

May 15, 2022

Tenhulzen Residential, LLC dba Tenhulzen Remodeling
Tenhulzen Construction, LLC
Tenhulzen Design, LLC
14701 148th Ave NE
Woodinville, WA 98072

King County
Dept. of Local Services
Permitting Division
Code Enforcement
35030 SE Douglas St., Ste.210

RE: Appeal letter to ENFR21-0765

Michael Tenhulzen and Traci Tenhulzen, a married couple, own and operate 3 (three) symbiotic business entities on the property located at 14701 148th Ave NE, Woodinville WA 98072. The businesses were moved to the property in August of 2020 following termination of a prior off-site lease. The businesses comply with King County Code 21A.30.090 Home Industry, with exception of a maintaining a primary residence on the property.

Background:

The 3 companies named are tenants of 'Building D' in accordance with leases entered into with TM Squared, LLC. Prior to entering into a lease on this premises, the businesses operated in a commercial lease space that is no longer available. The businesses were designated by the landlord to operate on premises under King County Code 21A.30.90.

Responses to DLSP Abatement Order violations listed top of page 2:

1. Not relevant to named parties.
2. Not relevant to named parties.
3. Not relevant to the named parties.
4. King County Code Section 21A.30.85 is cited, however due to the property being one acre or greater, operations are being conducted under 21A.30.90. King County Code Section 21A.08.060 violation is unclear.
5. Not relevant to named parties.
6. Placement of a sign to the accessory building was performed without a permit based solely on language in 21A.20.080 section A.1: *"One indirectly illuminated sign identifying nonresidential*

uses, not exceeding twenty-five square feet and not exceeding six feet in height is permitted, except as provided in subsection A.3. of this section;". The sign is 4-feet in diameter and approximately 190 feet from frontage road. Reference to subsection A.3: "In lieu of the sign allowed under subsection A.1. of this section, one nonilluminated sign may be attached or painted on the sloping portion of a roof of a building located within one hundred feet of a state route as follows: a. each sign shall not exceed fifty square feet in area and six feet in height; b. each sign, and its mounting brackets, attached to the sloping surface of a roof shall not extend above the roof ridge line portion of the roof upon which the sign is attached; and c. no more than two signs may be attached or painted on the roof."

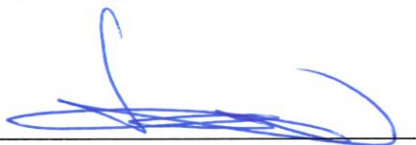
Cause of harm with civil penalties and notice of lien to property:

- I. Decisions to violation #4 causes harm to named parties because the landlord represented the leasable space as concurrent with jurisdictional codes.
- II. Decision to violation #6 is agreeable to correct, if required.

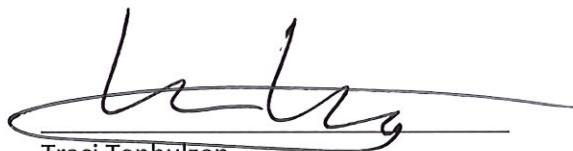
Desired outcome:

1. Responsibility of appropriate party.
2. Responsibility of appropriate party.
3. Responsibility of appropriate party.
4. Inadmissible due to wrongly cited King County code sections.
5. Commercial office and storage use predated current tenant.
6. A sign permit for 'Building D' may be submitted within 30 days of receiving results of the hearing.

Respectfully,



Michael Tenhulzen
President



Traci Tenhulzen
Secretary