be available today. Thanks so much for your time.
Nancy Leigh

-----Original Message-----

From: NMatz@bellevuewa.gov [mailto:NMatz@bellevuewa.gov]
Sent: Tuesday, March 18, 2008 10:28 AM
To: dnleigh@comcast.net
Subject: RE: Opposition to CPA application to rezone 504 98th Ave NE from SF-M to SF-H

Douglas and Nancy Leigh-

Thank you for commenting on this Comprehensive Plan Amendment (CPA) application. I have added your comments to the public record and will include these comments in the Planning Commission's review of materials. I have added your email address to the parties of public record for this application and will keep you informed of public hearings on the application's Threshold Review. You may also review the application paper file at Bellevue City Hall.

Nicholas Matz AICP
Senior Planner
425 452-5371

From: Doug Leigh [mailto:dnleigh@comcast.net]
Sent: Monday, March 17, 2008 9:27 PM
To: Matz, Nicholas
Cc: PlanningCommission; Council; wbcc@comcast.net
Subject: Opposition to CPA application to rezone 504 98th Ave NE from SF-M to SF-H

March 17, 2008

To: Nicholas Matz, Planner
City of Bellevue Planning Commission
City of Bellevue City Council

Re: SF-H (R-4) Rezone - 504 98th Ave NE
2008 CPA Application - Pazooki

As adjacent property owners, we strongly oppose the Pazooki CPA application to rezone 504 - 98th Ave NE from SF-M to SF-H and any associated expansion of the geographic scope. This same application (formerly known as the Wuhrman CPA) was wisely denied by the Planning Commission and City Council 3 years ago, and there is not sufficient reason to reconsider and advance the application again at this time. We feel that the rezone of the property and potential expansion of the geographic scope sets a negative precedent, and would adversely impact the quality and livability of our unique neighborhood. Thank you for your thoughtful consideration of this issue.

Douglas and Nancy Leigh
508 98th Ave NE

Robert G. Sheehan, P.E. (RET.)
130 97th Avenue NE
Bellevue, Washington 98004
425 (206) 455-2207

Mr. Nicholas Matz, AICP
City of Bellevue
Department of Community Development
450 110th Ave. NE
Bellevue, WA 98009-9012

March 26, 2008

Dear Mr. Matz:

Subject: Re-Zone @ 504-98th Ave. NE
File Number 08-103680 AC

INSANITY is sometimes defined as exact repetition of a previous action with the expectation of a different outcome.

Three years ago former owners of the subject property also requested division of that property into two lots. That request was ultimately rejected by the City Council after West Bellevue Community Club and neighbor objections.

The following were, and remain, relevant issues:

* Lochleven was platted more than a half century ago--before the City of Bellevue was incorporated. Existing lot sizes precede incorporation.

* When the downtown "wedding cake" configuration was adopted, the eastern part of Lochleven was planned for multi-family housing and zoned accordingly. Promises were made that no further intrusion (densification) would occur.

* In the early 1990's, following passage of the state Growth Management Act (GMA), the City initiated re-zoning of many properties in the eastern and southeast section of Lochleven so that zoning and the Comprehensive Plan would be consistent and compliant with the GMA. The community uneasily accepted this re-zoning, with the understanding that no further re-zoning would occur. Owners of the subject property did not request division of their property at that time.

* Re-zoning of the subject property (or a variance type action) to divide the property would amount to spot zoning. Such a change offers no benefit to the community. There are at least a dozen other Lochleven properties whose owners would demand the same. Such a precedent would trigger a land rush, not only in Lochleven but city-wide (Surrey Downs, Bridal Trails, Northtown, etc., etc.).

* Geographic scoping (rezoning of many properties), if proposed, will receive the same hostile neighborhood reaction as that proposal three years ago. If allowed, it too would trigger a land rush.

* Lochleven has done more than its share to accommodate GMA densification; the eastern section of our community already incorporates several hundred multi-family housing units. Any proposal to create smaller lots to allow more housing would seriously compromise the character of what has been historically a single family community (the oldest in Bellevue).

I strongly oppose the proposed action as having no merit, detrimental to our community, and potentially troublesome city-wide.

Sincerely,



Robert G. Sheehan

Matz, Nicholas

From: Paine, Michael
Sent: Tuesday, March 25, 2008 3:45 PM
To: Matz, Nicholas
Cc: Inghram, Paul

Original Message-----

From: YEDEB@AOL.COM [mailto:YEDEB@AOL.COM]
Sent: Tuesday, March 25, 2008 11:12 AM
To: ServiceFirst
Subject: Web Request for Help

Date Sent: 3/25/2008 11:11:31 AM

CommentType: Suggestion
From: John E. Dziak
Subject: WBCC: ne 5TH & 98 TH ne, rEZONE pROPOSAL
Message: Ladies & Gentlemen;

I live directly across the street from the property located on the above described property which is seeking to divide the lot in two.

I am vehemently opposed to such an undertaking. West Bellevue is one of the best kept secrets in the Metro Bellevue area. I oppose higher density population by subdividing existing lots.

