Development Services

Home Occupation Permit

Application and Decision

Application Date 3/25/2021

Applicant Marilyn Shannon

Site Address 1306 159th Ave SE, Bellevue WA 98008

Business Name Let's Go! Physical Therapy & Pilates

Business Description Providing Physical therapy and Pilates exercises

Business Hours 6 am - 9pm Monday - Saturday

Are you the property owner?

- ☑ Yes
- ☐ No (If No, provide a notarized letter from the property owner stating he/she is aware of the business)

Does your business have external indication of a commercial activity?

- nonresident employees ☐ Yes ☑ No
- client visits ☑ Yes ☐ No
- business-related deliveries ☑ Yes ☐ No
- vehicle signage ☐ Yes ☑ No

If you answered **YES** to any of the above, continue to the next section and answer the questions. If you answered **NO**, a Home Occupation permit is not necessary. (Note: City of Bellevue and Washington State business licenses are all that are required to conduct this business from your place of residence.)

1. Does the business involve automobile-related service? ☐ Yes ☑ No
2. Does the business warehouse more than 1,000 cubic feet of materials? ☐ Yes ☑ No
3. Does the business include external storage of goods? ☐ Yes ☑ No
4. Is the business on the property but conducted outside the structure? ☐ Yes ☑ No
5. Does the business utilize more than 25 percent of the gross floor area of the structure in which it is located? ☐ Yes ☑ No
6. Does the business employ more than one person who is not a resident of the dwelling? ☐ Yes ☑ No
7. Has the dwelling's exterior been changed in a manner which would alter its residential character? ☐ Yes ☑ No
8. Has there been an expansion of parking resulting from the business? ☐ Yes ☑ No
9. Is there any exterior signage of the business other than business signage on the applicant's vehicle? ☐ Yes ☑ No
10. Is there any exterior storage of business-related material? ☐ Yes ☑ No
11. Is there any other exterior indication of the business? ☐ Yes ☑ No

12. Is there any structural alteration to either the interior or exterior which changes its residential character? ☐ Yes ☑ No
13. Is there use of electrical or mechanical equipment which changes the fire rating of the structure, creates visible or audible interference in radio or television receivers, or causes fluctuations in line voltage outside the building. ☐ Yes ☑ No
14. Is there any noise, vibration, smoke, dust, odor, heat or glare produced by the business which exceeds that normally associated with a dwelling? ☐ Yes ☑ No
15. In addition to the two parking stalls required for the residents, are there more than two vehicles parked on or near the property at any one time because of the business? ☐ Yes ☑ No
16. Are there more than two deliveries per week either to or from the residence by a private delivery service or use of a commercial vehicle other than that normally used by the applicant or an employee? ☐ Yes ☑ No
17. Will there be more than six client visits per day? ☐ Yes ☑ No
18. Will there be more than one client on the premises at any one time? ☐ Yes ☑ No
(The definition of "one client" does include a family arriving in a single vehicle)

If you answered **YES** to any of the above questions, a Home Occupation permit cannot be approved by the city. The proposed business should be relocated to a commercial district.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. I further agree to comply with all city codes and regulations related to this home-based business.

Business Owner Name (Please Print) Marilyn Shannon Date 3/25/2021

Business Owner Signature Marilyn Shannon

Permit Number 21-106546-LH Planner Jordan Borst

Public notice in The Seattle Times on 4/22/2021

Property owners within 500 feet of the subject property were also notified via mail on this date. 4/22/2021

Located in Community Council area ___ Yes X No Meeting attended on _____

Comments received X Yes ___ No

Comments summary (describe)

One (1) comment was received by staff. This comment addressed concerns that the proposal may be in violation of existing plat covenant restrictions. The City does not enforce or regulate privately recorded covenants within a platted subdivision. Land Use staff review the particular proposal/project to verify that it meets the criteria and standards in LUC 20.25N and any other applicable plat conditions. The subject plat does not speak to whether or not a home business would be permitted within the subdivision. The appropriate owners association or any individual property owners who are responsible should be contacted for carrying out enforcement of covenants and restrictions.

The City of Bellevue will also consider: (LUC 20.30N.140)

- whether, if deemed necessary, the business has been inspected by the Bellevue Fire Department, and the applicant commits to implement all required corrective measures within the stated time.
- the location of the proposed home occupation in relation to traffic impacts and safety concerns to the adjacent neighborhood.
- the impacts the proposed home occupation may have on the residential character of the neighborhood.
- the cumulative impacts of the proposed home occupation in relation to other city-approved home occupations in the immediate vicinity.
  1. Address:
     permit #:
     business description:
  2. Address:
     permit #:
     business description:

☒ There are no city approved home occupation permits in the vicinity

Decision: ☐ Deny ☒ Approve with conditions:

Planner Signature *Jordan Borst, Land Use Planner* Date 5/6/2021

The applicant may commence the business activity 20 calendar days following the date on which the final decision was mailed or the registration was approved. If the decision is appealed, the applicant may not begin operation of the business.

Development Services may review this home occupation permit in one year to determine if all the above conditions have been met. If the city receives complaints from residents in the area and it is determined the business has not complied with all the above regulations, this approval may be modified or revoked at any time if there are documented violations.

Tech Initials	UBI #	Permit #

1057
1065
1073
1079
15832
15840
15848
15854
1115
SE 12TH PL
160TH AVE SE
1050
1050
15837
15845
15851
15857
15865
15845
15851
15857
15865
15826
15834
15842
15850
1300
SE 13TH ST
1306
15831
1307
1314
Site
1317
1322
1308
1401
1404
159TH AVE SE
1410
1409
15824
1417
1418
1425
1426
1050
1050