



**Seattle Department of  
Construction & Inspections**

**TREE PROTECTION ORDINANCE (25.11.100)  
NOTICE OF VIOLATION  
CASE NO. 1059861-VI**

December 13, 2024

Responsible Parties: **NICOTERRA TRAILS**



Property Owner: SEATTLE DEPARTMENT OF TRANSPORTATION

Property Known As: 3925R E HARRISON ST, SEATTLE, WA 98122, 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.

NICOTERRA TRAILS



We received a complaint about this property. SDCI Housing and Zoning Inspector, Juan Guerrero, investigated and found a violation or violations of the Tree Protection Ordinance, Seattle Municipal Code Chapter 25.11, Section(s) 25.11.100, 25.11.120.

**The above named Tree Service Provider was found to have violated the Tree Protection Ordinance Section 25.11.100 by:**

- Conducting commercial tree work without being registered as a tree service provider by the Director as required by code.
- Conducting commercial tree work without posting as required by code.

- **Conducting commercial tree work by removing a Tier 2 tree without engaging another registered tree service provider to independently assess the tree and provide a report that summarizes the factors contributing to the tree's risk rating as required by code.**
- **Commercial vehicle(s) used by the tree service provider did not clearly display the tree service provider's City-issued registration number and/or the name of the business and contact information as required by code.**

**The penalty for failing to comply with any provision of section 25.11.100 is \$10,000 per SMC 25.11.120.A.2 and Director's Rule 10-2023.**

**TO COMPLY WITH THIS NOTICE, PAYMENT OF PENALTY MUST BE MADE NO LATER THAN JANUARY 13, 2024.**

#### PENALTIES/FINES

If you have performed commercial tree work in violation of the Tree Protection Ordinance or in violation of any notice, decision, or order issued by SDCI under this ordinance, you are subjected to a civil penalty (fine) in the amount of **\$10,000** per violation in addition to any other penalty imposed under Section 25.11.120.

You may pay this penalty by mailing a check or money order payable to the City of Seattle addressed as follows:

Seattle Department of Construction and Inspections  
Attn: Edwin Duran  
700 5th Avenue, Suite 2200  
PO Box 34234  
Seattle WA 98124-1234

**You must include the Notice of Violation case number on the check or money order.**

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.

#### 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 may be requested by writing to the Director of Code Compliance, in care of Juan Guerrero, Housing and Zoning Inspector, 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.

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If you have questions or do not understand the violation(s) or what is necessary to correct them, please contact Juan Guerrero, Housing and Zoning Inspector by phone at 206-615-1994 or by e-mail at [juan.guerrero@seattle.gov](mailto:juan.guerrero@seattle.gov).

If needed, Inspector Juan Guerrero will meet with you or someone representing you on the site to discuss how you will resolve the violations. Once you have corrected the violation, the inspector must verify compliance. If you need more information or would like a meeting, please contact the inspector. Thank you for your attention to this matter.

/s/ *Juan Guerrero*

JUAN GUERRERO  
Housing and Zoning Inspector  
206-615-1994

City of Seattle Department of Construction and Inspections  
700 5th Avenue, Suite 2200  
PO Box 34019  
Seattle WA 98124-4019  
206-615-0808 / 206-233-7156 (TTY)  
[www.seattle.gov/sdci](http://www.seattle.gov/sdci)

JG/KH