

DEPARTMENT OF LOCAL SERVICES – PERMITTING DIVISION

Code Enforcement Section

REPORT TO THE HEARING EXAMINER

Date December 15th, 2022

Time 9:00 am

Case ENFR21-0765

A. SUMMARY OF PROPOSED ACTION:

Case ENFR21-0765 was opened based on new complaints received about the taproom, a coffee shop, expansion of prior illegal activities and placement of signs. Later a complaint was received regarding a construction business being operated on the property. This case replaced ENFR19-0989 due to the new complaints and ENFR15-0287 that was opened under a prior ownership.

B. GENERAL INFORMATION:

Owner: TM SQUARED LLC

Violation Location: 14701 148TH AVE NE

Legal Description: Parcel # 152605-9051

Lot Size: 1.48 acres

Zoning: RA-5

C. BACKGROUND:

There was an existing code enforcement case when TM Squared purchased the property in September of 2019. The previous owner: Larone Holdings had been cited under case ENFR15-0287 for construction without permits and the operation of illegal businesses. (Exhibit # 10). The Notice and order was dismissed by the Hearing Examiner due to a settlement agreement. This was a settlement agreement that adult beverage businesses signed due to the moratorium on the new adult beverage code. A release of notice and order was issued on July 31, 2019 when it discovered that the property was up for sale and we had not released the notice when the settlement agreement was signed. (exhibit#11). The release erroneously stated that the violations have been corrected.

Case ENFR19-0989 was opened due to the new ownership of the property. The settlement agreement was signed by the prior owner and was not transferable to a new owner. Some of the issues changed. The taproom, Fish brewing had moved out as noted in the sales advertisement in 2019.

“About This Home

*1.48-acre commercial property zoned RA-5. Property has multiple uses, ideal for landscaping, nursery, agriculture, farm equipment sales, or continue as currently leased. Buildings include Silver Lake Winery 768 sf, office 648 sf, **Brewery 1,600 sf currently for lease**, and 2 detached display spaces 120 sf each. Impressive and serene outdoor courtyard enhanced with pond, waterfall, firepit, patio, mature landscaping, tons of parking. Buyer to verify all information to their satisfaction.”*

When TM Squared purchased the property, they took steps to remove the winery and the distillery, but a new taproom opened (Good Brewing). One of the structures used for an adult beverage was removed. The structure that was the winery was converted to an office use for Mr. Tenhulzen businesses.

The current case was opened based on new complaints regarding a coffee shop added to the taproom, a food truck and the construction business being operated from the site including a sign placed on the building.

The health department shut down the coffee shop prior to the notice and order being issued.

EXHIBIT 1

The violations cited in the Notice and order that is under appeal are as follows with notations as to the current compliance:

1. The operation of an Adult Beverage Business (Good Brewing tap room) without a King County Business License in violation of King County Code Section 6.74.030. and 21A.08.070.
Violation 1 is considered in compliance. As of Officer Breazeal's Inspection on November 17, 2022; the taproom is no longer operating at this location.
2. The operation of an Eating and Drinking Place (Permanent food truck) without a King County in violation of King County Code Section 21A.08.070.
Violation # 2 is considered in compliance. The food truck was removed shortly after the notice was issued.
3. Conversion of a residence into an Adult Beverage Business (tap room; Good Brewing) without the required permits, inspections, and approvals in violation of King County Code Sections 21A.08.030B7 and the International Building Code Sections 105.1 and 114.1.
Violation 3 is considered in compliance. As of Officer Breazeal's Inspection on November 17, 2022; the taproom is no longer operating at this location and the area is part of the remodel/addition permit that has been issued.
4. Operation of contracting business(s) from a residential site that does not meet the requirements for a home occupation and is not otherwise allowed in the zone in violation of King County Code Sections 21A.30.085 and 21A.08.060.
This violation still exists. This use is not allowed as a primary use. It is only allowed under the home occupation requirements. There is no one living on the property at this time.
5. Conversion of an accessory building into commercial office and storage without the required permits, inspections, and approvals in violation of King County Code Sections 21A.28.020 and the International Building Code Sections 105.1 and 114.1.
This violation still exists. Two structures have been converted to Office use without permits. They are being used for the contacting business.
6. Placement of a sign (attached to structure) in violation of King County Code Section 21A.20.020, 21A.20.060 and 21A.20.080.
This violation still exists. The sign is related to the business operated on site and would require a permit and meet the home occupation sign restrictions.

The allowance for a home occupation in the RA-5 zone requires that the business be operated by the occupant of a residence on site and that the business be accessory to the residence. There are also limitations as to the number of employees (3 onsite, 3 that report and leave the site), and limits on outdoor storage. The main issue for this location is that no one resides on site. This violation was not in existence under the prior case so even if the release of the notice and order language were upheld; it would not apply to this violation.

The conversion of an existing building into an office use would require a permit. The historical use of the structure was as a barn and a tractor repair business. (Assessors records exhibit # 7) The other structure adjacent that is also an office was historically a garage. This structure is slated to be demolished under the current issued permit. (exhibit # 8)

The sign is also still in violation. A sign permit is required, and the sign code restricts the type and size of sign for home occupations:

3. Home occupation and home industry signs are limited to:
 - a. one nonilluminated wall sign not exceeding ten percent of the building façade on which they are located; and
 - b. in the RA zone, one nonilluminated freestanding sign not exceeding twenty-four square feet and a maximum height of six feet. (Ord. 16950 § 21, 2010; Ord. 16594 § 4, 2009; Ord. 16267 § 37, 2008; Ord. 15404 § 3, 2006; Ord. 12595 § 1, 1997; Ord. 10870 § 427, 1993).

D. CONCLUSIONS:

The agency stipulates to cited violation 1, 2 and 3 being in compliance. Violations 4, 5, and 6 are not in compliance and all relate to the issue of the use of the property and structures as an illegal home occupation.

E. RECOMMENDATIONS:

The agency's recommendation is that the use of the property as a contracting business cease within 60 days of the Hearing Examiner's decision. A permit can be applied for the structure (s) as a change of use to an office for a home occupation, but the permit will not be issued until the requirements of the home occupation are met. In the meantime, the structures should be closed to entry. The sign should be removed from the building. At the point where the home occupation requirements are met, a sign permit that meets the requirements can be applied for and obtained.

The other option would be to permanently cease the operation of the contracting business and obtain a permit for the structures back to their original use as a barn and garage. These permits would be able to be issued, inspected and finalized.

Name TM SQUARED LLC
Case ENFR21-0765
Date 12-2-22

EXHIBITS

- NO. 1 Staff report to Hearing Examiner**
- NO. 2 Copy of Notice & Order issued April 28th, 2022**
- NO. 3 Copy of Appeal received May 16th, 2022**
- NO. 4 Copies of Codes cited in the Notice and Order**
- NO. 5 Pictures dated 7-23-21.**
- NO. 6 Historical aerial**
- NO. 7 Historical assessors' records**
- NO. 8 Site plan from issued permit ADDC20-0169**
- NO. 9 Business information**
- NO. 10 Notice and order from previous case ENFR15-0287**
- NO- 11 Release of prior notice and order case ENFR15-0287**
- NO. 12 Pictures from 11-17-22**

**KING COUNTY
DEPARTMENT OF LOCAL SERVICES – PERMITTING DIVISION
CODE ENFORCEMENT SECTION
35030 SE Douglas Street
Snoqualmie, WA 98065**

PARTY OF RECORD LIST

Case #: ENFR21-0765

Appellant Name: Mike Tenhulzen

1. Mike Tenhulzen, TM Squared 14701 148th Ave NE, Woodinville, WA 98072; Mike@tenhulzen.com
2. Serena Glover, Friends of Sammamish Valley, 14241 NE Woodinville Duvall Rd, # 428, Woodinville, WA 98072; serena@friendsofsammamishvalley.org
3. Michael Tanksley, Hollywood Hill Association, PO Box 404, Woodinville, WA 98072, wmtanksley@comcast.net
4. Officer Jeri Breazeal, CE Officer, jeri.breazeal@kingcounty.gov
5. Sheryl Lux, CE Product Line Manager, sheryl.lux@kingcounty.gov
6. LaDonna Whalen, CE Abatement Manager, ladonna.whalen@kingcounty.gov

EXHIBIT 1

**KING COUNTY
DEPARTMENT OF LOCAL SERVICES – PERMITTING DIVISION
CODE ENFORCEMENT SECTION
35030 SE Douglas Street
Snoqualmie, WA 98065**

PARTY OF RECORD LIST

Case #: ENFR21-0765

Appellant Name: Mike Tenhulzen

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2. Serena Glover, Friends of Sammamish Valley, 14241 NE Woodinville Duvall Rd, # 428, Woodinville, WA 98072; serena@friendsofsammamishvalley.org
3. Michael Tanksley, Hollywood Hill Association, PO Box 404, Woodinville, WA 98072, wmtanksley@comcast.net
4. Officer Jeri Breazeal, CE Officer, jeri.breazeal@kingcounty.gov
5. Sheryl Lux, CE Product Line Manager, sheryl.lux@kingcounty.gov
6. LaDonna Whalen, CE Abatement Manager, ladonna.whalen@kingcounty.gov

EXHIBIT _____

1

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

V.

TM SQUARED LLC
16639 126th Avenue NE
Woodinville, WA 98072

AND

Kevin King
GOOD BREWING
16104 125th Place NE
Woodinville, WA 98072

AND

Tenhulzen Construction, LLC;
Tenhulzen Design, LLC;
Tenhulzen Remodeling and
Tenhulzen Residential LLC
14701 148th Avenue NE
Woodinville, WA 98072

AND

GOOD BREWING
14701 148th Avenue NE
Woodinville, WA 98072

**NOTICE OF KING COUNTY CODE
VIOLATION: CIVIL PENALTY ORDER:
ABATEMENT ORDER: DUTY TO NOTIFY**

Case Number: ENFR21-0765

Zoning: RA-5

Address: 14701 148th Ave NE, Woodinville, WA 98072

Account: 1526059051

Legal Description: QSTR: SE 15 26 05
E 287.15 FT OF N 250 FT OF S 735 FT OF POR OF SE 1/4 OF SE 1/4 LY ELY OF
SAMMAMISH RIVER WATERWAY LESS CO RD

YOU HAVE BEEN FOUND TO HAVE COMMITTED A CIVIL CODE VIOLATION AND TO BE A PERSON RESPONSIBLE FOR CODE COMPLIANCE, AND YOU ARE HEREBY NOTIFIED AND ORDERED PURSUANT TO KING COUNTY ORDINANCE 14309, AS AMENDED, OF THE FOLLOWING:

CIVIL CODE VIOLATIONS (Including KCC Section 23.02.010B)

The King County Department of Local Services Permitting Division has found the above- described location is maintained or used in violation of the King County Code (KCC). THEREFORE, YOU ARE ORDERED TO CORRECT VIOLATIONS LISTED BELOW IN ACCORDANCE WITH LISTED CODE PROVISION AND CODES ADOPTED UNDER THE AUTHORITY OF TITLE 16 OF THE KING COUNTY CODE AS AMENDED BY ORDINANCE 15802 AND INCLUDING BUT NOT LIMITED TO CHAPTER 21A.50 AND TITLE 23 OF THE KING COUNTY CODE; REVISED CODE OF WASHINGTON (RCW) 19.27.020, 19.27.031, 19.27.040, 19.27.074, AND THE WASHINGTON ADMINISTRATIVE CODE (WAC) 51-40-003:

ENFR21-0765- TM SQUARED LLC

April 28, 2022

Page 2

1. The operation of an Adult Beverage Business (Good Brewing tap room) without a King County Business License in violation of King County Code Section 6.74.030. and 21A.08.070.
2. The operation of an Eating and Drinking Place (Permanent food truck) without a King County in violation of King County Code Section 21A.08.070.
3. Conversion of a residence into an Adult Beverage Business (tap room; Good Brewing) without the required permits, inspections, and approvals in violation of King County Code Sections 21A.08.030B7 and the International Building Code Sections 105.1 and 114.1.
4. Operation of contracting business(s) from a residential site that does not meet the requirements for a home occupation and is not otherwise allowed in the zone in violation of King County Code Sections 21A.30.085 and 21A.08.060.
5. Conversion of an accessory building into commercial office and storage without the required permits, inspections, and approvals in violation of King County Code Sections 21A.28.020 and the International Building Code Sections 105.1 and 114.1.
6. Placement of a sign (attached to structure) in violation of King County Code Section 21A.20.020, 21A.20.060 and 21A.20.080.