Please leave this area alone and as is.

There are enough problems with the advent of mega homes in this area without causing further problems by allowing this kind of intensifying the density.

This move would include a full block and a half and cause a dramatic change in this otherwise "pristine" neighborhood.

I don't want this to happen and I will oppose it with as much vigor of my being.

I FIRMLY oppose changing this area from a SF-M to a SF-H.....THE WUHRMANS TRIED TO DO IT BEFORE AND IT WAS NOT ALLOWED.

PLEASE DON'T ALLOW THIS TO HAPPEN !!!

nomail: Yes

Michael N. Paine
Environmental Planning Manager
Department of Planning and Community Development
City of Bellevue
(425) 452-2739
mpaine@bellevuewa.gov

"The content of this electronic mail message does not necessarily reflect the official view of the elected officials or citizens of the City of Bellevue."

Matz, Nicholas

From: stephanie kalfayan [stephkalfayan@msn.com]
Sent: Friday, March 21, 2008 4:29 PM
To: Matz, Nicholas
Subject: Rezone 504 98th Ave NE

Mr. Matz,
I am a west Bellevue resident. I would like to let you know I am in opposition of the following rezone;

File Number: 08-103680 AC
SF-H (R-4) Rezone
Location: 504 98th Ave NE
Subarea: West Bellevue
Neighborhood: West Bellevue
Description: Map change of 0.4 acres from SF-M (Single Family-Medium) to SF-H (Single Family-High).
Please let me know of any upcoming meetings the city will be having regarding this issue. Thank you

Stephanie Kalfayan

In a rush? [Get real-time answers with Windows Live Messenger.](#)

Matz, Nicholas

From: Jesse Denike [Jesse@mhseattle.com]
Sent: Thursday, March 20, 2008 4:41 PM
To: Matz, Nicholas
Subject: RE: Comp plan study sessions

Nicholas,

Thanks for getting back to me; it's good to see everything is on track. I did have one more question. We anticipate the City will consider any public support or opposition to this proposal, and we are planning to address any concerns that may arise. Will the public be invited to provide comments at the study session, or is it more of a private meeting with the Planning Commission and the applicants?

Thanks again for your help.

Jesse DeNike
McCullough Hill P.S.
701 Fifth Avenue, Suite 7220
Seattle, WA 98104
Phone: 206.812.3388
Fax: 206.812.3389

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From: NMatz@bellevuewa.gov [mailto:NMatz@bellevuewa.gov]
Sent: Thursday, March 20, 2008 2:46 PM
To: Jesse Denike
Subject: RE: Comp plan study sessions

Mr. Denike:

Thank you for checking in regarding the Pazooki amendment request. We tentatively have scheduled a Planning Commission study session for this request for April 9 (although there is a chance it could move to April 2 or some other date). Please let us know if you have additional questions or comments.

Nicholas Matz AICP
Senior Planner
425 452-5371

From: Jesse Denike [mailto:Jesse@mhseattle.com]
Sent: Wednesday, March 19, 2008 3:28 PM
To: Matz, Nicholas
Subject: Comp plan study sessions

Dear Mr. Matz,

My name is Jesse DeNike and I am writing in regards to the SF-H (R-4) comp plan amendment application (I am the applicant

contact for this proposal). I was wondering whether a study session has been scheduled yet for this proposal. If I remember correctly, the Planning Commission intends to hold these sessions between March and May, and I just wanted to make sure I stayed on top of it.

Thanks.

Jesse DeNike
McCullough Hill P.S.
701 Fifth Avenue, Suite 7220
Seattle, WA 98104
Phone: 206.812.3388
Fax: 206.812.3389

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Matz, Nicholas

From: PlanningCommission
Sent: Thursday, March 20, 2008 11:28 AM
To: Matz, Nicholas
Subject: FW: Opposition to West Bellevue Rezone Application of Paul Pazooki, SF-H (R-4) Rezone, No. 08 103680 AC
Importance: High

From: Drew Paalborg [mailto:DPaalbor@starbucks.com]
Sent: Friday, March 14, 2008 2:48 PM
To: Inghram, Paul; PlanningCommission; Council
Cc: Judith Paalborg; wbcc@comcast.net
Subject: Opposition to West Bellevue Rezone Application of Paul Pazooki, SF-H (R-4) Rezone, No. 08 103680 AC
Importance: High

To: Mr Paul Inghram, AICP, Comprehensive Planning Manager, City of Bellevue
 Mr. Nicholas Matz, AICP, Senior Planner, City of Bellevue
 City of Bellevue Council

From: Andrew and Judith Paalborg

March 14, 2008

Dear Messrs. Inghram and Matz and Hon. Members of the City of Bellevue Council:

