



Development Services  
Permit Processing 425-452-4898

# Home Occupation Application and Decision

FOR OFFICE USE ONLY	<u>15-120683LH</u>	<u>603299893</u>
	Permit #	UBI#

Date 8/11/15 Applicant Tina Ensminger

Site Address 11284 NE 37<sup>th</sup> Pl. Blvn, 98004 Phone Number (206) 650-0254

Business Name Tina Ensminger Counseling, LLC

Business Description I'm a Marriage + Family Therapist - provide Individual + Couple

Business Hours 10<sup>A</sup> - 8<sup>pm</sup> flexibly 2-3 days/wk Monday - Friday, no weekend visits

*(This is the time frame in which clients are scheduled. Every hour is not booked.)*

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                       | <u>It will be private + discreet.</u>                                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | nonresident employees  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | client visits <u>This Home Occupation business will have client visits</u> |
| <input type="checkbox"/>            | <input type="checkbox"/> | business-related deliveries  |
| <input 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 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 |

10. Is there is any exterior structure 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.

Tina Ensminger 8/11/15  
 Business Owner Name (Please Print) 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 15-120683-LH Planner Carol Orr

Public notice in The Seattle Times on November 5, 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 \_\_\_\_\_

Comments received One  None

Comments summary (describe)

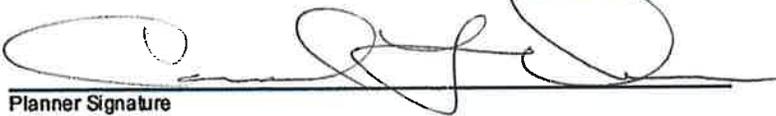
A neighboring property owner was concerned having a counseling business would drive down property values and was an inappropriate business for a residential neighborhood.

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.	No concerns from Bellevue Fire at this time.
The location of the proposed home occupation in relation to traffic impacts and safety concerns to the adjacent neighborhood.	Impacts are mitigated through application of the Land Use Code.
The impacts the proposed home occupation may have on the residential character of the neighborhood.	There shall be no external indications of commercial activity at the residence.
The cumulative impacts of the proposed home occupation in relation to other city-approved home occupations in the immediate vicinity.  There are no Home occupation permits within a quarter mile of the subject site.	1 address _____ permit # _____ business description _____ _____ 2 address _____ permit # _____ business description _____ _____ 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

Applicant proposes no non-resident employees, no business related deliveries and no business related signage or vehicle signage. No more than 6 client visits are permitted per day, and no more than one client may be on site at any one time. A family or group arriving in a single vehicle constitutes a single visit. No business related signage is permitted on the property. There shall be no modifications to the home that would alter its residential character.

Planner Signature 

Date 12/8/15

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.



# 15-120683-LH Ensminger Family Counseling 11284 NE 37th Place



- City Parks
- Parcels



North arrow pointing up with the letter 'N'.

Scale bar showing 0, 20, and 40 feet.

Scale 1: 240

Feet

The City of Bellevue does not guarantee that the information on this map is accurate, complete, or current. This data is provided on an "as is" basis and disclaims all warranties.