TO BRING THIS PROPERTY INTO COMPLIANCE:

1. Cease the operation of the Adult Beverage Business **by May 31, 2022**. Remove all outdoor seating, tents, canopies, signage, from the premises. A business license cannot be obtained unless the use is allowed in the zone and permits have been applied for. This use is not an allowed use in the RA-5 zone therefore no permit or license can be obtained.
2. Cease the operation of the Eating and Drinking Place and remove all outdoor seating, tents, canopies, signage, and the food truck from the premises **by May 31, 2022**. This use is not an allowed use in the RA-5 zone therefore no permit can be obtained.
3. Close the structure to unauthorized entry **by May 31, 2022**, and maintain as closed until such time as a building permit is obtained for an allowed use.
NOTE: Good Brewing is not a responsible party for correcting this violation.
4. Cease the use of the property and the structures for the contractor business(s) **by May 31, 2022**. This is not an allowed use of the property unless it meets the home occupation regulations. There is no current residential use of the property.
NOTE: Good Brewing is not a responsible party for correcting this violation.
5. Cease the use of the accessory structures and close them to entry **by May 31, 2022**. Maintain the structures closed to entry until such time as a building permit is obtained for an allowed use.
NOTE: Good Brewing is not a responsible party for correcting this violation.
6. Remove the sign **by May 31, 2022**. No permit for the sign can be obtained under the current conditions of the property.
NOTE: Good Brewing is not a responsible party for correcting this violation.

**** ANY PERMITS REQUIRED TO PREFORM THE CORRECTIVE ACTION MUST BE OBTAINED FROM THE PROPER ISSUING AGENCY. ****

FAILURE TO COMPLY WITH THIS NOTICE AND ORDER MAY SUBJECT YOU TO ADDITIONAL CIVIL PENALTIES, ABATEMENT AND/OR MISDEMEANOR ACTIONS, AND COULD LEAD TO THE DENIAL OF SUBSEQUENT KING COUNTY PERMIT APPLCATIONS ON THE SUBJECT PROPERTY.

CIVIL PENALTY/NOTICE OF LIEN (Including KCC Section 23.24.070):

You shall correct each violation by the above dates, or you will incur daily civil penalties against you according to the following schedule:

- Violation 1: \$50.00 per day for the first 30 days, then \$100.00 per day each day thereafter.
- Violation 2: \$50.00 per day for the first 30 days, then \$100.00 per day each day thereafter.
- Violation 3: \$65.00 per day for the first 30 days, then \$130.00 per day each day thereafter.
- Violation 4: \$50.00 per day for the first 30 days, then \$100.00 per day each day thereafter.
- Violation 5: \$65.00 per day for the first 30 days, then \$130.00 per day each day thereafter.
- Violation 6: \$50.00 per day for the first 30 days, then \$100.00 per day each day thereafter.

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April 28, 2022
Page 3

In addition, re-inspection fees of \$150.00 (1st), \$300.00 (2nd) and \$450.00 (3rd) may be assessed for one to three compliance inspections if the property is not found to be in compliance at the time of the inspection (KCC 23.32.010). Any costs of enforcement including legal and incidental expenses, which exceed the amount of the penalties, may also be assessed against you.

This Department shall periodically bill you for the amount incurred up to and through the date of billing. PERIODIC BILLS ARE DUE AND PAYABLE 30 DAYS FROM RECEIPT. If any assessed penalty, fee or cost is not paid on or before the due date, King County may charge the unpaid amount as a LIEN against the real property of all persons responsible for code compliance and as a JOINT AND SEVERAL PERSONAL OBLIGATION of all persons responsible for code compliance.

CRIMINAL MISDEMEANOR/NON-COMPLIANCE WITH FINAL ORDER (KCC Section 23.02.030)

Any person who willfully or knowingly causes, aids or abets a civil violation by any act of commission or omission is guilty of a misdemeanor. Upon conviction, the person shall be punished by a fine of not to exceed one thousand dollars and/or imprisonment in the County jail for a term not to exceed 90 days. Each week (7 days) such violation continues shall be considered a separate misdemeanor offense. **Failure to correct cited violations may lead to denial of subsequent King County permit applications on the subject property.**

NOTIFICATION OF RECORDING (KCC Section 23.24.040)

A copy of this Notice and Order shall be recorded against the property in the King County Office of Records and Elections. King County shall file a Certificate of Compliance when the property is brought into compliance.

ABATEMENT WORK/NOTICE OF LIEN (Including KCC Section 23.24.030 and RCW 35.80.030.1H)

King County may proceed to abate the violation(s) and cause the work to be done, and charge the costs thereof as a lien against the real property of all persons responsible for code compliance and as a joint and several persons obligation of all persons responsible for code compliance.

APPEAL (Including KCC Chapter 23.36)

Any person named in the Notice and Order or having any record or equitable title in the property against which the Notice and Order is recorded may appeal the order to the Hearing Examiner of King County. A statement of appeal must be received in writing by DLS Permits within twenty-four (24) days **by May 23, 2022** of the date of issuance of the Notice and Order. A statement of appeal form is included in this packet. You are not required to use the enclosed form. **FAILURE TO APPEAL WITH THE SPECIFIC REASONS WHY THE NOTICE AND ORDER SHOULD BE REVERSED OR MODIFIED MAY RESULT IN A MOTION TO HAVE THE APPEAL DISMISSED BY THE HEARING EXAMINER. FAILURE TO FILE A TIMELY STATEMENT OF APPEAL WITHIN THE DEADLINES SET FORTH ABOVE RENDERS THE NOTICE AND ORDER A FINAL DETERMINATION THAT THE CONDITIONS DESCRIBED IN THE NOTICE AND ORDER EXISTED AND CONSTITUTED A CIVIL CODE VIOLATION, AND THAT THE NAMED PARTY IS LIABLE AS PERSON RESPONSIBLE FOR CODE COMPLIANCE.**

DUTY TO NOTIFY (KCC Section 23.24.030N)

The person(s) responsible for code compliance has the DUTY TO NOTIFY the Department of Local Services Permitting Division- Code Enforcement of ANY ACTION TAKEN TO ACHIEVE COMPLIANCE WITH THE NOTICE AND ORDER.

DATED THIS APRIL 28, 2022



Sheryl Lux
Code Enforcement Product Line Manager
JB

May 15, 2022

TM Squared, LLC
16639 126th Ave NE
Woodinville, WA 98072

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

RECEIVED
MAY 16 2022
KC DLS/PERMITS

RE: Appeal letter to ENFR21-0765

TM Squared, LLC whose governing members are Michael Tenhulzen and Traci Tenhulzen, a married couple, purchased the property located at 14701 148th Ave NE, Woodinville WA 98072 with intent to build a primary residence in place of, or in addition to the existing primary structure 'Building A'. As long-time residential remodeling professionals, the buyers understood the condition of the property and were prepared to return it to zoning compliance with a quality representative of the Tenhulzen name.

Background:

Acquisition of the 1.28 acre RA-2.5 parcel on September 13, 2019 included 4 structures identified as 'Buildings A, B, C & D' with gravel drives and parking that far exceeded the maximum allowable impermeable surface for the zoning criteria.

'Building A' was an original 1 bedroom house converted to a taproom by a previous owner. An existing lease prevents conversion of 'Building A' back to a residence. A permit application for adding a qualifying residential structure to 'Building A' was submitted on December 11, 2020 to the King County Permitting Division. The building portion was approved May 25, 2021. Stormwater drainage approval remains underway as of the date of this letter.

