

Received
Planning Division
03/01/2023

Approved
Planning Division
04/26/2023

Exhibit 1.2 Applicant Narrative

Written Statement for Home Occupation Type 2 Application
7300 SW 101st Ave, Beaverton, OR 97008

Provide a detailed description of the proposed home occupation. Describe the nature of the proposed business, type of products sold, processed, manufactured and/or generated, and the type of materials to be stored:

Hello, my name is Laura Salvatore and I am an Oregon Medical Board Licensed Acupuncturist. I am proposing to run my acupuncture practice, Heartflow Healing LLC, out of one bedroom in my home located at 7300 SW 101ST Ave, Beaverton, OR 97008.

My practice involves working one on one with patients, in which I diagnose and treat them using a combination of East Asian bodywork, sterile, stainless-steel needles, and topical application of essential oils and herbal liniments. I intend to practice part time out of my home, as I currently work out of another clinic in NE Portland. I treat a maximum of 6 patients per day, typically spending one hour of face-to-face time with each patient. New patient appointments are longer, running about 90 minutes. Occasionally I offer telehealth appointments as well.

The types of products to be sold out of the business include solely pre-packaged herbal supplements. The only other financial transactions to be conducted are to receive payment for the treatment services provided. My business does not involve the processing or manufacturing of any goods.

The types of materials to be stored include: linens and blankets for the massage table, pillows, patient gowns, cleaning supplies such as cotton balls, paper towels, gloves and Clorox bleach wipes, essential oils, herbal liniments and oral supplements, sterile, stainless-steel needles, a sharps container for said needles, and medical equipment such as a stethoscope, blood pressure cuff and thermometer.

An applicant for Home Occupation Two shall address compliance with all of the following Approval Criteria as specified in 40.40.15.2.C.1-19 of the Development Code:

1. The proposal satisfies the threshold requirements for a Home Occupation Two application.

The threshold requirement for a Home Occupation Two application applies to a business in which "outside customers or employees visit the premises. [ORD 4697; December 2016]." As a licensed acupuncturist, proposing to run an acupuncture practice out of my home, patients will be coming to the premises to receive acupuncture treatments.

2. All City application fees related to the application under consideration by the decision-making authority have been submitted.

Included with this application is a written check with the requested fee of \$2,042.25 per the City of Beaverton Planning Division Fee Schedule for Home Occupation 2 Applications.

3. The proposed home occupation shall have a maximum of one (1) volunteer or employee who is not a resident on the premises.

I, Laura Salvatore, LAc, the resident of 7300 SW 101st Ave, Beaverton, OR 97008 will be the only individual conducting business within the proposed home occupation. I currently operate my business, Heartflow Healing LLC as a sole proprietor, and I do not have any other volunteers or employees.

4. The proposed home occupation shall have no more than 8 daily customers or clients on the premises.

I Laura Salvatore, LAc, plan to treat a maximum of six patients per day within the proposed home occupation. I spend a minimum of one hour with each patient, offering hands-on care. I cannot provide equal quality of care to more than six patients in a given day, therefore there will be less than 8 daily customers on the premises.

5. All customer and client visits to the proposed home occupation shall occur only between the hours of 7:00 a.m. and 10:00 p.m.

As a health care professional, I, Laura Salvatore, LAc, intend to be available to treat patients between the hours of 10:00am and 6:00pm only. I will not be treating any patients prior to 7:00am, nor after 10:00pm.

- 6. If on-site parking is provided, a plan for additional parking may be approved if:**
- a. Not more than a total of 4 on-site parking spaces for the combined residential and home occupation uses are proposed.**
 - b. The parking spaces, driveway, street access, landscaping, storm water drainage, and screening comply with this Code and other city standards.**

There is no need for any additional parking on the premises, as only one vehicle will be coming to the home at a time. There is space in the driveway for two vehicles and ample street parking available in front of the residence. There are only two residents currently living at 7300 SW 101st Ave, Beaverton, OR 97008, and therefore there are only two cars routinely parked on the premises. There will be no more than three cars parked in the driveway and in front of the home at a time, during proposed business hours of 10:00am-6:00pm.

