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CITY OF ISSAQUAH

Attachment to Land Use Permit Application: Home Occupation Narrative

This narrative is written by Mark Gillis with contributions from his wife Wenxin Huang-Gillis as an attachment to the Land Use Permit Application form. It describes my wife's home occupation in general and a point-by-point elaboration of the Issaquah Municipal Code Chapter 18.07, Section 470 – Home Occupation.

Summary

My wife provides a valuable service for the vibrant Chinese-American community in the Seattle area. She tutors their children in Chinese language and culture. Not only does she help preserve their heritage, but she helps develop a valuable career skill, namely the ability to speak, read, and write Mandarin Chinese. The home environment that she provides is attractive, professional and conducive to her service and clients.

We worked in a cooperative and proactive manner to mitigate several neighbor's concerns about the traffic situation in our neighborhood. We also met with the president of the Meerwood Home Owner Association in an open, honest, and professional manner. Over a several week period, we tried different approaches to see what was most effective. We finally came up with a solution that we believe balances our right to conduct a home business with the right of our neighbors to keep a calm traffic environment. Now, most of our clients either car pool or temporarily park outside the cul-de-sac, away from any other homes in the area, and walk to our home.

As a result, we are conducting the home business within the legally allowed car trip limit of 20 trips per day.

Additionally requested information:

Question: How many children at a maximum time, (outside of your own family) will be involved with the tutoring?

Answer: The maximum children per class is 8. The average is 5.

Question: What days of the week and what hours of the day will the home business be in operation?

Answer: The following is a summary:

Dao of the week	# of classes	Times
Wednesday	2	8:30, 1:30
Saturday	5	8:30, 10:00, 11:30, 1:30, 3:30
Sun	1	9:00

Question: Do you have an estimate how many car trips per day will be generated by the business? (A vehicle arriving and then leaving counts as 2 trips).

Answer: The current amount of trips per day into the cul-de-sac is 6. See above for an explanation.

Question: What is the square footage of the house that will be involved with the business?

Answer: 275 square feet.

Elaboration

The following is a point-by-point elaboration of the relevant sections of the city code that clearly show that this home occupation complies with both the letter and spirit of the law.

A. Purpose:

The home occupation is consistent with the existing character of the surrounding neighborhood as defined by the following approval criteria.

B. Table of Permitted Home Occupations: The home occupation business is best classified as "Instruction/teaching associated with any permitted home occupation." as listed in the subsection J. Table 18.07.470, "Table of Permitted Home Occupations".

C. Approval Criteria:

1. Accessory use: The home occupation takes place in a room with a separate entry and takes up approximately 15% of the total floor area of the house, well within the prescribed limits of 25%.
2. Buffers Needed: The home occupation is not the type of business that requires buffers.
3. Business License Required: The home occupation has a state business license, UBI number 602899434, and an Issaquah permit (Application transaction # 20132984602).
4. Family Day Care Centers and Adult Family Homes: The home occupation is neither a family day care center nor an adult family home.

5. Electrical Equipment: The home occupation does not require the use of electrical equipment that exceeds typical standards for residential use.
6. Employees: The home occupation is conducted primarily by family members residing in the dwelling.
7. Environmental Impacts: The home occupation has no negative impact on the environment.
8. External Alterations: There are no external alterations to the home occupation building which change its character from a residential dwelling.
9. Fire Rating: The home occupation does not require the use of electrical or mechanical equipment that would change the fire rating of the structure.
10. Kennels and Animal Breeding: The home occupation is neither a kennel nor an animal breeding facility.
11. Outside Storage or Display: The home occupation does not require any outside storage or display of any kind.
12. Primary Residence: The home occupation is conducted inside the primary residence of the principal practitioner.
13. Production Line Equipment Not Permitted: The home occupation does not require any production line equipment and no stock in trade is produced on-site for resale purposes.
14. Residential Character: The home occupation is conducted in a manner befitting the normal residential character of the premise. There is no color, materials, lighting and signs, emission of noise, vibration, dust, glare, heat, smoke or odors. There is no impact on the refuse/recycling location and container sizing for a single family home.
15. Sign/Nameplates: The home occupation does not use signs or name plates of any kind.
16. Traffic Trips: The home occupation currently does not generate more than twenty (20) vehicular trips a day.
17. Water/Sewer Use: The home occupation does not increase water or sewer use in any significant way.

E. Home Occupations Not Permitted: The home occupation is not any of the following types of business which are not permitted in a residential neighborhood: Repair, building, or servicing of vehicles or boats; Antique shop or gift shop; Veterinary clinic or hospital; Painting of vehicles, trailers or boats; Large appliance repair including stoves, refrigerators, washers and dryers; Machine and sheet metal shops; Martial arts school; dance or aerobics studio; and Small engine repair. The home occupation does not include any hazardous chemicals or other items which may potentially be hazardous to the surrounding area.