'Building B' consisted of two 10x12 pre-built storage sheds with lighting, electric heat and covered outdoor structure. The structure was removed October of 2021 and repurposed on a private property with acreage in Snohomish County.

'Building C' is scheduled for demolition as a condition of allowable impervious surface on the property.

'Building D' was a heated wine tasting room, occupied by the previous owner. 'Building D' was a year-round wine tasting room, heated by electric baseboard. Both prior owners had occupied the space with personnel.

Our vision for this property has not waned since the concept was shared with LaDonna Whalen by phone on August 6, 2019 (over a month prior to title transfer of ownership on property). The result of that conversation led to the release of violations and fees accumulated by Larone Holdings, LLC of over \$230,000, making it possible for the lien to be removed from title so that the transaction could take place. Through every meeting with County officials, neighbors and community leaders, the vision has been to create a responsible and visually appealing residential structure and renewable landscape to bridge rural farmland to adjacent City of Woodinville Hollywood District wine bars and restaurants. It

EXHIBIT 3

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."

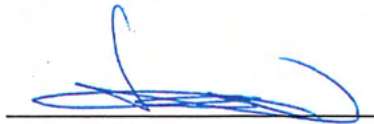
Cause of harm with civil penalties and notice of lien to property:

- 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.

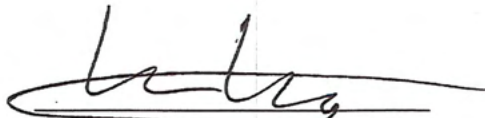
Desired outcome:

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

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

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MAY 16 2022
KC DLS/PERMITS

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."

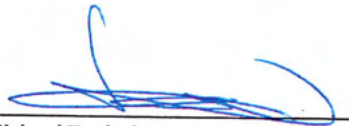
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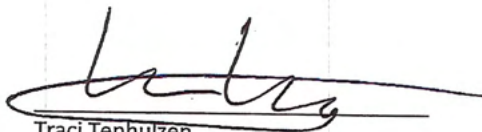
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President



Traci Tenhulzen
Secretary

May 15, 2022

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Woodinville, WA 98072

King County
Dept. of Local Services
Permitting Division
Code Enforcement
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RE: Appeal letter to ENFR21-0765

RECEIVED

MAY 16 2022

KC DLS/PERMITS

TM Squared, LLC whose governing members are Michael Tenhulzen and Traci Tenhulzen, a married couple, purchased the property located at 14701 148th Ave NE, Woodinville WA 98072 with intent to build a primary residence in place of, or in addition to the existing primary structure 'Building A'. As long-time residential remodeling professionals, the buyers understood the condition of the property and were prepared to return it to zoning compliance with a quality representative of the Tenhulzen name.

Background:

Acquisition of the 1.28 acre RA-2.5 parcel on September 13, 2019 included 4 structures identified as 'Buildings A, B, C & D' with gravel drives and parking that far exceeded the maximum allowable impermeable surface for the zoning criteria.

- 'Building A' was an original 1 bedroom house converted to a taproom by a previous owner. An existing lease prevents conversion of 'Building A' back to a residence. A permit application for adding a qualifying residential structure to 'Building A' was submitted on December 11, 2020 to the King County Permitting Division. The building portion was approved May 25, 2021. Stormwater drainage approval remains underway as of the date of this letter.
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Our vision for this property has not waned since the concept was shared with LaDonna Whalen by phone on August 6, 2019 (over a month prior to title transfer of ownership on property). The result of that conversation led to the release of violations and fees accumulated by Larone Holdings, LLC of over \$230,000, making it possible for the lien to be removed from title so that the transaction could take place. Through every meeting with County officials, neighbors and community leaders, the vision has been to create a responsible and visually appealing residential structure and renewable landscape to bridge rural farmland to adjacent City of Woodinville Hollywood District wine bars and restaurants. It

was determined through the course of design that an addition to 'Building A' was the most appropriate solution for our new home.

Two prior property owners had established businesses on the property: John & Sharon Gunderson operated Jacks Tractors from 1990 to 2014, and Sal Leone operated Washington Wine & Beverage Co., Silver Lake Winery, Grapeworks Distilling, Fish Brewing and a food truck from 2014 to 2019. All of the structures were built by John Gunderson, then renovated by Sal Leone. To our knowledge, Jack's Tractors was never cited for a violation, despite increasing the property's impervious surfaces to nearly 55% (maximum allowable is 25%). Sal's modifications increased the net impervious to 58%.

Ever since taking ownership in September of 2019, improvements have been gradually underway to reduce impervious and beautify the street presence. Such items include: Replacing gravel walkway and cyclone fence along eastern road frontage with grape vines and boardwalk; Removal of billboard signage at eastern property frontage centerline; Removal of 'Building B' from eastern central area in anticipation of compliance with pending building permit issuance; Replacement of concrete slab with field turf between buildings C & D; and Creation of wetland buffer and planting County approved tree species at NW corner of property in accordance with wetland buffer delineation determined during building permit review process.

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

1. Operation of an Adult Beverage Business without a business license is beyond the property owner's control. The existing tenant lease and 2016 King County Settlement Agreement were included in the purchase and sale agreement of the property on September 13, 2019. Given the beverage ordinance is not in effect, the settlement agreement should be the governing document.
2. Operation of an Eating and Drinking Place ceased when the food truck owned and operated by Good Brewing was permanently removed from the property March 30, 2022.
3. Conversion of a residence to a tap room without required permits was performed by the prior owner of the property. Prior to the purchase and sale of the property, a Release of Notice was received on July 31, 2019 indicating the violations have been corrected. Furthermore, permit ADDC20-0619 includes fees for inspection of 'Building A'.
4. Operation of contracting business does not meet requirements of home occupation business because the property's primary residence had been converted to a tap room by the prior owner; the inherited lease protects the tenant from eviction; and the Permitting Division has spent 17 months reviewing a permit for a single family residence that would otherwise make the business operations legal.
5. Conversion of accessory building to commercial use and habitable space was performed by prior owner of the property. Prior to the purchase and sale of the property, a Release of Notice was received on July 31, 2019 indicating the violations have been corrected.
6. Placement of a sign to the accessory building is beyond the property owner's control. The existing tenant lease allows for signage in compliance of King County signage codes.


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

- I. Decisions to violations #1 & #2 cause harm to TM Squared because rights granted a tenant under the terms of the lease supersede County code enforcement and are beyond landlord control.
- II. Decisions to violations #3, #4 & #5 cause harm to TM Squared because the work was done by prior owner(s) and the County provided a Release of Notice stating violations have been corrected.

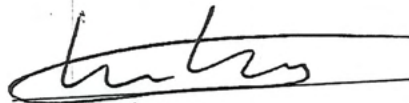
Desired outcome by violation number:

1. Operations governed by the Settlement Agreement.
2. No food truck is to be parked overnight on premises.
3. Subject to inspection per building permit ADDC20-0619.
4. Submittal and issuance of permit ADDC20-0619 is sufficient proof of intent to comply.
5. No change of use from prior ownership.
6. Subject to tenant compliance.

Respectfully,



Michael Tenhulzen
Member



Traci Tenhulzen
Member

BEFORE THE HEARING EXAMINER

Notice and Statement of Appeal

Date: 15 MAY 2022

Case Number: ENFR21-0765

Address of Violation:
14701-148th Avenue
Woodinville, WA 98072

Appeal of:
TM SQUARED, LLC
Name
14701-148th Avenue
Address
Woodinville, WA 98072
City State Zip
425-885-9871
Telephone Number
MIKE@TENHUYZEN.COM
Email Address

Statement of the legal interest(s) of each of the appellant(s) in the building, structure, premises or land:

SEE ATTACHED

Include a copy or clearly identify the decision of the Department of Local Services Permitting Division that is being appealed:

SEE ATTACHED

Identify the alleged errors in the decision:

SEE ATTACHED

State specific reasons why the decision should be reversed or modified:

SEE ATTACHED

State the harm suffered or anticipated by the appellant:

SEE ATTACHED

Statement of the relief sought, including specific nature and extent:

SEE ATTACHED

Signature(s) of Appellant(s):

Official mailing address:

14701-148th Ave NE
Woodinville, WA 98072

Please return this form to: King County Department of Local Services Permitting Division
Attn: Code Enforcement Section
35030 SE Douglas St., Ste. 210
Snoqualmie, WA 98065-9266

NOTE: In accordance with KCC 20.24.090, the appeal must state with specificity the decision being appealed and the reason why the appealed decision should be reversed or modified. **FAILURE TO RESPOND WITH SPECIFIC REASONS MAY RESULT IN A MOTION TO HAVE THE APPEAL DISMISSED BY THE HEARING EXAMINER.**

May 23, 2022:JB

↑

BEFORE THE HEARING EXAMINER

Notice and Statement of Appeal

Date: 15 MAY 2022

Case Number: ENFR21-0765

Address of Violation:
14701-148th Avenue
Woodinville, WA 98072

Appeal of: TENHUYZEN RESIDENTIAL, LLC
TENHUYZEN CONSTRUCTION, LLC
TENHUYZEN DESIGN, LLC

Name 14701-148th Avenue
Address WOODINVILLE, WA 98072
City State Zip

Telephone Number 425-885-9871
Email Address MIKE@TENHUYZEN.COM

Statement of the legal interest(s) of each of the appellant(s) in the building, structure, premises or land:

SEE ATTACHED

Include a copy or clearly identify the decision of the Department of Local Services Permitting Division that is being appealed:

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Statement of the relief sought, including specific nature and extent:

SEE ATTACHED

Signature(s) of Appellant(s):

[Handwritten Signature]

Official mailing address:

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WOODINVILLE, WA 98072

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May 23, 2022:JB

BEFORE THE HEARING EXAMINER

Notice and Statement of Appeal

Date: 15 MAY 2022

Case Number: ENFR21-0765

Address of Violation:
14701-148th AVE NE
WOODINVILLE, WA 98072

Appeal of:
TM SQUARED, LLC
Name
14701-148th AVE NE
Address
WOODINVILLE, WA 98072
City State Zip
425-885-9871
Telephone Number
MIKE@TENHUTTEN.COM
Email Address

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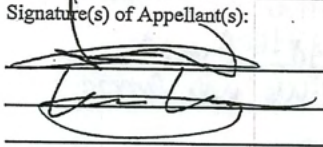
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May 23, 2022:JB

RECEIVED
MAY 16 2022
KC DLS/PERMITS

BEFORE THE HEARING EXAMINER

Notice and Statement of Appeal

Date: 15 MAY 2022

Case Number: ENFR21-0765

Address of Violation:
14701-148th Avenue
Woodinville, WA 98072

Appeal of: TENHUYZEN RESIDENTIAL, LLC
TENHUYZEN CONSTRUCTION, LLC
TENHUYZEN DESIGN, LLC

Name 14701-148th Avenue
Address WOODINVILLE, WA 98072
City State Zip
425-885-9871
Telephone Number
MIKE@TENHUYZEN.COM
Email Address

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Identify the alleged errors in the decision:

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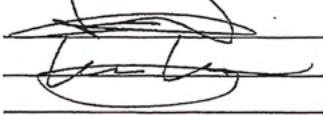
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May 23, 2022:JB

TENHULZEN RESIDENTIAL LLC
14701 148TH AVE NE
WOODINVILLE, WA 98072

SEATTLE WA 98101

First Class

16 MAY 2022 PM 4 L

05/16/2022

US POSTAGE

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RECEIVED

MAY 16 2022

KC DLS/PERMITS

KING COUNTY CODE ENFORCEMENT

35030 SE DOUGLAS ST.

SUITE 210

SNOQUALMIE, WA 98065

98065-926660

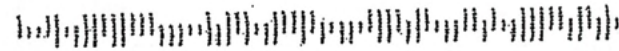


EXHIBIT 4 Copies of Codes cited in the Notice and Order

I have not included the codes for items 1-3 since they are considered in compliance. I am happy to provide those codes upon request by any parties.

King County Code Sections:

21A.08.060 Government/business services land uses.

A. Government/business services land uses.

SIC#	SPECIFIC LAND USE	RESOURCE			RUR	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
		A	F	M	AL	UR	R1-8	R12-48	NB	CB	RB	O	I (30)
	GOVERNMENT SERVICES:												
*	Public agency or utility office				P3 C5	P3 C5	P3 C	P3 C	P	P	P	P	P16
*	Public agency or utility yard				P27	P27	P27	P27			P		P
*	Public agency archives										P	P	P
921	Court									P4	P	P	
9221	Police Facility				P7	P7	P7	P7	P7	P	P	P	P
9224	Fire Facility				C6 and 33	C6	C6	C6	P	P	P	P	P
*	Utility Facility	P29 C28	P29 C28	P29 C28	P29 C28 and 33	P29 C28	P29 C28	P29 C28	P	P	P	P	P
*	Commuter Parking Lot				C33 P19	C P19	C P19	C19	P	P	P	P	P35
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vector Waste Receiving Facility	P	P	P	P18	P18	P18	P18	P31	P31	P31	P31	P
	BUSINESS SERVICES:												
*	Construction and Trade				P34						P	P9	P
*	Individual Transportation and Taxi									P25	P	P10	P
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							P14	P37	P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage (38)												P
*	Log Storage (38)		P		P26 and 33								P
47	Transportation Service												P39
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service									P	P	P	
48	Communication Offices										P	P	P
482	Telegraph and other Communications									P	P	P	P
*	General Business Service								P	P	P	P	P16
*	Professional Office								P	P	P	P	P16
7312	Outdoor Advertising Service										P	P17	P
735	Miscellaneous Equipment Rental									P17	P	P17	P

34. Limited to landscape and horticultural services (SIC 078) that are accessory to a retail nursery, garden center and farm supply store. Construction equipment for the accessory use shall not be stored on the premises.