My wife Judy and I reside at 9547 NE 1st St, Bellevue, WA 98004. We are writing to oppose, in the strongest possible terms, the application of Mr. Paul Pazooki to rezone his parcel located at 504 98th Ave NE in West Bellevue. Mr. Pazooki's rezoning application is titled: SF-H (R-4) Rezone, 08 103680 AC. Mr. Pazooki's privately-initiated application would amend the map designation on this .4-acre site from SF-M (Single Family-Medium) to SF-H (Single Family-High). ***This same application was made 3 years ago by the previous property owner and was denied – the Pazooki Application should be denied again.***

The previous application resulted in an expansion of the proposed zone change by the City (a process we understand is called "geographic scoping") to include a full block and a-half. The "Whurman Expanded Scope" file illustrates the area that was proposed to be rezoned as a result of the geographic scoping 3 years ago. The Planning Commission will again be considering the proposed zone change soon and part of that consideration will be whether or not to expand the rezone area. ***The Planning Commission should reject the geographic expansion of the proposed zone change.***

Many folks in our neighborhood and our neighborhood association, the West Bellevue Community Club (WBCC), opposed the proposed zone change 3 years ago. ***We strongly oppose rezoning application SF-H (R-4) Rezone, 08 103680 AC again.*** The tremendous expansion occurring in downtown Bellevue is threatening the quality and unique character of our neighborhoods – please help us maintain that character and oppose both the rezoning application and the geographic expansion of the proposed zone change.

Respectfully yours,

Andrew & Judy Paalborg
 9547 NE 1st St.
 Bellevue, WA 98004
 Tel (425) 452-5015
 Email: dpaalbor@starbucks.com, jpaalborg@hotmail.com

4/25/2008

Matz, Nicholas

From: Jesse Denike [Jesse@mhseattle.com]
Sent: Wednesday, March 19, 2008 3:28 PM
To: Matz, Nicholas
Subject: Comp plan study sessions

Dear Mr. Matz,

My name is Jesse DeNike and I am writing in regards to the SF-H (R-4) comp plan amendment application (I am the applicant contact for this proposal). I was wondering whether a study session has been scheduled yet for this proposal. If I remember correctly, the Planning Commission intends to hold these sessions between March and May, and I just wanted to make sure I stayed on top of it.

Thanks.

Jesse DeNike
McCullough Hill P.S.
701 Fifth Avenue, Suite 7220
Seattle, WA 98104
Phone: 206.812.3388
Fax: 206.812.3389

CONFIDENTIALITY NOTICE: This email message may be protected by the attorney/client privilege, work product doctrine or other confidentiality protection. If you believe that it has been sent to you in error, do not read it. Please reply to the sender that you have received the message in error, then delete it. Thank you.

Matz, Nicholas

From: John Crutcher [crutcher2@comcast.net]
Sent: Tuesday, March 18, 2008 6:51 AM
To: Matz, Nicholas; PlanningCommission; Council
Subject: File Number: 08-103680 AC; SF-H (R-4) Rezone

It has just recently come to my attention of the application to rezone certain property in Bellevue referenced as:

File Number: 08-103680 AC
SF-H (R-4) Rezone
Location: 504 98th Ave NE
Subarea: West Bellevue
Neighborhood: West Bellevue
Description: Map change of 0.4 acres from SF-M (Single Family-Medium) to SF-H (Single Family-High).

I would like to express my concern about this rezone and request that you **turn down** the application. There has been a long standing SF-M zoning and I would like to see it stay that way.

Thank you for your consideration of my request.

John Crutcher
727 96th Avenue NE
Bellevue, Washington 98004-4918
P. 425-455-2815 F. 425-455-2815

Matz, Nicholas

From: Doug Leigh [dnleigh@comcast.net]
Sent: Monday, March 17, 2008 9:27 PM
To: Matz, Nicholas
Cc: PlanningCommission; Council; wbcc@comcast.net
Subject: Opposition to CPA application to rezone 504 98th Ave NE from SF-M to SF-H

March 17, 2008

To: Nicholas Matz, Planner
City of Bellevue Planning Commission
City of Bellevue City Council

Re: SF-H (R-4) Rezone – 504 98th Ave NE
2008 CPA Application – Pazooki

As adjacent property owners, we strongly oppose the Pazooki CPA application to rezone 504 - 98th Ave NE from SF-M to SF-H and any associated expansion of the geographic scope. This same application (formerly known as the Wuhrman CPA) was wisely denied by the Planning Commission and City Council 3 years ago, and there is not sufficient reason to reconsider and advance the application again at this time. We feel that the rezone of the property and potential expansion of the geographic scope sets a negative precedent, and would adversely impact the quality and livability of our unique neighborhood. Thank you for your thoughtful consideration of this issue.

Douglas and Nancy Leigh
508 98th Ave NE
Bellevue, WA 98004

Matz, Nicholas

From: Crandall, Irene M [irene.m.crandall@boeing.com]
Sent: Monday, March 17, 2008 3:08 PM
To: Matz, Nicholas
Subject: Rezoning Lochleven

As a resident of Lochleven since 1981, I would like to convey my opposition to the proposal currently put before the Bellevue City Council as referenced below. This application would rezone a parcel of land from Single Family-Medium to Single Family-High and expand the proposed zone change area. Lochleven is a quaint neighborhood that is experiencing drastic change. By not approving the rezoning, it is a means of maintaining the quality and unique character of our neighborhood.

Thank you for your consideration in opposing this proposal.

Reference:

File Number: 08-103680 AC
SF-H (R-4) Rezone
Location: 504 98th Ave NE
Subarea: West Bellevue
Neighborhood: West Bellevue
Description: Map change of 0.4 acres from SF-M (Single Family-Medium) to SF-H (Single Family-High)

Yours truly,

Irene Crandall
708 - 96th Avenue NE
Bellevue, WA 98004
425.451.8289

Matz, Nicholas

From: cari crandall [cmcshelbygt500@yahoo.com]
Sent: Monday, March 17, 2008 3:27 PM
To: Matz, Nicholas
Subject: Rezoning Lochleven

As a resident of Lochleven since 1981, I would like to convey my opposition to the proposal currently put before the Bellevue City Council as referenced below. This application would rezone a parcel of land from Single Family-Medium to Single Family-High and expand the proposed zone change area. Lochleven is a quaint neighborhood that is experiencing drastic change. By not approving the rezoning, it is a means of maintaining the quality and unique character of our neighborhood.

Thank you for your consideration in opposing this proposal.

Reference:

File Number: 08-103680 AC
SF-H (R-4) Rezone
Location: 504 98th Ave NE
Subarea: West Bellevue
Neighborhood: West Bellevue
Description: Map change of 0.4 acres from SF-M (Single Family-Medium) to SF-H (Single Family-High)

Yours truly,

Cari Crandall
708 - 96th Avenue NE
Bellevue, WA 98004
425.451.8289

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Matz, Nicholas

From: ERNEST FRANKENBERG [ernestfrankenberg@msn.com]
Sent: Friday, March 14, 2008 4:44 PM
To: Matz, Nicholas; PlanningCommission; Council
Subject: rezone at 98th and 5th

My wife and I noticed the rezone sign at the property mentioned above on a recent walk.

We are STRONGLY opposed to rezone requested on file number 08-103680 AC, R-4 rezone SF-M to SF-H, property located at NE corner of 98th and 5th.

Additionally, we would like to inquire as to when more building restrictions will be considered regarding the "MCMANSION" teardown/ rebuild which our Lochleven area is experiencing. We understand that some moves are being made to restrict how much light can be blocked from incumbent property owners and to require more setback. The council should also address the way builders get around height restrictions above grade when they just raise the grade to build on.

Thanks, Ernie

*Ernie Frankenberg
108 94th Ave N.E.
Bellevue ,Wa 98004*

tel: 425-453-2348

Matz, Nicholas

From: Drew Paalborg [DPaalbor@starbucks.com]
Sent: Friday, March 14, 2008 5:37 PM
To: Inghram, Paul
Cc: Matz, Nicholas; Judith Paalborg
Subject: RE: Opposition to West Bellevue Rezone Application of Paul Pazooki, SF-H (R-4) Rezone, No. 08 103680 AC

Dear Mr. Inghram:

Many thanks for your prompt reply to my email. Are Planning Commission study sessions closed or open to the public? If so, would you please be so kind as to inform me when the next one will take place? From your message below, the date seems uncertain at present.

We would also very much appreciate it if you or Mr. Matz would drop us an email on any Planning Commission meetings where the Pazooki rezoning application or the proposed geographic expansion for rezoning will be considered. We are following this application very closely and have great interest in opposing it.

Have a great weekend and many thanks again for replying.

Best regards,

Drew Paalborg

From: PInghram@bellevuewa.gov [mailto:PInghram@bellevuewa.gov]
Sent: Friday, March 14, 2008 4:28 PM
To: Drew Paalborg
Cc: NMatz@bellevuewa.gov
Subject: RE: Opposition to West Bellevue Rezone Application of Paul Pazooki, SF-H (R-4) Rezone, No. 08 103680 AC

Mr. and Mrs. Paalborg,

Thank you for the comments regarding the Pazooki amendment request. We will provide your comments to the Planning Commission as part of the review of their request. We tentatively have scheduled a Planning Commission study session this request for April 9 (although there is a chance it could move to April 2 or some other date). Please let us know if you have additional questions or comments.

Paul Inghram
 Comprehensive Planning Manager
 425-452-4070

From: Drew Paalborg [mailto:DPaalbor@starbucks.com]
Sent: Friday, March 14, 2008 2:48 PM
To: Inghram, Paul; PlanningCommission; Council
Cc: Judith Paalborg; wbcc@comcast.net
Subject: Opposition to West Bellevue Rezone Application of Paul Pazooki, SF-H (R-4) Rezone, No. 08 103680 AC
Importance: High

To: Mr Paul Inghram, AICP, Comprehensive Planning Manager, City of Bellevue
 Mr. Nicholas Matz, AICP, Senior Planner, City of Bellevue
 City of Bellevue Council

From: Andrew and Judith Paalborg

4/25/2008

March 14, 2008

Dear Messrs. Inghram and Matz and Hon. Members of the City of Bellevue Council:

My wife Judy and I reside at 9547 NE 1st St, Bellevue, WA 98004. We are writing to oppose, in the strongest possible terms, the application of Mr. Paul Pazooki to rezone his parcel located at 504 98th Ave NE in West Bellevue. Mr. Pazooki's rezoning application is titled: SF-H (R-4) Rezone, 08 103680 AC. Mr. Pazooki's privately-initiated application would amend the map designation on this .4-acre site from SF-M (Single Family-Medium) to SF-H (Single Family-High). **This same application was made 3 years ago by the previous property owner and was denied – the Pazooki Application should be denied again.**

The previous application resulted in an expansion of the proposed zone change by the City (a process we understand is called "geographic scoping") to include a full block and a-half. The "Whurman Expanded Scope" file illustrates the area that was proposed to be rezoned as a result of the geographic scoping 3 years ago. The Planning Commission will again be considering the proposed zone change soon and part of that consideration will be whether or not to expand the rezone area. **The Planning Commission should reject the geographic expansion of the proposed zone change.**

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Respectfully yours,

Andrew & Judy Paalborg
9547 NE 1st St.
Bellevue, WA 98004
Tel (425) 452-5015
Email: dpaalbor@starbucks.com, jpaalborg@hotmail.com

4/25/2008

Inghram, Paul

From: Inghram, Paul
Sent: Friday, March 14, 2008 4:28 PM
To: 'Drew Paalborg'
Cc: Matz, Nicholas
Subject: RE: Opposition to West Bellevue Rezone Application of Paul Pazooki, SF-H (R-4) Rezone, No. 08 103680 AC

Mr. and Mrs. Paalborg,

Thank you for the comments regarding the Pazooki amendment request. We will provide your comments to the Planning Commission as part of the review of their request. We tentatively have scheduled a Planning Commission study session this request for April 9 (although there is a chance it could move to April 2 or some other date). Please let us know if you have additional questions or comments.

Paul Inghram
 Comprehensive Planning Manager
 425-452-4070

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Sent: Friday, March 14, 2008 2:48 PM
To: Inghram, Paul; PlanningCommission; Council
Cc: Judith Paalborg; wbcc@comcast.net
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Importance: High

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 Mr. Nicholas Matz, AICP, Senior Planner, City of Bellevue
 City of Bellevue Council

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March 14, 2008

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3/14/2008

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Respectfully yours,

Andrew & Judy Paalborg

9547 NE 1st St.

Bellevue, WA 98004

Tel (425) 452-5015

Email: dpaalbor@starbucks.com, jpaalborg@hotmail.com

Inghram, Paul

From: Drew Paalborg [DPaalbor@starbucks.com]
Sent: Friday, March 14, 2008 2:48 PM
To: Inghram, Paul; PlanningCommission; Council
Cc: Judith Paalborg; wbcc@comcast.net
Subject: Opposition to West Bellevue Rezone Application of Paul Pazooki, SF-H (R-4) Rezone, No. 08 103680 AC
Importance: High

To: Mr Paul Inghram, AICP, Comprehensive Planning Manager, City of Bellevue
Mr. Nicholas Matz, AICP, Senior Planner, City of Bellevue
City of Bellevue Council

From: Andrew and Judith Paalborg

March 14, 2008

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Respectfully yours,

Andrew & Judy Paalborg
9547 NE 1st St.
Bellevue, WA 98004
Tel (425) 452-5015
Email: dpaalbor@starbucks.com, jpaalborg@hotmail.com

Matz, Nicholas

From: JC Outzs [jco0618@yahoo.com]
Sent: Thursday, March 13, 2008 12:27 PM
To: Matz, Nicholas
Subject: Re: Application no.08-103680 AC

Nicholas,

Sorry to bother you again, but I need a little clarification. Did I understand correctly that the owners' ultimate goal is to divide this lot into two lots? Or are they going for three lots?

I ask because on the Parcel Viewer, the lot size is listed as 17,310 sf (.4 acres) and splitting this lot into two lots results in lots sized ~8,655 sf.

You said the allowable minimum lot size for this zoning is 7,200 sf and the typical lot size in the area to be 8,500 sf, is that correct?

Thank you,

Jennifer

----- Original Message -----

From: JC Outzs <jco0618@yahoo.com>
To: nmatz@bellevuewa.gov
Sent: Thursday, March 13, 2008 11:56:41 AM
Subject: Application no.08-103680 AC

Nicholas,

Thank you for returning my call today and explaining what this application is about. I would like to become a party of record to this application and be notified of any public hearings about it.

Thank you,

Jennifer Outzs
410 98th Ave NE

4/25/2008

Matz, Nicholas

From: JC Outzs [jco0618@yahoo.com]
Sent: Thursday, March 13, 2008 11:57 AM
To: Matz, Nicholas
Subject: Application no.08-103680 AC

Nicholas,

Thank you for returning my call today and explaining what this application is about. I would like to become a party of record to this application and be notified of any public hearings about it.

