Development Services
Permit Processing 425-452-4898

Home Occupation Application and Decision

FOR OFFICE USE ONLY	12-123818 LH	
	Permit #	UBI #

Date 8-30-2012 Applicant Eliza Tobias

Site Address 16453 SE 27th Street Bellevue, WA 98008 Phone Number 425 2864852

Business Name Pan Asian Trading and Consulting Services Corporation

Business Description Baked Goods

Business Hours 9am - 5pm DAYS OF OPERATION: M-F

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*	
☐	☑	nonresident employees
☐	☑	client visits
☑	☐	business-related deliveries APPROXIMATELY 1x PER WEEK
☐	☑	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? ☐ 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 has 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 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 thank one client on the premises at any one time? ☐ Yes ☑ No
The definition of "one client" does include a family member 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 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.

ELIZA TOBINS
Business Owner Name (Please Print)

8-30-2012
Date

Business Owner Signature

C. In addition to this application, submit 2 copies of a site sketch on an 8 ½ " 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 12-123818-LH Planner Carol Orr

Public notice in The Seattle Times on September 20, 2012
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 3 parties of record ☐ None

Comments summary (describe)

Three neighbors commented in writing to the notice of application. The major concerns were the ability to operate a business within a residential area, the possibility of commercial grade ventilation equipment and associate noise or odor of an in-home baking business. Other concerns were parking and traffic concerns in a residential neighborhood. One neighbor was concerned about a decrease in property value.

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 City approved home occupation permits within a quarter mile of the subject property	1 address _____ permit # _____ business description _____ 2 address _____ permit # _____ business description _____ 3 There are no city-approved HO permits in the vicinity ☐

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

Applicant proposes no client visits, and approximately one delivery per week. No vehicular or external signage is permitted. There shall be no modifications to the home's exterior that would modify its residential character. No electrical or mechanical equipment shall be installed that changes the fire rating of the structure. The levels of noise, vibration, smoke, dust, odor, heat or glare produced by the business shall not exceed that normally associated with a dwelling.

Planner Signature _____ Date 10/10/12

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.