

Written statement to accompany Home Occupation Type 2 permit application for Elizabeth Ryan, LLC  
@ 8830 SW Rebecca Ln Beaverton, OR 97008  
Greenway NAC  
Tax lot 1S127BC04700, zoned R7

After more than 18 years serving clients on a housecall basis, the SARS-CoV-2 pandemic has necessitated developing my own space where I can see clients while ensuring that safe filtration/ventilation/CO<sub>2</sub> monitoring standards are in place. I have been able to offer only outdoor housecalls since 2020, which are dependent on weather, air quality, and suitably private outdoor space at client homes; as a result, I can only work a few months out of the year, frequently have to cancel appointments due to wildfire smoke or heat, and am now at a point where I will be obligated to close my once thriving practice if something doesn't change. I specialize in massage therapy for:

- fertility/pregnancy/postpartum
- infants/toddlers, particularly those experiencing oral motor dysfunction/feeding difficulties
- people in cancer treatment and cancer survivors
- veterans and their families/caregivers
- burn survivors
- people living with complex chronic conditions

I do not make sales of any products in my practice; I only offer licensed massage therapy services.

#### Approval criteria statements

1. The proposal for Home Occupation Type 2 includes having clients visit the residence, which has not heretofore been the case for my business, having been operated since I moved to Oregon in 2016 under a Home Occupancy Type 1 permit, first at our Mad Hatter Ln residence (2016-2020) and now at our Rebecca Ln residence (2021-present). From 2005 to 2016 I conducted code- and regulation-compliant housecall business under home occupation type one-style arrangements in other states.
2. I received instruction today, March 1, 2023, from Julie Wallace at the City of Beaverton to submit the application and that I will then receive an email regarding payment.
3. I, Elizabeth Ryan, am the sole proprietor and employee of Elizabeth Ryan, LMT. There will be no other resident or non-resident employees on the premises.
4. There will be 6 estimated clients (some of whom are parent/baby dyads/triads) seen each day.
5. Client visits to the proposed home occupation will occur only between 9:00 a.m. and 6:30 p.m.
6. To allow sufficient time to disinfect and ventilate, there will be substantial buffer periods between each client's appointment; as such, only one on-site parking space at a time is needed under the proposed plan, and will be offered in the driveway of the residence, shown at the right of the photo below.



7. The home occupation shall not require any pickups/deliveries outside of regular US Postal Service delivery, nor require deliveries/pickups between 6:00 p.m. and 8:00 a.m.

8. The proposed home occupation is being undertaken by myself, Elizabeth Ryan, owner and resident of the premises.

9. My business, Elizabeth Ryan, LMT, possesses and will continue to maintain a current Beaverton business license (#30627).

10. The proposed home occupation will be conducted entirely within the dwelling.

The laundry (67.8 sq ft), where used linens/work clothing items are laundered, remains the same as under the Home Occupation Type One.

The space I plan to utilize for seeing clients and storing linens/supplies/equipment, administration, and secured client files (205.5 sq ft) will be downstairs.

The application for Home Occupation Two includes an access area (231 sq ft), adjoining access (27.75 sq ft) and the downstairs half bath (27.2 sq ft) to be made available for client use as needed. All of these are labeled on the accompanying FLOOR PLAN.

11. The proposed home occupation will be limited in scope and not change the use classification of the dwelling unit or accessory structures; I also do not expect it to infringe upon neighbors or change the character of the neighborhood.

12. A total of 559.25 sq ft are proposed for home occupation use, below the 700 sq ft threshold for Home Occupancy Type 2 standards.
13. The residence at 8830 SW Rebecca Ln will continue to be the sole residence of my husband and I, and will be maintained in compliance with City Codes for residential property.
14. There will be no use of tractor trailers, forklifts, or other heavy equipment in conjunction with the proposed home occupation.
15. My work is very quiet and does not involve the production of vibration, smoke, odors, heat, or glare.
16. The single vehicle I maintain for work and personal use (2005 Subaru Outback) is kept garaged when not in use, has no commercial signage, and does not require a commercial license.
17. There are no toxic or flammable materials, or spray painting, involved in my massage therapy practice, or any materials the Fire Marshal would deem a health/safety risk. I do and have always treated used linens as a biohazard, and adhere to strict communicable disease control (OAR 334-020-055), laundry practices regarding used linens (OAR 334-020-050), sanitation/hygiene practices (OAR334-020-005), and equipment cleaning/maintenance practices which require that table, cushions, and pillows all be covered with impermeable material I clean with health-care disinfectant per OAR 334-020-0015.
18. There will be no on-site signage for the business after the notice board period has elapsed.
19. We are not planning any exterior remodeling at the property.
20. Given that there will not be more than one client party on the premises at any given time, the parking in the driveway should be adequate to accommodate vehicular traffic.
21. To the best of my knowledge, our residence (located in an R7 zoning district) is in compliance with land use regulations such as yard setbacks, garage dimensions, and distance between buildings, and no changes are needed or planned to accommodate the home occupation proposal. It seems our shed and accessory structure may be over height and we are examining pursuing demolition as future finances allow; these two structures will in no way be associated with the proposed home occupation.
22. To the best of my knowledge, our home complies with requirements regarding spacing between permanent architectural features, total elevation area, roof forms, entrances, and exterior building materials. No improvements, dedications, or alterations are planned or required to accommodate the home occupation proposal.
23. As the property owner at 8830 SW Rebecca Ln, Beaverton OR 97008 (along with my husband), I am authorized to file a Type 2 application. I believe I am furnishing a complete application, and will comply with any notice board, NAC meeting, or notification

processes required of me.

24. I agree to comply with any further requests for information or documents, and to submit these in the sequence requested.

Thank you for your time and consideration, and I am happy to address any concerns or questions at (503)558-6160 or elizabeth.ryan.LMT@gmail.com.

Warmly,

Elizabeth Ryan, LMT, BCTMB

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