



Department of Planning and Development  
 Code Compliance Division  
 700 5th Avenue, Suite 2000  
 PO Box 34019  
 Seattle WA 98124-1019  
 (206) 615-0808/(206) 233-7158 (TTY)  
 www.seattle.gov/dpd

DOCUMENT TITLE: **LAND USE NOTICE OF VIOLATION**  
 CITY OF SEATTLE: **DPD CODE COMPLIANCE DIVISION**  
 PROPERTY OWNER: **STATE OF WASHINGTON DEPT. OF TRANSPORTATION**

**July 20, 2009**  
**FILE NO. 1019556**

STATE OF WASHINGTON DEPT. OF TRANSPORTATION  
 REAL ESTATE SERVICES OFFICE  
 P.O. BOX 47338  
 OLYMPIA WA 98504-7338

STATE OF WASHINGTON DEPT. OF TRANSPORTATION  
 REAL ESTATE SERVICES OFFICE  
 243 ISRAEL RD SE  
 TUMWATER WA 98501-6415

STATE OF WASHINGTON DEPT. OF TRANSPORTATION  
 NORTHWEST REGION  
 JOHN JENSEN, REAL ESTATE SERVICES MGR  
 P.O. BOX 330310  
 SEATTLE WA 98133-9710

STATE OF WASHINGTON DEPT. OF TRANSPORTATION  
 NORTHWEST REGION  
 JOHN JENSEN, REAL ESTATE SERVICES MGR  
 15700 DAYTON AVE N  
 SHORELINE WA 98133-5910

SUBJECT: Premises known as **7201 2<sup>nd</sup> Avenue Southwest**

APN: 302404-9182  
 A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
 QUARTER OF S30, T24, R04E, W.M. IN KING COUNTY, WASHINGTON.

As a result of an inspection by a Housing and Zoning inspector, the above property was found to be in violation of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code **23.40.002, 23.42.010, 23.42.020, 23.50.012, 23.90.002.**

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**CORRECTIVE ACTION OR A PLAN FOR ACHIEVING COMPLIANCE IS DUE BY 5:00 PM  
JULY 21, 2009.**

The specific violation(s) and correction(s) are as follows:

DISCONTINUE MAINTENANCE OF AN ILLEGAL ENCAMPMENT. AN ENCAMPMENT IS PROHIBITED IN AN INDUSTRIAL ZONE.

**YOU MUST NOTIFY THE UNDERSIGNED INSPECTOR WHEN THE CORRECTIONS HAVE BEEN COMPLETED SO THAT A REINSPECTION MAY BE CONDUCTED.**

**PENALTIES**

Failure to take corrective action within the specified time period will result in legal action on the part of the City as required by the Land Use Code. A cumulative civil penalty may be imposed of up to One Hundred and Fifty Dollars (\$150.00) per day from the date the violation begins for the first ten (10) days of noncompliance and up to Five Hundred Dollars (\$500.00) per day for each violation beyond ten days of noncompliance until the date the code corrections are completed and verified by the Housing/Zoning Inspector. Any person violating or failing to comply with any provision of the Land Use Code and who has had a judgment entered against him/her pursuant to Title 22 or Title 23 or its predecessors within the past seven years may be subject to criminal prosecution.

In any court proceeding to collect a penalty, the City has the burden of proving, by a preponderance of the evidence that the code violation exists/existed.

A copy of this Notice of Violation may be filed with the Department of Records and Elections of King County.

**DIRECTOR'S REVIEW**

The Land Use Code provides that any party affected by a Notice of Violation may request a review of the Notice by a Department Review Officer. The Review Officer has the authority to review the facts of the case and determine whether or not there is a violation of the Land Use Code. Although the Review Officer can extend the compliance date for a short period of time the Review Officer cannot authorize a violation to continue or grant a variance.

The Request for Review by the Director must be in writing, received by the Director no later than ten (10) days following service of this Notice, and must contain the signature, mailing address and telephone number of the appellant. In the event there are numerous appellants, the request for Review by the Director shall designate the single representative to be contacted. The request should also include a brief statement containing explicit exceptions and objections with regard to the Notice of Violation and how the appellant is significantly affected by, or interested in, the Review by the Director.

**REQUEST FOR EXTENSION**

A request for an extension of time of the compliance date does not require a review by the director. A written request for an extension with applicable reasons for the extension must be addressed to the housing/zoning inspector. Extensions will only be granted if substantial progress toward compliance has been made.

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**OBTAINING PERMITS**

Any actions involving construction, demolition, or change of use are regulated by City Codes and Ordinances, and must be authorized by the proper permits. Information on permits may be obtained at the Applicant Services Center, 700 5th Avenue, Suite 2000, 20<sup>th</sup> Floor, Seattle Municipal Tower, or by calling 206-684-8850. **PLEASE BRING THIS DOCUMENT WITH YOU WHEN APPLYING FOR ANY PERMITS.**

The date set for compliance with a Notice of Violation or Order of the Director takes precedence over work completion dates specified in any permit(s) and will be subordinate only to written extensions of the Notice or Order.

The undersigned Housing and Zoning inspector will be pleased to meet with you or your appointed agent on the site to discuss the corrections necessary to bring the property into compliance with the Housing and Building Maintenance Code.

If you require further information, please contact the undersigned Inspector. The Inspector can be contacted at (206) 684-7869 or [angela.summer@seattle.gov](mailto:angela.summer@seattle.gov). Thank you for your attention to this matter.

Sincerely,



ANGELA SUMMER  
Housing and Zoning Inspector

AS/leay