



The Weekly Permit Bulletin

August 9, 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

[Alamdari Vegetation Management](#)

Location: 17630 SE Cougar Mountain Drive

Neighborhood: Eastgate/Cougar Mountain

File Number: 12-117425-LO

Description: Application for Critical Areas Land Use Permit approval for the management of native vegetation on a residential property containing steep slope critical area. Management includes the removal of up to 75 red alder trees, creation of 4 wildlife habitat snags, removal of invasive plants, and the installation of 38 native trees and 88 native shrubs.

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

SEPA: Exempt

Minimum Comment Period Ends: Thursday, August 23, 2012, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 6, 2012

Completeness Date: July 31, 2012

Applicant Contact: Farshad Alamdari, 206-484-9888

Planner: Kevin LeClair, 425-452-2928

Planner Email: kleclair@bellevuewa.gov

NOTICE OF APPLICATION

[Brangwin Short Plat Critical Areas Land Use Permit](#)

Location: 16715 SE 34th Street

Neighborhood: Sammamish/East Lake Hills

File Number: 12-115599-LO

Description: Application for Critical Areas Land Use Permit to modify and enhance the channel of a Type N

Stream, install a new arch culvert to provide driveway access, and reduce the required stream buffer from 25 feet to 15 feet. The proposal includes a Critical Areas Report and a Stream Buffer Mitigation Plan. This proposal is associated with the proposed Brangwin Preliminary Short Plat currently under review (File #11-125666-LN).

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

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

Minimum Comment Period Ends: Thursday, August 23, 2012, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 24, 2012

Completeness Date: July 19, 2012

Applicant: Richard Brangwin

Applicant Contact: Merle Ash, Land Technologies, Inc., 360-652-9727

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov

NOTICE OF APPLICATION

[Bellevue Botanical Garden Access Drive](#)

Location: 420 120th Ave SE

Neighborhood: Wilburton

File Number: 12-118111-LO

Description: Application for Critical Areas Land Use Permit approval for demolition and removal of an existing asphalt and gravel access driveway and parking area, grading of the surface, installation of a new gravel and asphalt driveway and parking area, and installation of native plants. The maintenance facility is a converted pre-existing single-family residence.

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

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

Minimum Comment Period Ends: Thursday, August 23, 2012, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 23, 2012

Completeness Date: July 31, 2012

Applicant Contact: Scott Vander Hyden, Parks & Community Services Department, 425-452-4169

Planner: Kevin LeClair, 425-452-2928

Planner Email: kleclair@bellevuewa.gov

NOTICE OF APPLICATION

Smith Residence

Location: 15661 SE 11th Street

Neighborhood: Sammamish/East Lake Hills

File Number: 12-118297-LO

Description: Application for Critical Areas Land Use Permit approval to demolish an existing house and construct a new single family residence. The application proposes modification of a buffer from a category I wetland which extends onto the site from an off-site wetland.

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

SEPA: Exempt

Minimum Comment Period Ends: Thursday, August 23, 2012, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 25, 2012

Completeness Date: August 2, 2012

Applicant: Latisha A. Smith

Applicant Contact: Kevin Vanderzanden, Core Design, 425-885-7877

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Westad – Vasa Creek Critical Area and Buffer Disturbance

Location: 16721 NE 35th Street

Neighborhood: Sammamish/East Lake Hills

File Number: 12-107982-LO

Description: Critical Areas Land Use Permit approval for disturbance within critical area and critical area buffer of Vasa Creek, a Type F stream, and an area of special flood hazard. The disturbance includes the modification of an existing footbridge across the creek, laying-back of the stream bank and native vegetation enhancement of in the stream critical area buffer. Associated with enforcement action #11-120985-EA.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Appeal Period Ends: Thursday, August 23, 2012, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 6, 2012

Completeness Date: March 22, 2012

Notice of Application Date: March 29, 2012

Applicant: Warren and Robin Westad

Applicant Contact: Kris Lepine, Herrera Environmental Consultants, 206-787-8267

Planner: Kevin LeClair, 425-452-2928

Planner Email: kleclair@bellevuewa.gov

NOTICE OF DECISION

Brancato Garage/Guest Cottage

Location: 6021 173rd Avenue SE

Neighborhood: Eastgate/Cougar Mountain

File Number: 12-110520-LO

Description: Critical Areas Land Use Permit approval to modify a toe-of-slope structure setback to construct a garage and a detached guest cottage. Also included is modification of steep slope critical area for landscaping improvements.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Appeal Period Ends: Thursday, August 23, 2012, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 30, 2012

Completeness Date: June 11, 2012

Notice of Application Date: June 21, 2012

Applicant Contact: Mark Travers, Mark Travers Architects, 206-763-8496 x101

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

Lynch Residence Land Use Code Variance and Critical Area Structure Setback Modification

Location: 6236 Hazelwood Lane SE

Neighborhood: Newport

File Number: 12-110695-LS & 12-110696-LO

Description: Variance and Critical Areas Land Use Permit approvals to construct a single-family residence that exceeds the height limitation on a lot nonconforming to size, reduces the front yard structure setback, reduces the side yard structure setback for a residential structure exceeding the 0.5 FAR threshold. This decision modifies the shoreline critical area structure setback, modifies the steep slope critical area structure setback, and mitigates for impacts through restoration plantings along the shoreline.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Thursday, August 23, 2012, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 3, 2012

Completeness Date: April 16, 2012

Notice of Application Date: April 26, 2012

Applicant: Ron and Oralia Lynch

Applicant Contact: Daniel Stewart, PKLB Architecture, 206-624-3210

Planner: Kevin LeClair, 425-452-2928

Planner Email: kleclair@bellevuewa.gov