21A.28.020 General requirements.

A. All new development proposals including any use, activity or structure allowed by K.C.C. chapter 21A.08 that requires King County approval shall be adequately served by the following facilities and services prior to the time of occupancy, recording or other land use approval, as further specified in this chapter:

1. sewage disposal;
2. water supply;
3. surface water management;

EXHIBIT 4

4. roads and access;
5. fire protection service; and
6. schools.

B. All new development proposals for building permits, plats, short plats, urban planned developments, fully contained communities and binding site plans, that will be served by a sewer or water district, shall include a certificate of water availability and a certificate of sewer availability to demonstrate compliance with this chapter and other provisions of the King County Code, the King County Comprehensive Plan and the Growth Management Act.

C. Regardless of the number of sequential permits required, the provisions of this chapter shall be applied only once to any single development proposal. If changes and modifications result in impacts not considered when the proposal was first approved, the county shall consider the revised proposal as a new development proposal. (Ord. 13694 § 91, 1999: Ord. 11621 § 83, 1994: Ord. 10870 § 512, 1993).

21A.30.085 Home occupations in the A, F and RA zones. In the A, F and RA zones, residents of a dwelling unit may conduct one or more home occupations as accessory activities, under the following provisions:

- A. The total floor area of the dwelling unit devoted to all home occupations shall not exceed twenty percent of the dwelling unit.
- B. Areas within garages and storage buildings shall not be considered part of the dwelling unit and may be used for activities associated with the home occupation;
- C. Total outdoor area of all home occupations shall be permitted as follows:
 1. For any lot less than one acre: Four hundred forty square feet; and
 2. For lots one acre or greater: One percent of the area of the lot, up to a maximum of five thousand square feet.
- D. Outdoor storage areas and parking areas related to home occupations shall be:
 1. No less than twenty-five feet from any property line; and
 2. Screened along the portions of such areas that can be seen from an adjacent parcel or roadway by the:
 - a. planting of Type II landscape buffering; or
 - b. use of existing vegetation that meets or can be augmented with additional plantings to meet the intent of Type II landscaping;
- E. A home occupation or occupations is not limited in the number of employees that remain off-site. Regardless of the number of home occupations, the number of nonresident employees is limited to no more than three who work on-site at the same time and no more than three who report to the site but primarily provide services off-site;
- F. In addition to required parking for the dwelling unit, on-site parking is provided as follows:
 1. One stall for each nonresident employed on-site; and
 2. One stall for patrons when services are rendered on-site;
- G. Sales are limited to:
 1. Mail order sales;
 2. Telephone, Internet or other electronic commerce sales with off-site delivery;
 3. Items accessory to a service provided to patrons who receive services on the premises;
 4. Items grown, produced or fabricated on-site; and
 5. On sites five acres or larger, items that support agriculture, equestrian or forestry uses except for the following:
 - a. motor vehicles and parts (North American Industrial Classification System ("NAICS" Code 441);
 - b. electronics and appliances (NAICS Code 443); and
 - c. building material and garden equipments and supplies (NAICS Code 444);
- H. The home occupation or occupations do not:
 1. Use electrical or mechanical equipment that results in a change to the occupancy type of the structure or structures used for the home occupation or occupations;
 2. Cause visual or audible interference in radio or television receivers, or electronic equipment located off-premises or fluctuations in line voltage off-premises; or
 3. Increase average vehicular traffic by more than four additional vehicles at any given time;
- I. Customer visits and deliveries shall be limited to the hours of 8:00 a.m. to 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;
- J. The following uses, by the nature of their operation or investment, tend to increase beyond the limits permitted for home occupations. Therefore, the following shall not be permitted as home occupations:
 1. Hotels, motels or organizational lodging;
 2. Dry cleaning;
 3. Automotive towing services, automotive wrecking services and tow-in parking lots;
 4. Recreational marijuana processor, recreational marijuana producer or recreational marijuana retailer; and
 5. Winery, brewery, distillery facility I, II and III, and remote tasting rooms, except that home occupation adult beverage businesses operating under an active Washington state Liquor and Cannabis Board production license issued for their current location before December 31, 2019, and where King County did not object to the location during the Washington state Liquor and Cannabis Board license

application process, shall be considered legally nonconforming and allowed to remain in their current location subject to K.C.C. 21A.32.020 through 21A.32.075 if the use is in compliance with this section as of December 31, 2019. Such nonconforming businesses shall remain subject to all other requirements of this section and all applicable state and local regulations. The resident operator of a nonconforming home occupation winery, brewery or distillery shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74;

K. Uses not allowed as home occupation may be allowed as a home industry under K.C.C. chapter 21A.30; and

L. The home occupation or occupations may use or store vehicles, as follows:

1. The total number of vehicles for all home occupations shall be:

- a. for any lot five acres or less: two;
- b. for lots greater than five acres: three; and
- c. for lots greater than ten acres: four;

2. The vehicles are not stored within any required setback areas of the lot or on adjacent streets; and

3. The parking area for the vehicles shall not be considered part of the outdoor storage area provided for in subsection C. of this section. (Ord. 19030 § 22, 2019: Ord. 17710 § 11, 2013: Ord. 17539 § 61, 2013: Ord. 17191 § 48, 2011: Ord. 16323 § 2, 2008: Ord. 15606 § 20, 2006)

- **Home Industries require a conditional use permit.**

21A.06.013 Accessory use. Accessory use: a use, structure or activity that is:

- A. Customarily associated with a principal use;
- B. Located on the same site as the principal use; and
- C. Subordinate and incidental to the principal use. (Ord. 17841 § 6, 2014).

International Building Code Sections:

[A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

[A] 114.1 Unlawful acts.

It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

King County Sign Code Sections:

21A.20.020 Permit requirements.

A. Except as otherwise permitted by this chapter, no sign shall be erected, altered or relocated without approval by the county.

B. No building permit shall be required for repainting, cleaning, or other normal maintenance and repair of a sign, or for sign face and copy changes that do not alter the size or structure of the sign. (Ord. 10870 § 420, 1993).