Thank you,

Jennifer Outzs
410 98th Ave NE
Bellevue WA 98004
425-417-6497

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Matz, Nicholas

From: Lisa Downey [Lisa.Downey@microsoft.com]
Sent: Monday, March 10, 2008 12:35 PM
To: Matz, Nicholas
Cc: Linda Moran
Subject: FW: 08-103680 AC

Dear Mr. Matz – Linda Moran forwarded this to me as I feel the same as she does and as a matter of fact, we had a petition going around last year to stop this type of thing and thought we had put this to bed. So, I'm a bit surprised to see this rezoning request come up again.

Our neighborhood remains a "neighborhood" because of the care and attention we all give to the traffic, to the cleanliness, safety and friendliness of our community. I am worried that multi-family dwellings invite transient workforce to the area which can impact and diminish not only this environmental behavior but also invites lower income communities which ultimately impacts and decreases house values. I do not support the rezoning request and ask that my voice be part of any opposition to the rezoning request. Please guide me if I need to send this on to a formal committee. Thank you! Ljd

Lisa J Downey
 714 – 98th Ave NE Bellevue WA

Subject: RE: 08-103680 AC
Date: Mon, 10 Mar 2008 11:06:42 -0700
From: NMatz@bellevuewa.gov
To: lcmoran@hotmail.com

Ms Moran-

Thank you for commenting on this Comprehensive Plan Amendment (CPA) application. I have added your comments to the public record and will transmit these comments to the Planning Commission for their review. I have added your email address to the parties of public record for this application and will keep you informed of public hearings on the application's Threshold Review. You may also review the application paper file at Bellevue City Hall.

Please let me know if there is anything else we can do at this time.

Nicholas Matz AICP
 Senior Planner
 425 452-5371

From: Linda Moran [mailto:lcmoran@hotmail.com]
Sent: Sunday, March 09, 2008 7:01 PM
To: Matz, Nicholas
Subject: 08-103680 AC

Mr. Matz,
 I am writing to express my concern about the application for rezoning at 504 98th Avenue NE. I feel that the rezoning to a high density single family designation is inappropriate for the neighborhood. It would significantly alter the feel of the neighborhood and would set an undesirable precedent for an area already experiencing major growth with little, if any, traffic mitigation. The attractiveness of this area is based partly upon the proximity to downtown but primarily on the sense of peace and community that we have tried to foster. Rezoning severely threatens that community identity.

Matz, Nicholas

From: stephanie kalfayan [stephkalfayan@msn.com]
Sent: Monday, March 10, 2008 1:09 PM
To: Matz, Nicholas
Subject: RE: Rezone 504 98th Ave NE Comprehensive Plan Amendment

Hello again. Thank you for your quick response.

My property is located at 535 99th Ave NE. My lot is 12,800 square feet. If this does pass, can you tell me how I would be affected. Does it mean I can put a duplex on my property?

I don't understand how this is different than the Wuhrman's proposal. Was the Wuhrman's also a CPA? Also, are you saying it's up to the staff to review and decide if they will propose to the city counsel to rezone the whole block not the residents who live within that block and surrounding area?

Stephanie

Subject: RE: Rezone 504 98th Ave NE Comprehensive Plan Amendment
Date: Mon, 10 Mar 2008 11:02:44 -0700
From: NMatz@bellevuewa.gov
To: stephkalfayan@msn.com

Good morning Ms. Kalfayan and thank you for your comments.

The request is to change the Comprehensive Plan designation from Single Family-Medium (SF-M) to Single Family-High (SF-H). SF-H is a single family (generally meaning detached) designation that allows up to 5 dwelling units per acre. So yes, you are correct in that the intent appears to be to subdivide to get two lots instead of one. That is because the existing zoning requires a 10,000 square foot minimum lot size; R-4 or R-5 (rezoning that would be allowed under an SF-H designation) requires 8,500 or 7,200 square foot minimum lot sizes, respectively. The current lot size is 17,310 square feet according to King County Assessor records.

The previous, Wuhrman CPA did attempt the same thing. The issue regarding how far to propose the amendment was a staff recommendation to address the issue of the CPA went forward for a merit-based discussion and review. The City Council declined to advance this application out of preliminary, or threshold review. The application is currently under staff review and we will likely ask the question again of how far to expand the geographic scope of the proposal. That question will be part of the Planning Commission's study and subject to their public hearing, providing opportunity for the community to weigh in on the issue as well.

And I know it is confusing, based on the application name, but this is a Comprehensive Plan Amendment (CPA) action, which if approved would then lead to rezoning. It is a slight difference that will be part of the dialogue.

I've added your email address to the parties of record for this CPA application. You will receive notice of the public hearing--there will be one scheduled for the first or Threshold Review--(you would get them as well if your property is within 500 feet of the application property). You can review the application paper file at Bellevue City Hall. Please contact me with additional questions and comment; if you would like to provide written comment to the Planning Commission send them to me via email and they will be transmitted for Commission review as part of the public record.

Nicholas Matz AICP
 Senior Planner
 425 452-5371

From: stephanie kalfayan [mailto:stephkalfayan@msn.com]

Sent: Friday, March 07, 2008 9:23 PM

To: Matz, Nicholas

Subject: Rezone 504 98th Ave NE

Hello Mr. Matz,

I received The Weekly Permit Bulletin in the mail today which lists your name and email address as a person involved in the rezoning of property located at 504 - 98th Avenue NE in west Bellevue. It appears from the bulletin the owner is trying to go from single family medium to single family high. Will you please explain single family high. I'm assuming it means they would like to put two houses on their lot rather than one?

Also a few years ago the previous owners of 504 - 98th Avenue NE, Sue and Dick Wuhrman attempted to change the zoning of this lot. The city considered rezoning this lot if they could also change the zoning for the entire block block, which would have changed the zoning where my property is located. (The entire block is 99th ave NE and 98th ave NE, between 5th and 8th) Is this something the city is proposing again?

I would also like to know if there are going to be public meetings before any of the changes are put in place so neighbors can have their say as to what they would like to see happen.

I look forward to hearing from you. Thank you

Stephanie Kalfayan

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Matz, Nicholas

From: Matz, Nicholas
Sent: Monday, March 10, 2008 1:27 PM
To: stephanie kalfayan
Subject: RE: Rezone 504 98th Ave NE Comprehensive Plan Amendment

Ms. Kalfayan-

Your property is currently zoned R-3.5 which requires a 10,000 square foot minimum lot size. Either of the R-4 or R-5 zoning designations would require your property to be at least 17,000 or 14,400 square feet to split it into two lots that meet the R-4 or R-5 minimum lot sizes of 8,500 square feet and 7,200 square feet, respectively.

This is not different from the Wuhrman's proposal; they had to start with a CPA too (rezone always follows in a separate action if the CPA is approved). Although both owners' intent is/was to get the zoning changed, they always have to start with the CPA. The CPA is the mechanism whereby the long-term viability of a land use is examined.

And it is not up to the staff to review and decide. What we do is make an assessment of the likely circumstances that could affect an expansion of the geographic scope and make that recommendation to the Planning Commission for their review and recommendation (there is actually a decision criterion* that we apply to an application and then provide an assessment of) In turn, the City Council makes the final decision as to whether the CPA should go forward as originally proposed or--if recommended for geographic scoping--as expanded. They will consider staff and Planning Commission recommendations but place a great deal of consideration on public testimony, either of that provided to influence the Planning Commission recommendation or in response to the recommendation that goes forward for Council action.

If you would like to provide the Planning Commission with comment on the expansion of geographic scoping for this application I would be happy to transmit your comments to them.

*LUC 20.301.130(A).1.a.ii: Consideration of Geographic Scope. Prior to the public hearing, the Planning Commission shall review the geographic scope of any proposed amendments. Expansion of the geographic scope may be recommended if nearby, similarly situated property shares the characteristics of the proposed amendment's site. Expansion shall be the minimum necessary to include properties with shared characteristics. If expansion is recommended, the notice for the public hearing shall describe the geographic scope of the proposed amendments and notice shall be expanded to include each owner of real property within 500 feet of any boundary of the originally proposed area and of the recommended expansion.

Nicholas Matz AICP
Senior Planner
425 452-5371

From: stephanie kalfayan [mailto:stephkalfayan@msn.com]
Sent: Monday, March 10, 2008 1:09 PM
To: Matz, Nicholas
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4/25/2008

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 To: stephkalfayan@msn.com

Good morning Ms. Kalfayan and thank you for your comments.

The request is to change the Comprehensive Plan designation from Single Family-Medium (SF-M) to Single Family-High (SF-H). SF-H is a single family (generally meaning detached) designation that allows up to 5 dwelling units per acre. So yes, you are correct in that the intent appears to be to subdivide to get two lots instead of one. That is because the existing zoning requires a 10,000 square foot minimum lot size; R-4 or R-5 (rezoning that would be allowed under an SF-H designation) requires 8,500 or 7,200 square foot minimum lot sizes, respectively. The current lot size is 17,310 square feet according to King County Assessor records.

The previous, Wuhrman CPA did attempt the same thing. The issue regarding how far to propose the amendment was a staff recommendation to address the issue of the CPA went forward for a merit-based discussion and review. The City Council declined to advance this application out of preliminary, or threshold review. The application is currently under staff review and we will likely ask the question again of how far to expand the geographic scope of the proposal. That question will be part of the Planning Commission's study and subject to their public hearing, providing opportunity for the community to weigh in on the issue as well.

And I know it is confusing, based on the application name, but this is a Comprehensive Plan Amendment (CPA) action, which if approved would then lead to rezoning. It is a slight difference that will be part of the dialogue.

I've added your email address to the parties of record for this CPA application. You will receive notice of the public hearing--there will be one scheduled for the first or Threshold Review--(you would get them as well if your property is within 500 feet of the application property). You can review the application paper file at Bellevue City Hall. Please contact me with additional questions and comment; if you would like to provide written comment to the Planning Commission send them to me via email and they will be transmitted for Commission review as part of the public record.