7. Excluding regular U.S. Postal Service delivery, the home occupation shall not require more than two (2) trips per day for delivery or pick up to the residence between the hours of 8:00 a.m. and 6:00 p.m. There shall be no deliveries or pick-ups between the hours of 6:00 p.m. and 8:00 a.m.

The proposed home occupation does not require any deliveries or pick-ups outside of regular U.S. Postal Service delivery. The services provided within the proposed home occupation are solely between practitioner (myself) and patient.

8. The proposed home occupation is being undertaken by an occupant of the residence.

I, Laura Salvatore, LAc, have been a resident at 7300 SW 101st Ave, Beaverton, OR 97008 since my father, Peter Salvatore, purchased the home in 2016.

9. The proposed home occupation is participating in and is consistent with the City's Business License Program and other agency licenses as appropriate to the proposed use.

I, Laura Salvatore, LAc, have attached copies of my Beaverton Business License, permit #35311, as well as my acupuncture license, #AC208045, issued by the Oregon Medical Board, to demonstrate compliance with the City's Business License Program and other agency licenses as appropriate to running an acupuncture practice out of my home.

10. The on-site operation of the proposed home occupation shall be conducted entirely within the dwelling, a conforming accessory structure, or both. No exterior storage of materials or equipment shall occur on the premises.

The proposed home occupation is to be conducted entirely within one bedroom of the residence. One linen closet will be used for storage of supplies (detailed in the description of the proposed home occupation above), and one bathroom will be made available for patient use. There will be no exterior storage of materials or equipment, nor any business conducted outside of the dwelling.

11. The proposed home occupation will not change the use classification of the dwelling unit or accessory structures as determined by the City Building Official applying the State Building Code.

The proposed nonresidential use of this property, as a place of performing acupuncture, is secondary to the use of this residence for dwelling purposes. There are no proposed structural changes to the residence, nor need for accessory structures, and therefore the use classification of the dwelling unit will not be changed.

12. The proposed home occupation and associated storage of materials and products shall not occupy more than 700 gross square feet of floor area.

The proposed home occupation and associated storage of material and products will only occupy approximately 179 gross square feet of floor area; this is well within the required 700 or less gross square feet of floor area for a Home Occupation Type Two.

13. The subject property will continue to be used and maintained as a residence and will conform to all requirements of this and other City Codes as they pertain to residential property.

I, Laura Salvatore, LAc, have lived at 7300 SW 101st Ave, Beaverton, OR 97008, for over seven years, and intend to continue living here for the foreseeable future. The property

will continue to be used and maintained as a residence, conforming to all requirements and City Codes as they pertain to the residential property. I work part time in another acupuncture practice, and only intend to see patients out of my home two days per week. The nonresidential use of this property as a place of performing acupuncture, is secondary to the use of this residence for dwelling purposes.

14. The home occupation, including deliveries from other businesses, shall not include the use of tractor trailers, forklifts, or similar heavy equipment. 40.40.15.2.C

The proposed home occupation does not require any large equipment, or equipment that requires deliveries from other businesses. There will be no need for the use of tractor trailers, forklifts, or similar heavy equipment.

15. There shall be no noise, vibration, smoke, dust, odors, heat or glare at or beyond the property line resulting from the operation of the home occupation.

The proposed home occupation of an acupuncture practice, only involves the use of acupuncture needles, and hands-on bodywork. There will be no excess noise, vibration, smoke, dust, heat or glare at or beyond the property line, produced by this line of work.

16. There shall be no exterior storage of vehicles of any kind used for the business except that one (1) commercially licensed vehicle, which is not larger than a ¾ ton pick-up, passenger van, or other vehicle of similar size, may be parked outside on the subject property, provided such parking complies with applicable parking restrictions.

The proposed home occupation of an acupuncture practice does not require the use and/or storage of commercially licensed vehicles, therefore none such vehicle will be parked outside on the property.

17. The proposal will not involve storage or distribution of toxic or flammable materials, spray painting or spray finishing operations, or similar activities that involve toxic or flammable materials which in the judgement of the Fire Marshall pose a health or safety risk to the residence, its occupants or surrounding properties.

