



# CITY OF KIRKLAND

Department of Planning and Community Development  
Code Enforcement  
123 5<sup>th</sup> Avenue, Kirkland, WA 98033  
(425)587-3225 – Fax: (425)587-3232

## NOTICE OF CIVIL VIOLATION

(Kirkland Municipal Code 1.12.040)

Date: <u>Aug 25, 2011</u> <b>Property Owner Information</b> Name: <u>Karen Gorham</u> Address: <u>11229 NE 116<sup>th</sup> St.</u> City, State, Zip: <u>Kirkland, WA 98033</u>	Case Number: <u>COM05-00247</u> <b>Violation Information</b> Site Address: <u>11229 NE 116<sup>th</sup> St</u> City, State, Zip: <u>Kirkland, WA 98034</u> Parcel #: <u>332605-9063</u>
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Code Provision(s) Violated:	KMC 21.41.304(a) Portions of the exterior structure of all buildings are unsafe. KMC 21.41.302(d)(2) Weeds and grass exceed 18 inches, KMC 21.41.505(c) The water supply to the plumbing fixtures has not been maintained and has been disconnected. KMC 21.41.6059(a) Electrical wiring not maintained in a safe manner. KMC 21.41.605(d) Extension cords used in place of permanent wiring.
Description of Violation:	The structures on the property are run down, dilapidated and in some cases actually falling down. The vegetation on the property is overgrown and taller than 18". The house has not had water service since 2000. The overhead wires supplying the outbuildings have deteriorated and are not properly supported. Extension cords/trouble lights are being used to provide lighting in portions of the house.
Inspection Dates:	July 28, 2011 and August 23, 2011
Date(s) of Violation:	July 27, 2011 and continuing until corrected
Person(s) Responsible For:	Karen Gorham
Request for Voluntary Compliance:	Owner unable to complete repairs
Corrective Action and Compliance Date:	All buildings on the site must either be brought up to the standards in the Property Maintenance Code (KMC Chapter 21.41); secured or demolished. The vegetation must be cut and maintained at less than 18". The water service to the house must be repaired or replaced. The wiring supplying the outbuilding must be removed and properly terminated. The extension cords/trouble lights must be replaced with permanent wiring in compliance with the National Electrical Code.
Hearing Date:	September 15, 2011

**HEARING NOTICE:** On September 15, 2011 at 9:00 A.M. the Kirkland Hearing Examiner shall hold a hearing in City Council Chambers, 123 5<sup>th</sup> Avenue, Kirkland, WA, 98033, 2<sup>nd</sup> 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
- Second Violation: \$200
- Third Violation: \$300
- Additional Violation In Excess of Three: \$500

*Payment of a monetary penalty pursuant to Chapter KMC 1.12.040(E) 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

