



City of Seattle

Seattle Department of Construction and Inspections
Code Compliance Program

DECEMBER 12, 2024

**SHORELINE NOTICE OF VIOLATION
CASE NO. 1059842-VI**

RESPONSIBLE PARTIES: **FRIENDS OF HIDDEN BEACH**

[REDACTED]
[REDACTED]
[REDACTED]

NICOTERRA TRAILS

[REDACTED]
[REDACTED]
[REDACTED]

PROPERTY OWNER: **SEATTLE DEPARTMENT OF TRANSPORTATION**
PROPERTY KNOWN AS: **3925R E HARRISON ST, SEATTLE, WA 98112**, E HARRISON
SHORELINE STREET END ROW LOCATED BETWEEN THE
FOLLOWING 2 PARCELS AND ADJACENT SUBMERGED LAND
DESCRIBED AS FOLLOWS:

APN: SHORELINE STREET END ROW SOUTH OF
PARCEL 4114600790
ROW SOUTH OF LAKE WASHINGTON SHORE LANDS ADD S
60 FT TGW S 60 FT TR 143 OF MCGILVRAS REPLAT
MCGILVRAS 2ND E OF 39TH EAST, AS RECORDED IN
RECORDS OF KING COUNTY, WASHINGTON

APN: SHORELINE STREET END ROW NORTH OF
PARCEL 1957200026
ROW NORTH OF DENNY BLAINE LAKESIDE UNREC PCL A
SEATTLE BLA #3019020 REC #20150708900005 SD BLA
BEING POR LOTS 5 THRU 8 OF SD ADD, AS RECORDED IN
RECORDS OF KING COUNTY, WASHINGTON

FRIENDS OF HIDDEN BEACH

[REDACTED]
[REDACTED]
[REDACTED]

FRIENDS OF HIDDEN BEACH

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

NICOTERRA TRAILS

[REDACTED]
[REDACTED]
[REDACTED]

As a result of an inspection by the Shoreline Inspector Amy Groesbeck, notice is hereby given that the subject property and/or person(s) responsible for that property are in violation of the Seattle Land Use Code and the Shoreline Code, Chapter 23 of the Seattle Municipal Code **SMC 23.40.002, 23.60A.012, 23.60A.016, 23.60A.020, 23.60A.152, 23.60A.156, 23.60A.167, 23.60A.190, 23.60A.575, and 23.90.002.**

THE VIOLATION(S) MUST BE CORRECTED BY JANUARY 13, 2024.

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

VIOLATIONS:

1. Development actions within the UR shoreline environment (SMC 23.60A.012, 23.60A.016, 23.60A.152, 23.60A.190), required shoreline setbacks (SMC 23.60A.167, 23.60A.575), and mapped critical area ECA4 (Wetland, SMC 23.60A.156) without required SDCI authorization(s), such as Shoreline and ECA Exemptions (SMC 23.60A.020). Prohibited and unauthorized development actions include, but are not limited to the following: native tree removals and damage within the shoreline setback; tree removals (native and non-native >6-in DBH) and trimming of trees and shrubs in excess of normal and routine pruning and maintenance within the UR shoreline and wetland ECA buffer (50-ft and 110-ft).

CORRECTIONS:

1. Apply for and obtain the required SDCI authorizations for the completed vegetation modifications, including any required mitigation, and all required monitoring and inspections.

PENALTIES/FINES

You may be charged a daily civil penalty (fine) for a continued violation.

- The penalty is up to **\$500 per day** beginning the day after the deadline above.
- Penalties continue to add up until the date the corrections are completed and the SDCI Inspector has confirmed that the property is in compliance.
- Certain violations are subject to additional penalties.

If you do not correct the violations by the deadline listed above, the City may file a lawsuit against you to collect the penalty. If this case goes to court, the City would have to prove that the code violation exists/existed in order to collect any penalties.

RECORDING

We may file a copy of this Notice of Violation with the King County Recorder's Office.

INSPECTION CHARGES

In addition to these penalties, an inspection charge of \$257 is charged for each inspection beyond the first two inspections in this case.

- The third inspection and each subsequent inspection will be charged.
- This charge is in addition to any per-day or other penalty or fine and you will be billed for this charge.

REQUEST FOR EXTENSION

You can ask the shoreline inspector for more time to complete correction of the violations. The request must be in writing and must explain why you need more time. Extensions will be granted only if substantial progress toward compliance has already been made.

DIRECTOR'S REVIEW

If you disagree with this Notice of Violation, you may request a review of this Notice by a Department Review Officer. The Review Officer will review the facts of the case and determine whether the Notice of Violation was properly issued. The Review Officer can extend the compliance date for a short period of time even if the violation is upheld. But, the Review Officer cannot allow a violation to continue or grant a variance.

The Review may be requested by writing to the Director of Code Compliance, in care of Inspector Amy Groesbeck, at amy.groesbeck@seattle.gov or

Seattle Department of Construction and Inspections
700 5th Avenue, Suite 2200,
PO Box 34019, Seattle, WA, 98124-4019.

If you request a review by the Director, the request

- must be in writing,
- must be 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 person requesting the review.

The request should also include a brief statement including

- specific objections to the Notice of Violation
- how the requestor is significantly affected by, or interested in, the Review by the Director.

If more than one person is cited in the Notice, the request for Review by the Director should specify the person to be contacted about the Review.

OBTAINING PERMITS

If you are constructing, repairing, adding an addition to, or demolishing a building, or if you are changing or establishing a use, you must obtain the proper permits. **You may need more than one permit.** Information on permits may be obtained at the SDCI Applicant Services Center by visiting <https://www.seattle.gov/sdci/about-us/who-we-are/applicant-services-center> or calling 206-684-8850.

PLEASE MENTION THIS DOCUMENT WHEN APPLYING FOR ANY PERMITS. Even if a permit allows a longer time frame for completion of work, the compliance date in this Notice of Violation takes precedence over the completion dates specified in any permit.

Actions in the Shoreline zone **may require additional permits** from other City departments, or State and Federal agencies including the Army Corps of Engineers, NOAA Fisheries, Ecology, Fish and Wildlife, and the State Department of Natural Resources.

If needed, the inspector will meet with you or someone representing you either virtually or on the site to discuss how you will bring the property into compliance with the Land Use Code. Once you have corrected the violation, you must request an inspector by the shoreline inspector to verify compliance. If you need more information, would like a meeting, or need to request an inspection, please contact Amy Groesbeck at amy.groesbeck@seattle.gov, O: 206.256-5410, or C: 206-755-2315 and provide the address of **3925R E HARRISON ST** in the subject of any emails or voicemails regarding this Notice of Violation. Thank you for your attention to this matter.



Amy Groesbeck
Shoreline Code Compliance Analyst
& Shoreline Inspector

City of Seattle, Department of Construction and
Inspections
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