



Development Services
Permit Processing 425-452-4898

Home Occupation Application and Decision

FOR OFFICE USE ONLY	15-1181774	602943743
	Permit #	UBI #

Date 7-8-15 Applicant ZACHARY A. ROGERS
 Site Address 15427 SE 10th St Phone Number 206-261-2432
 Business Name Bel Real Windows & Doors
 Business Description Sales for sub contracted window replacement projects
 Business Hours 9-5

Are you the property owner? Yes No (If no, provide a notarized letter from property owner stating he/she is aware of the business.)

A. Does your business have external indication of a commercial activity, including:

- | Yes | No |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> nonresident employees |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> client visits |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> business-related deliveries |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> vehicle signage |

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

B. Please answer the following questions:

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

*shed
(not located
on permit
property)*

10. Is there is 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 in the vicinity of the property at any one time as a result 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?
The definition of "one client" does include a family member arriving in a single vehicle. Yes No

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 in 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.

ZACHARY AARON ROGERS

Business Owner Name (Please Print)

7.8.15

Date

[Signature]

Business Owner Signature

C. In addition to this application, submit 2 copies of a site sketch on an 8 1/2 " x 11" paper or pick obtain an aerial map at the Land Use desk in Development Services. Show and label the following items:

1. property lines
2. street(s)
3. driveway and/or parking area
4. business entry

to be completed by City of Bellevue staff

Permit Number 15-118177-LH Planner Nick Whipple

Public notice in The Seattle Times on 9/24/2015
Property owners within 500 feet of the subject property were also notified via mail on this date.

Located in Community Council area No Yes - Meeting attended on NO MEETING REQ'D

Comments received Two (2) None

Comments summary (describe)

*Concerns raised related to:
Vehicle signage
Vehicle storage
The operation of a business within a residence.*

Further staff review (LUC 20.30N.150.B)

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 period.	N/A
The location of the proposed home occupation in relation to traffic impacts and safety concerns to the adjacent neighborhood.	<i>Impacts mitigated by conditions listed on approval letter</i>
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. <i>No cumulative impacts. Project is separated by the Lake Hills Greenbelt.</i>	1 address <u>1044 151st Ave SE</u> permit # <u>07-122432-LH</u> business description <u>Bed and Breakfast</u> <hr/> 2 address _____ permit # _____ business description _____ <hr/> 3 There are no city-approved HO permits in the vicinity <input type="checkbox"/>

Decision (circle one) Approve with conditions (list any conditions below) Deny

Conditions listed on approval letter. See attached.

Nick Whipple
Planner Signature

10/15/2015
Date

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.

The Development Services Department may review this Home Occupation Permit in one year to determine if all of 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 of the above regulations, this approval may be modified or revoked at any time if there are documented violations.

City of Bellevue



Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

October 15, 2015

Bel Red Windows and Doors
Attn: Zachary Rogers
15427 SE 10th St
Bellevue, WA 98007

**Subject: 15427 SE 10th St
Project #: 15-118177-LH
Bel Red Windows and Doors**

Dear Mr. Rogers:

The Land Use Division of the Development Services Department has reviewed your proposal for a Home Occupation permit to sell replacement windows and doors and park a 21'10" long Commercial Vehicle overnight at your home, located at 15427 SE 10th Street.

The proposed home occupation qualifies for Land Use approval with the following conditions imposed under the Bellevue City Code:

1. No more than one (1) non-resident employee is permitted.
2. No more than six (6) client visits will be allowed per day, and no more than one (1) client may be on site at any one time.
3. No exterior display, including signage, other than business signage on the approved Commercial Vehicle is allowed. Existing building and property signage shall be removed.
4. No more than two (2) vehicles may be parked on or in the vicinity of the property as a result of the business at any one time.
5. One 21'10" long Commercial Vehicle is authorized to be parked overnight on the lot occupied by the commercial vehicle user.
6. The commercial vehicle shall be operable and used for business purposes and shall not be used solely for advertisement on the subject property.
7. Other than cleaning the commercial vehicle, maintenance and repairs shall not be performed on the vehicle within the subject property.

Authority: Land Use Code 20.30N.145
Reviewer: Nick Whipple, Development Services Department

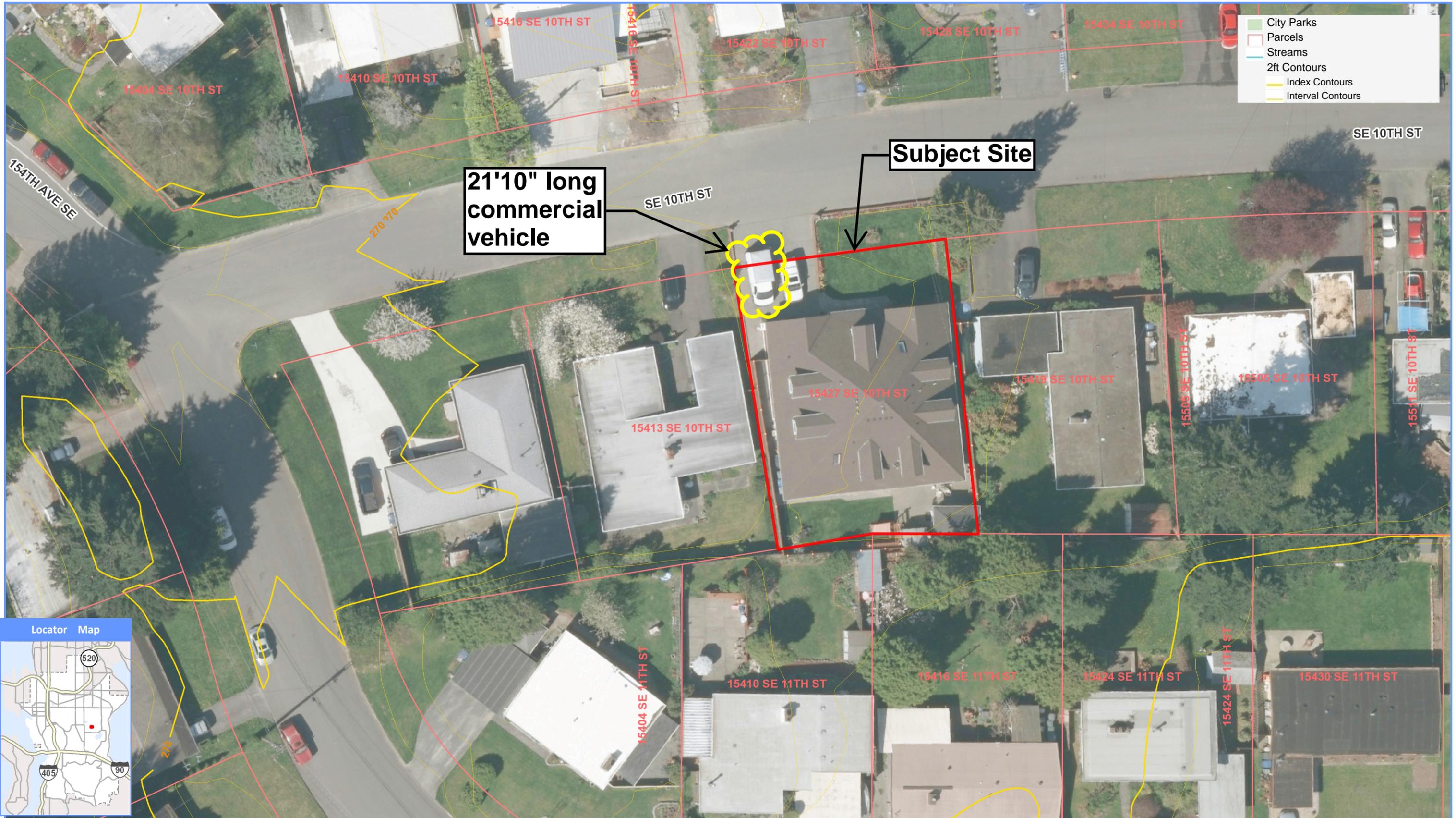
Provided there are no appeals to the decision, this approval is hereby granted and business may commence on **October 30, 2015**.

If you have questions regarding any of the above, please do not hesitate to contact me at (425) 452-4578 or by email at nwhipple@bellevuewa.gov.

Sincerely,

Nick Whipple
Land Use Planner

Cc:
Liz Krzyminski, Code Compliance Officer
Parties of record



- City Parks
- Parcels
- Streams
- 2ft Contours
- Index Contours
- Interval Contours

21'10" long commercial vehicle

Subject Site



Bel Red Windows and Doors

15427 SE 10th St

Scale 1: 360 Feet