21A.20.060 General sign requirements.

A. All signs, except billboards, community bulletin boards, community identification signs, political signs, real estate signs and special event signs, shall be on-premise signs, except that uses located on lots without public street frontage in business, office and industrial zones may have one off-premise directional sign of no more than sixteen square feet.

B. Fuel price signs shall not be included in sign area or number limitations of K.C.C. 21A.20.090, 21A.20.095, 21A.20.100 and 21A.20.110, but only if the signs do not exceed twenty square feet per street frontage.

C. Except as otherwise provided in K.C.C. 21A.20.115 and 21A.20.080.A.3, projecting and awning signs and signs mounted on the sloping portion of roofs shall not be permitted for uses in the resource, rural area and residential zones. In other zones, projecting and awning signs and signs mounted on the sloping portion of roofs may be used in lieu of wall signs, but only if:

1. They maintain a minimum clearance of eight feet above finished grade;
2. They do not project more than six feet perpendicular from the supporting building facade;
3. They meet the standards of subsection J. of this section if mounted on the roof of a building;

and

4. They shall not exceed the number or size permitted for wall signs in a zone.

D. Changing message center signs, and time and temperature signs, which can be a wall or freestanding sign, shall not exceed the size permitted for a wall or freestanding sign. Changing message center signs shall be permitted for all uses only in the NB, CB, RB, O and I zones and only for elementary, middle, junior, secondary and high schools and colleges and universities in the RA zone. Changing message center signs and time and temperature signs shall not exceed the maximum sign height permitted in the zone.

E. Directional signs shall not be included in the sign area or number limitation of K.C.C. 21A.20.070, 21A.20.095, 21A.20.100 and 21A.20.110, but only if the signs do not exceed six square feet in surface area and are limited to one for each entrance or exit to surface parking areas or parking structure.

F. Regarding sign illumination and glare:

1. Except as otherwise provided in this chapter, all signs may be illuminated;
2. The light source for indirectly illuminated signs shall be no farther away from the sign than the height of the sign;
3. Indirectly and directly illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences or any street right-of-way;
4. Electrical requirements for signs shall be governed by chapter 19.28 RCW and WAC 296-46-910; and
5. Signs with an on/off operation shall be permitted only in the CB, RB and I zones.

G. Maximum height for wall signs shall not extend above the highest exterior wall or structure upon which the sign is located.

H. Maximum height for projecting signs shall not extend above the highest exterior wall upon which the projecting sign is located.

I. Maximum height for awning signs shall not extend above the height of the awning upon which the awning sign is located.

J. Any sign attached to the sloping surface of a roof shall be installed or erected in such a manner that there are no visible support structures, shall appear to be part of the building itself, and shall not extend above the roof ridge line of the portion of the roof upon which the sign is attached.

K. Except as otherwise permitted by this chapter, off-premise directional signs shall not exceed four square feet in sign area.

L. Mixed use developments in the NB, CB, RB or O zones are permitted one permanent residential identification sign not exceeding thirty-two square feet in addition to the maximum sign area requirements in the zone where the mixed use development is located. (Ord. 17539 § 42, 2013: Ord. 16950 § 22, 2010: Ord. 16594 § 3, 2009: Ord.

16267 § 36, 2008: Ord. 15404 § 2, 2006: Ord. 13022 § 27, 1998: Ord. 13014 § 5, 1998: Ord. 10870 § 424, 1993).

21A.20.080 Residential zone signs. Except as otherwise provided in K.C.C. 21A.20.115, signs in the R, UR and RA zones are limited as follows:

A. Nonresidential use:

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;

2. Schools are permitted one sign per school or school facility entrance, which may be located in the setback. Two additional wall signs attached directly to the school or school facility are permitted. Changing message center signs, if allowed under K.C.C. 21A.20.060, shall be limited to hours of operation between 7a.m. and 10 p.m.; and

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.

B. Residential use:

1. One residential identification sign not exceeding two square feet is permitted;

2. One permanent residential development identification sign not exceeding thirty-two square feet is permitted for each entrance into a development. The maximum height for the sign shall be six feet. The sign may be freestanding or mounted on a wall, fence or other structure; and

3. Home occupation and home industry signs are limited to:

a. one nonilluminated wall sign not exceeding ten percent of the building façade on which they are located; and

b. in the RA zone, one nonilluminated freestanding sign not exceeding twenty-four square feet and a maximum height of six feet. (Ord. 16950 § 21, 2010: Ord. 16594 § 4, 2009: Ord. 16267 § 37, 2008: Ord. 15404 § 3, 2006: Ord. 12595 § 1, 1997: Ord. 10870 § 427, 1993).



July 23, 2021



Oct 2005 < image 1 of 6 > 09/20/2005

Aerial prior to Larone Holdings and TM Squared ownership.



e 1 of 11 > 04/18/2021

Most recent available side view aerial.