The proposed occupation of an acupuncture practice will not be utilizing, storing, nor distributing any toxic or flammable materials. The only materials to be used, stored and/or distributed include: acupuncture needles, cotton balls, linens, books, and herbal supplements.

18. There is no signage associated with the proposed home occupation aside from a name plate as allowed by Section 60.40.15. of the Development Code [ORD 4584; June 2012]

There is no signage associated with the proposed home occupation on the property, nor is there a name plate.

19. Exterior remodeling will not alter the residential character of the building.

The proposed home occupation of an acupuncture practice is proposed to take place in an extra bedroom in the home. No structural changes or exterior remodeling is needed, and therefore the residential character of the building will not be altered.

20. Excluding required residential parking, adequate off-street parking exists to accommodate vehicular traffic for any employee, customer, or both.

As the proposed home occupation of an acupuncture practice involves seeing and treating one patient at a time per hour, there is adequate off-street parking to accommodate vehicular traffic for any one patient. There are two designated parking spots available in the driveway of the residence as well.

21. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are subject to an adjustment, planned unit development, or variance which shall be already approved or considered concurrently with the subject proposal.

The proposed home occupation is consistent with all applicable provisions of Chapter 20 (Land Uses), as the residence 7300 SW 101st Ave, Beaverton, OR 97008 is located within an RMC zoning district. Per Chapter 20.05.20A, home occupations are permitted within RMC zoning districts.

22. The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.

The proposed home occupation is within a single-detached dwelling and therefore falls under the Special Requirements guidelines provided in chapter 60.05.60. The proposed home occupation meets the standards demonstrated in 60.05.60.2.S1a in that the entry to the home is within 10 feet of the longest street-facing wall of the dwelling unit (visible in the attached site plan). The proposed home occupation meets the standards demonstrated in 60.05.60.2.S1b in that the entry of the home directly faces SW 101st Avenue (visible in the attached site plan). The proposed home occupation fulfills the requirements stated in 60.05.60.2.S2 in that the minimum requirement of 15% of the area of all public street-facing facades is made up of windows and doors (see attached image of the front of the house). The proposed home occupation meets the standards demonstrated in 60.05.60.2.S3 in that the home is on a lot that is over 7,000 square feet, and has a required outdoor open area in the rear yard of well over 500 square feet,

in which a 12-foot by 12-foot square can fit within (visible in the attached site plan). The proposed home occupation meets the standards demonstrated in 60.05.60.2.S4 in that the residence is an existing single-detached dwelling, and therefore additional tree planting requirements do not apply. The proposed home occupation meets the standards demonstrated in 60.05.60.2.S5 in that the residence is not located within the South Cooper Mountain Community Plan area, and therefore said requirements do not apply to this property. The proposed home occupation meets the standards demonstrated in 60.05.60.2.S6 in that no changes to the existing site are needed for the proposed home occupation. The proposed home occupation meets the standards demonstrated in 60.05.60.2.S7 in that outdoor and on-site parking areas do not occupy more than 50% of any public street frontage (visible in the attached site plan). The proposed home occupation meets the standards demonstrated in 60.05.60.2.S8 in that the driveway of the residence is within 5 feet of the property line. The proposed home occupation meets the standards demonstrated in 60.05.60.2.S9 in that the existing driveway approach is less than 32 feet wide, measuring at 16ft, 8in wide. The proposed home occupation meets the standards demonstrated in 60.05.60.2.S10 in that the driveway is less than 150 feet in length, measuring at 24 feet long total. The proposed home occupation meets the standards demonstrated in 60.05.60.2.S11 in that there is no such off-street parking lot in existence, nor the need of one for the proposed home occupation. The proposed home occupation meets the standards demonstrated in 60.05.60.2.S12 and 60.05.60.2.S13 in that waste storage and recycling containers will be stored in a 110 square foot garage, so as not to be visible from the public street.

23. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

I, Laura Salvatore, LAc, affirm that this Home Occupation Type Two proposal contains all submittal requirements as specified in Section 50.25.1 of the Development Code. Per Section 50.25.1 of the Development Code, this proposal contains: a completed, original application form with application checklist, the signature of the applicant as well as of the current home owner, a written statement and description of the business with supporting evidence to demonstrate compliance with City criteria and development regulations, and a pre-application hold harmless agreement form.

24. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

I, Laura Salvatore, LAc, affirm that I will submit all requested documents and applications to the City of Beaverton pertaining to this Home Occupation Type Two Application, in the proper sequence requested.



BUSINESS LICENSE PERMIT

**HEARTFLOW HEALING LLC
200 NE 20TH AVE STE 120
PORTLAND, OR 97232**

NAME OF BUSINESS:
HEARTFLOW HEALING LLC
7300 SW 101ST
BEA VERTON, OR 97008

BUSINESS TYPE:
ACUPUNCTURE

OWNER'S NAME:
HEARTFLOW HEALING LLC

LICENSE NO: 35311

EXPIRES:
12/31/2023
PAYMENT RECEIVED

NOTICE: THIS BUSINESS FEE IS LEVIED FOR REVENUE PURPOSES ONLY . IT DOES NOT IMPLY THE HOLDER HAS COMPLIED WITH ZONING, BUILDING AND ALL OTHER REGULATIONS WITHIN THE CITY CODE. THE HOLDER SHOULD CONSULT WITH THE BUILDING AND POLICE DEPARTMENTS FOR INFORMATION REGARDING CITY REGULATIONS AND WHEN APPLICABLE, THE TUALATIN VALLEY FIRE DISTRICT.

ERRORS OR CHANGES? PLEASE CONTACT THE FINANCE DEPT., 503-526-2255



Oregon Medical Board
1500 SW 1st Ave, Ste 620
Portland, OR 97201-5847
971-673-2700
www.oregon.gov/omb

EXPIRATION DATE: 06/30/2024
EFFECTIVE DATE: 07/01/2022

CERTIFICATE OF REGISTRATION FOR AC License
LICENSE NUMBER: AC208045
PROFESSION: Acupuncturist
LICENSE STATUS: Active

**MUST BE POSTED IN A
CONSPICUOUS PLACE**
NON TRANSFERABLE

LAURA SALVATORE, LAC, MSOM
7300 SW 101ST AVE
BEAVERTON, OR 97008

For verification of license, please visit the Board's website at www.oregon.gov/OMB or call 971-673-2700.

Active status is granted to you as a licensee who practices within the State of Oregon or one of its approved border towns. This license must be renewed by the expiration date above.

Licensees must notify the Oregon Medical Board within 30 days of changing a practice, home or mailing address. Address changes may be made on the Board's website at www.oregon.gov/OMB; clicking Online Services on the home page will allow you to log in and make updates. If you need assistance, please contact the Licensing Call Center at 971-673-2700.

A licensee who ceases practice in the State of Oregon will be placed at Inactive status. The licensee must then reactivate to Active status before returning to practice in Oregon. The reactivation process takes approximately 4-6 weeks.

<p style="text-align: center;">State of Oregon OREGON MEDICAL BOARD</p> <p>This certifies that having fulfilled all the requirements of the Laws of the State of Oregon and possessing the prescribed qualifications, the following person is hereby licensed as a AC Licensee in the State of Oregon.</p> <p>LAURA SALVATORE, LAC,MSOM AC208045 Original Issue Date: 12/06/2021 Effective Date: 07/01/2022 Expiration Date: 06/30/2024 License Status: Active</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Fold Here</p>	<p style="text-align: center;">OREGON MEDICAL BOARD 1500 S.W. 1st Avenue, Suite 620 Portland, Oregon 97201-5847 (971) 673-2700</p> <p>* Furnish your OREGON license number when contacting the Board. * Reactivation is required to change to ACTIVE status from INACTIVE or any other practicing status. * ALWAYS keep the Board informed of your correct MAILING ADDRESS. Failure to do so may result in discipline.</p> <p>For verification of license, please visit the Board's website at www.oregon.gov/OMB or call 971-673-2700.</p>
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