



The Weekly Permit Bulletin

December 27, 2012

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

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

[Scott Residence Wetland Buffer Modification](#)

Location: 13125 NE 33rd Street

Neighborhood: Bridle Trails

File Number: 12-128486-LO

Description: Application for a Critical Areas Land Use permit approval to modify a Category III 60-foot wetland buffer. The applicant proposes to demolish all existing structures and construct a new single family-residence with a 20 foot buffer and a 15-foot structure setback.

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

SEPA: Exempt

Minimum Comment Period Ends: Thursday, January 10, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 15, 2012

Completeness Date: December 14, 2012

Applicant: Kevin Scott

Applicant Contact: Kenny Booth, The Watershed Company, 425-822-5242

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF APPLICATION

[Harper Message Therapy](#)

Location: 16054 NE 3rd St.

Neighborhood: Sammamish/East Lake Hills

File Number: 12-131844-LH

Description: Application for Land Use approval to operate an in home message therapy business between the hours of 9 am and 6 pm.

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

SEPA: Exempt

Minimum Comment Period Ends: Thursday, January 10, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 3, 2012

Completeness Date: December 19, 2012

Applicant Contact: Jannine Harper, 206-890-4745

Planner: Leah Chulsky, 425-452-6834

Planner Email: ichulsky@bellevuewa.gov

NOTICE OF APPLICATION

[NE 20th Street Rockery Replacement](#)

Location: 14701 NE 20th Street

Neighborhood: Crossroads

File Number: 12-131899-GC

Description: Application for Land Use Permit approval to replace an existing rockery wall with an engineered block wall that supports slopes on the south side of NE 20th Street.

Approvals Required: Land Use approval and ancillary permits and approvals

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

Minimum Comment Period Ends: Thursday, January 10, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 4, 2012

Completeness Date: December 19, 2012

Applicant Contact: Chris Masek, City of Bellevue Transportation, 425-452-4619

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Legacy Partners Tree Removal](#)

Location: 10940 NE 33rd Place

Neighborhood: Northwest Bellevue

File Number: 12-132129-GH

Description: Application for Land Use Permit approval to remove one willow tree which is falling and is located within a stream corridor on a site with an office building.

Approvals Required: Land Use approval and ancillary

permits and approvals

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

Minimum Comment Period Ends: Thursday, January 10, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 7, 2012

Completeness Date: December 19, 2012

Applicant Contact: Jadina Terashita, Legacy Partners Commercial Inc., 425-372-5500

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Retail Auto Sales in the Office/Limited Business \(OLB\) District](#)

Location: City-Wide

Neighborhood: City-Wide

File Number: 12-132649-AD

Description: Application for Land Use Code Amendment approval to identify one additional geographic area within the OLB District where Retail Auto Sales are permitted. Currently, two areas within the OLB District allow retail auto sales: One in Wilburton and one in Factoria. The proposed amendment would add a third such area, located in Eastgate in the northwest quadrant of 148th Avenue SE and SE Eastgate Way.

Approvals Required: Adoption of ordinance by the City Council; Subject to the disapproval jurisdiction of the East Bellevue Community Council.

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

Minimum Comment Period Ends: Thursday, January 10, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 19, 2012

Completeness Date: December 20, 2012

Applicant Contact: Mike Bergstrom, Senior Planner, City of Bellevue Department of Planning & Community Development, 425-452-6866,

mbergstrom@bellevuewa.gov

SEPA Planner: Michael Paine, 425-452-2739

SEPA Planner Email: mpaine@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Alamo Manhattan Main Street](#)

Location: 10505 Main Street

Neighborhood: West Bellevue

File Number: 12-117760-LD

Description: Design Review approval to develop a 6-story, multi-family, mixed-use project in 2 buildings with 260 residential units, approx. 7,000 square feet of

retail at the ground level, and underground parking with 319 spaces.

Approvals Required: Design Review approval and ancillary permits and approvals

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

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

Appeal Period Ends: Thursday, January 10, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 13, 2012

Completeness Date: August 2, 2012

Notice of Application Date: August 16, 2012

Applicant: Alamo Manhattan Main Street, LLC

Applicant Contact: Robert Lamkin, Hensley Lamkin Rachel, Inc., 972-726-9400 ext.103

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF DECISION

[Lake View Vista Short Plat](#)

Location: 16628 SE 43rd Street (KC Parcel # 1324059140)

Neighborhood: Eastgate/Cougar Mountain

File Number: 12-127034-LN (King County File No. L11S0008)

Description: Preliminary Short Plat approval to subdivide 3.73-acres (162,370 square feet) into nine lots for the development of detached single-family dwellings in the R-4 zone. The proposed lot sizes range from approximately 7,000 to 9,000 square feet, and the proposed density of the subdivision is approximately 2.41 units per acre. This application is vested to King County regulations in effect, December 12, 2011 under King County file # L11S0008.

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: Tuesday, January 10, 2012, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 11, 2011 - King County

Completeness Date: January 10, 2012 - King County

Notice of Application Date: January 20, 2012 (Bellevue Reporter) and January 25, 2012 (Seattle Times)

Applicant: Lakeview Vista LLC

Applicant Contact: Troy Schmeil, Lakeview Vista LLC, 425-818-8829

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov