



Weekly Permit Bulletin

April 25, 2019

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

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.
- Click the name of the project to view digital plans.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form. [Link to Form](#)
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at 360-459-6327.

To receive the bulletin by email:

Access our city website at www.bellevuewa.gov and click on Permits/Zoning and Land Use/ Public Notices and Participation /Subscribe. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION

[Haizlip Short Plat A](#)

Location: 4540 130th Avenue SE

Subarea: Factoria

File Number: 19-107368-LN

Description: Application for Preliminary Short Plat approval to subdivide a 19,145 square foot parcel into two single-family lots in the R-5 zone.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: May 9, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 11, 2019

Completeness Date: April 9, 2019

Applicant: Suzanne and Elwood Haizlip

Applicant Contact: Lee Ann Ryan, The Blueline Group, 425-250-7248,

lryan@thebluelinegroup.com

Planner: Drew Folsom, 425-452-4441

Planner Email: **dfolsom@bellevuewa.gov**

NOTICE OF APPLICATION

[Haizlip Short Plat B](#)

Location: 4545 130th Avenue SE

Subarea: Factoria

File Number: 19-107369-LN

Description: Application for Preliminary Short Plat approval to subdivide a 20,829 square foot parcel into two single-family lots in the R-5 zone.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: May 9, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 11, 2019

Completeness Date: April 9, 2019

Applicant: Suzanne and Elwood Haizlip

Applicant Contact: Lee Ann Ryan, The Blueline Group, 425-250-7248,

lryan@thebluelinegroup.com

Planner: Drew Folsom, 425-452-4441

Planner Email: **dfolsom@bellevuewa.gov**

NOTICE OF APPLICATION

[Tsiprin Residence](#)

Location: 840 134th Ave NE

Subarea: Wilburton/NE 8th St.

File Number: 19-109286-LO

Description: Application for a Critical Areas Land Use Permit to install a 198.66 linear feet side sewer connection for a single-family house through a Category III wetland. The proposal is supported by a Critical Areas Report.

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

SEPA: Exempt

Minimum Comment Period Ends: May 9, 2019. Refer to page one for information on how to comment on a project.

Date of Application: March 26, 2019

Completeness Date: April 16, 2019

Applicant Contact: Elena Tsiprin, 425-577-3221, **elena@immiglaw.com**

Planner: Veronica Guenther, 425-452-2044

Planner Email: **vguenther@bellevuewa.gov**

NOTICE OF APPLICATION

[1001 Office Towers – Storm Drain Re-route and Building Demolition](#)

Location: 1001 106th Avenue NE

Subarea: Downtown Bellevue

File Number: 19-107729-LM

Description: Review under the State Environmental Policy Act (SEPA) for utilities work and building demolition in preparation for future development. Utilities work will relocate a storm drain from its current north-south location to

an east-west location along the north of the property. Demolition includes a 29,620 square foot building and a 2,450 square foot building.

Approvals Required: Preliminary SEPA Review and ancillary permits and approvals.

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: May 9, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 15, 2019

Completeness Date: March 29, 2019

Applicant: TC Northwest Development, Inc.

Applicant Contact: Jeff Kiser, TC Northwest Development, Inc., 206-694-5820

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Howard Hui Residence](#)

Location: 1607 W Lake Sammamish Pkwy SE

Subarea: Southeast Bellevue

File Number: 17-108159-LO

Description: Critical Areas Land Use Permit approval of a proposal to obtain a Reasonable Use exception to construct a 2,625 square-foot single-family residence.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: May 9, 2019, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 10, 2017

Completeness Date: May 24, 2017

Notice of Application Date: June 8, 2017

Applicant Contact: Hui He, 360-961-8119,

huihe60@gmail.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

[Fan Residence](#)

Location: 2669 169th Ave SE

Subarea: Newcastle

File Number: 18-128608-LO

Description: Critical Areas Land Use Permit approval to modify a 50-foot steep slope buffer and a 75-foot slope structure setback to construct a 451

square-foot residential addition. The proposal is supported by a Critical Areas Report, geotechnical report, and mitigation planting plan.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: May 9, 2019, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 19, 2018

Completeness Date: November 15, 2018

Notice of Application Date: December 6, 2018

Applicant Contact: John Fan, 425-786-8168,

johndfan@hotmail.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF THRESHOLD

DETERMINATION

[Niu Tree](#)

Location: 14617 SE 45th Street

Subarea: Factoria

File Number: 19-105857-GJ

Description: Land Use approval to reduce a 43 foot big leaf maple snag to 15 feet.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Appeal Period Ends: May 9, 2019, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 21, 2019

Completeness Date: March 26, 2019

Notice of Application Date: April 4, 2019

Applicant Contact: Kevin Niu, , 503-367-8338,

kevin.x.niu@gmail.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF DECISION

[Hong Residence Steep Slope Buffer Reduction](#)

Location: 3804 170th Ave SE

Subarea: Newcastle

File Number: 17-128517-LO

Description: Critical Areas Land Use Permit approval with Critical Areas report to reduce a steep slope top of slope buffer from 50' to approximately 20' to build a single-family residence.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: May 9, 2019, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 15, 2017

Completeness Date: December 14, 2017

Notice of Application Date: December 28, 2017

Applicant Contact: Linda Hong, , 425 378-8129, linda.l.hong@gmail.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov