

City of Bellevue



Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

March 8, 2007

Roger & Annie Wang
16810 SE 56th Place
Bellevue, WA 98006

RE: 07-104213 LH, Outdoor Lighting Home Occupation, 16813 Se 56th Place

Dear Mr. & Mrs. Wang:

Thank you for your comments regarding this application for a home based business in your neighborhood (as I stated previously in my 2-28-07 e-mail response). In your e-mail and follow up letter received 3-1.07, you expressed concerns about the proposed signage on the business vehicle and the impact on the quality of the neighborhood including safety and reputation.

The City recognizes the potential impacts that home based businesses have on residential areas of Bellevue; and it recognizes the advantages that home based businesses offer to home owners. To address this balancing of residential areas and commercial activities within these areas, the City Land Use Code developed criteria for home based businesses. It determined that home based businesses impact the residential character of neighborhoods if that business includes any or all of the following: business related vehicle signage, a non-resident employee, and/or clients coming to the residence. If any one of these activities is occurring on site then the business must receive approval for a home based business through the Home Occupation Permit Process.

The owners of Outdoor Lighting propose to do all of their business off site and use their home for bookkeeping and business management only with occasional business related deliveries. They will not have any clients coming to the home, nor do they have a non-resident employee. The only visible indication of a business activity at this residence is their request to have a sign on their business vehicle.

Review of their permit included examination of 16 decision criteria outlined in Bellevue's Land Use Code Section 20.30N. The proposal complies with these criteria and, therefore, the City is granting approval of this Home Occupation permit with the condition that the vehicle with the signage, be parked inside of the garage when ever it is parked at the home.

If you have any questions, please feel free to contact me. I can be reached at (425) 452-4442 or by e-mail at mmcardle@bellevuewa.gov.

Sincerely,

A handwritten signature in black ink that reads "Mary Jo McArdle".

Mary Jo McArdle
Land Use Planner

Enclosures: Handout on accessing the City Website and Land Use Code,