



CITY OF KIRKLAND

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
123 FIFTH AVENUE, KIRKLAND, WA 98033
425.587.3225 - www.kirklandwa.gov

MEMORANDUM

DATE: February 14, 2012

To: Anne Watanabe, Hearing Examiner

FROM: Craig Salzman, CCEO, Code Enforcement Officer

SUBJECT: Randy Aadland Notice of Civil Violation
14274 122nd Ave NE, COM11-00212

This matter was set for a hearing by the second Notice of Civil Violation issued on January 6, 2012, attached. The Building Official Tom Phillips has been in contact with the owner Randy Aadland to resolve the violation and bring the violation into compliance.

The City expects that there will be an agreement for compliance submitted no later than February 27, 2012, based upon this information we ask that the matter be continued until March 1, 2012. At that time if the agreement has been submitted and approved by the Director we would close this case and not seek any penalties.



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Planning and Community Development
Code Enforcement
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NOTICE OF CIVIL VIOLATION

(Kirkland Municipal Code 1.12.040)

Date: January 6, 2012 Property Owner Information Name: Randall Aadland Address: 14274 122 nd Ave NE City, State, Zip: Kirkland, WA 98034	Case Number: COM11-00212 ENF 11-189 Violation Information Site Address: 14274 122 nd Ave NE City, State, Zip: Kirkland, WA 98034 Parcel #: 387620-0250
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Code Provision(s) Violated:	KZC 115.115, KMC 21.06.205, KMC 21.06.210, KMC 21.06.215(1)(A)
Description of Violation:	1) Construction of a two story accessory structure, exceeding 120 square feet, within a required yard. 2) Construction of a two story accessory structure without a permit. 3) Construction of an accessory structure exceeding 200 square feet without a permit. 4) Installation of electrical wiring without an electrical permit.
Inspection Dates:	August 23, 2011
Date(s) of Violation:	February 6, 2012 and continuing until corrected
Person(s) Responsible For:	Randall Aadland
Request for Voluntary Compliance:	August 23, 2011
Corrective Action and Compliance Date:	By February 6, 2012 do one of the following; 1) remove any portion of the structure which is within the required yard and reduce the size of the structure to a one story building no larger than 200 square feet, or 2) remove any portion of the structure which is within five feet of the rear property line and reduce the size of the structure to a one story building no larger than 120 square feet, or 3) remove the structure completely. In addition to doing one of the above items, by February 6, 2012, an electrical permit must be obtained and an electrical inspection requested from the City for any remaining electrical wiring.
Hearing Date:	February 16, 2012

HEARING NOTICE: On February 16, 2012 at 9:00 A.M. the Kirkland Hearing Examiner shall hold a hearing in City Council Chambers, 123 5th Avenue, Kirkland, WA, 98033, 2nd floor, Kirkland City Hall relating to the above issued Notice of Civil Violation. If the required corrective action is completed AND written approval is obtained from the issuing party at least 48 hours prior to the hearing, the hearing shall be cancelled and no monetary penalty assessed. If you choose NOT to complete the required corrective action by that time, the hearing shall continue as scheduled.

HEARING EXAMINER HEARING: At the hearing, staff may request the Examiner to issue an order assessing the monetary penalties in the amounts described below. All costs and expenses of abatement incurred by the City pursuant to KMC 1.12.060(D) and monetary penalties in the amount per day for each violation as specified in KMC 1.12.040(E) may be assessed against the person responsible for the civil violation as listed above.

- First violation..... \$100.00
- Second violation \$200.00
- Third violation \$300.00
- Additional violation in excess of three \$500.00

Payment of a monetary penalty pursuant to Chapter KMC 1.12.040 does not relieve the person to whom the Notice of Civil Violation was issued of the continued duty to correct the violation.

ISSUED BY: Craig Salzman, CCEO, Code Enforcement Officer
Phone: (425)587-3289 - Email: csalzman@kirklandwa.gov

METHOD OF SERVICE:

- Hand Delivered
- Postal Mail
- Posted at Subject Property Site