Nicholas Matz AICP
 Senior Planner
 425 452-5371

From: stephanie kalfayan [mailto:stephkalfayan@msn.com]
Sent: Friday, March 07, 2008 9:23 PM
To: Matz, Nicholas
Subject: Rezone 504 98th Ave NE

Hello Mr. Matz,

I received The Weekly Permit Bulletin in the mail today which lists your name and email address as a person involved in the rezoning of property located at 504 - 98th Avenue NE in west Bellevue. It appears from the bulletin the owner is trying to go from single family medium to single family high. Will you please explain single family high. I'm assuming it means they would like to put two houses on their lot rather than one?

Also a few years ago the previous owners of 504 - 98th Avenue NE, Sue and Dick Wuhrman attempted to change the zoning of this lot. The city considered rezoning this lot if they could also change the zoning for the entire block block, which would have changed the zoning where my property is located. (The entire block is 99th ave NE and 98th ave NE, between 5th and 8th) Is this something the city is proposing again?

I would also like to know if there are going to be public meetings before any of the changes are put in place so neighbors can have their say as to what they would like to see happen.

I look forward to hearing from you. Thank you

Stephanie Kalfayan

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Matz, Nicholas

From: Linda Moran [lcmoran@hotmail.com]
Sent: Sunday, March 09, 2008 7:01 PM
To: Matz, Nicholas
Subject: 08-103680 AC

Mr. Matz,

I am writing to express my concern about the application for rezoning at 504 98th Avenue NE. I feel that the rezoning to a high density single family designation is inappropriate for the neighborhood. It would significantly alter the feel of the neighborhood and would set an undesirable precedent for an area already experiencing major growth with little, if any, traffic mitigation. The attractiveness of this area is based partly upon the proximity to downtown but primarily on the sense of peace and community that we have tried to foster. Rezoning severely threatens that community identity.

Hundreds of new housing units in or near the downtown area have yet to complete construction and many existing units are sitting on the market for far too long; many foreclosures are pending for those who overcommitted during well-hyped presales. Continuing the overbuilding will have a substantial negative effect on our property values. Remember how, just a couple of years ago, unfinished construction projects littered the downtown landscape. Please allow the city to grow into itself and show some leadership in denying this rezoning application.

Thank you.
Linda Moran
715 98th Avenue NE
Bellevue, WA 98004

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Matz, Nicholas

From: stephanie kalfayan [stephkalfayan@msn.com]
Sent: Friday, March 07, 2008 9:23 PM
To: Matz, Nicholas
Subject: Rezone 504 98th Ave NE

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Stephanie Kalfayan

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Robert G. Sheehan, P.E. (RST.)
130 97th Avenue NE
Bellevue, Washington 98004
425 (206) 455-2207

Mr. Nicholas Matz, AICP
City of Bellevue
Department of Community Development
450 110th Ave. NE
Bellevue, WA 98009-9012

March 26, 2008

Dear Mr. Matz:

Subject: Re-Zone @ 504-98th Ave. NE
File Number 08-103680 AC

INSANITY is sometimes defined as exact repetition of a previous action with the expectation of a different outcome.

Three years ago former owners of the subject property also requested division of that property into two lots. That request was ultimately rejected by the City Council after West Bellevue Community Club and neighbor objections.

The following were, and remain, relevant issues:

* Lochleven was platted more than a half century ago--before the City of Bellevue was incorporated. Existing lot sizes precede incorporation.

* When the downtown "wedding cake" configuration was adopted, the eastern part of Lochleven was planned for multi-family housing and zoned accordingly. Promises were made that no further intrusion (densification) would occur.

* In the early 1990's, following passage of the state Growth Management Act (GMA), the City initiated re-zoning of many properties in the eastern and southeast section of Lochleven so that zoning and the Comprehensive Plan would be consistent and compliant with the GMA. The community uneasily accepted this re-zoning, with the understanding that no further re-zoning would occur. Owners of the subject property did not request division of their property at that time.

* Re-zoning of the subject property (or a variance type action) to divide the property would amount to spot zoning. Such a change offers no benefit to the community. There are at least a dozen other Lochleven properties whose owners would demand the same. Such a precedent would trigger a land rush, not only in Lochleven but city-wide (Surrey Downs, Bridal Trails, Northtown, etc., etc.).

* Geographic scoping (rezoning of many properties), if proposed, will receive the same hostile neighborhood reaction as that proposal three years ago. If allowed, it too would trigger a land rush.

* Lochleven has done more than its share to accommodate GMA densification; the eastern section of our community already incorporates several hundred multi-family housing units. Any proposal to create smaller lots to allow more housing would seriously compromise the character of what has been historically a single family community (the oldest in Bellevue).

I strongly oppose the proposed action as having no merit, detrimental to our community, and potentially troublesome city-wide.

Sincerely,



Robert G. Sheehan