Most recent available aerial

KING COUNTY RESIDENTIAL PROPERTY RECORD

RURAL

0995 SHEET

01 OF 01

MAJOR 1521005 MINOR 90511 2 FOLIO 072411 B

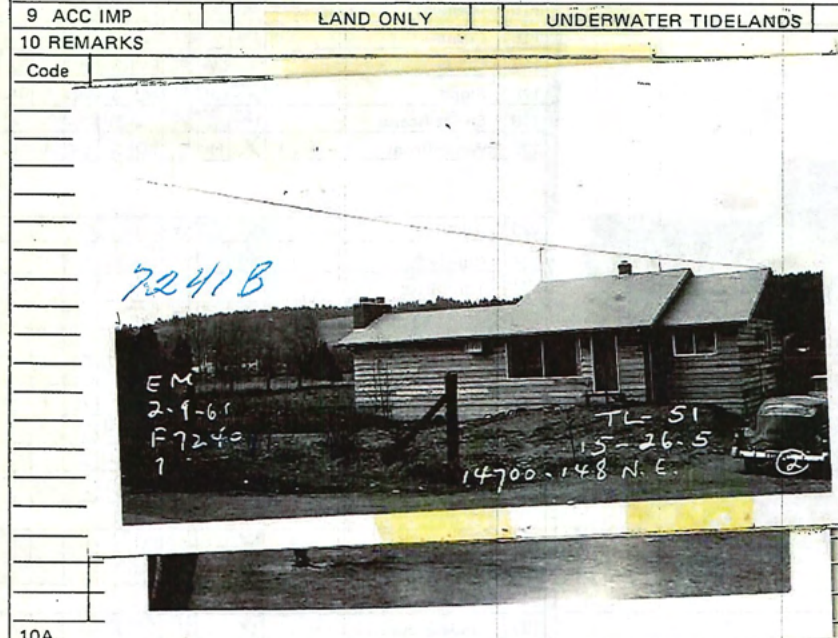
3 Addition
TAX: 14017

4 Quar 4 Sec 15 Twn 26 Rge 05 Block 000 Lot 051

Situs _____ 5 Area 0310 Sub Area 0008 6 Zip 98 072

7 Address
14700 148 AVE NE

8 Description



10A

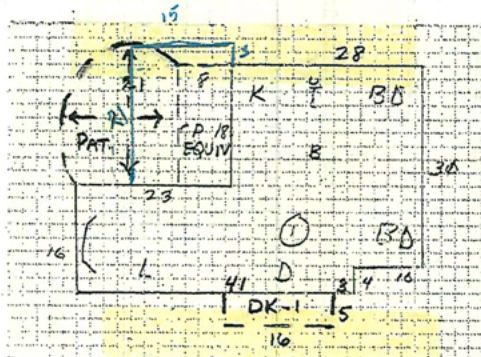
No. _____ Date Issued _____ P.V. _____

Date Const. Started _____ Date Completed _____

Date Occupied _____

Remodeled _____

11 PLAT OF BUILDING Scale 1 CM =



- () C COMP.
- () NO W/F
- (X) NO W/S
- () DELETE
- () DO NOT POST

LAND										
100	Zone Actual									
103	Unit	1	FF	2	SF	3	AC	X	ST	
104	Lot Width									9
105	Lot Depth									9
106	Square Foot or Acres									1.65
107	Lot Width or Acres (useable)									100
108	Lot Depth (useable)									9
113	Unit Value									11500
115	Irregular	X		2Y						
116	Corner	X		2Y						
117	Grade	1	LW	X	Ev	3	HG			
118	Slope	X	LV	2	S/U	3	S/D	4	BK	
119	Street Access	1	SS	X		3G				
120	Water Front	X	N	2	SD	3	LK	4	RV	
123	Alley	X		2Y						
124	Cul De Sac	X		2Y						
125	Thru Street	1	N	X						
126	Street Front	1	N	X						
127	Curbs & Gutters	X		2P		3Y				
128	Sidewalks	X		2P		3Y				
129	Street Surface	1	C	X	BT	3	0	4	GR	
130	Street Condition	1	SS	X		3G				
131	Street Traffic	X		2N		3L				
132	Street Lights	X		2SS		3S				4G
134	Water System	X	AD	2	IA					
135	Sanitary Sewers	X		2Y						
137	Underground Utilities	X		2P		3Y				
VIEW										
140	View Lot	X		2Y						
141	View Olympic Range	1	SS	2S		3G				4E
142	View Cascade Range	1	SS	2S		3G				4E
143	View Mt. Rainier	1	SS	2S		3G				4E
144	View Puget Sound	1	SS	2S		3G				4E
145	View Lake	1	SS	2S		3G				4E
146	View River	1	SS	2S		3G				4E
147	View City	1	SS	2S		3G				4E
148	Territorial View	1	SS	2S		3G				4E
149	View Utilization	1	SS	2S		3G				4E
NEIGHBORHOOD AND TOTAL PROPERTY										
167	Permanent Rev. Needed									X
168	Obsolescence (Refers to land value)									

EXHIBIT 7

KING COUNTY **DIPAL**

01 OF 01

MAJO

3
TIA

4

Sit

7 Ac

1.4

8. De

9 A

10 RL

Code

1700 LTD
+ 100
+ 100 Bank
1900

2070 = #6
+ 110 = area
+ 150 = O.S.R. Dist.
+ 250 = Bam + Kamal
2580
2330 = 9170



LAND									
100	Zone Actual	1							
103	Unit	1	FF	2	SF	3	AC	X	ST
104	Lot Width								9
105	Lot Depth								9
106	Square Foot or Acres						1.65		
107	Lot Width or Acres (useable)							%	100
108	Lot Depth (useable)							%	9
113	Unit Value						11500		
115	Irregular	X		2Y					
116	Corner	X		2Y					
117	Grade	1	LW	X	Ev	3	HG		
118	Slope	X	LV	2	S/U	3	S/D	4	BK
119	Street Access	1	SS	X			3G		
120	Water Front	X	N	2	SD	3	LK	4	RV
123	Alley	X		2Y					
124	Cul De Sac	X		2Y					
125	Thru Street	1	N	X					
126	Street Front	1	N	X					
127	Curbs & Gutters	X		2P		3Y			
128	Sidewalks	X		2P		3Y			
129	Street Surface	1	C	X	BT	3	0	4	GR
130	Street Condition	1	SS	X			3G		
131	Street Traffic	X		2N			3L		
132	Street Lights	X		2SS			3S		4G
134	Water System	X	AD	2	IA				
135	Sanitary Sewers	X		2Y					
137	Underground Utilities	X		2P		3Y			

10A PERMIT INFORMATION

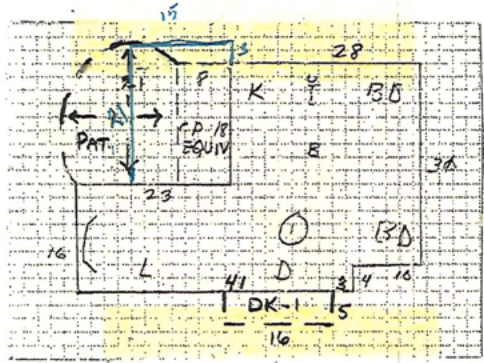
No. _____ Date Issued _____ P.V. _____

Date Const. Started _____ Date Completed _____

Date Occupied _____

Remodeled _____

11 PLAT OF BUILDING Scale 1 CM =



VIEW									
140	View Lot	X		2Y					
141	View Olympic Range	1	SS	2	S	3	G	4	E
142	View Cascade Range	1	SS	2	S	3	G	4	E
143	View Mt. Rainier	1	SS	2	S	3	G	4	E
144	View Puget Sound	1	SS	2	S	3	G	4	E
145	View Lake	1	SS	2	S	3	G	4	E
146	View River	1	SS	2	S	3	G	4	E
147	View City	1	SS	2	S	3	G	4	E
148	Territorial View	1	SS	2	S	3	G	4	E
149	View Utilization	1	SS	2	S	3	G	4	E

NEIGHBORHOOD AND TOTAL PROPERTY

167	Permanent Rev. Needed								
168	Obsolescence (Refers to land value)								

- () C COMP.
- () NO W/F
- () NO W/S
- (X) DELETE
- () DO NOT POST

DUPAL

01 OF 01

MAJOR

3 F

TIA

4 C

Siti

7 Ad

14

8. De

9 A

10 REM

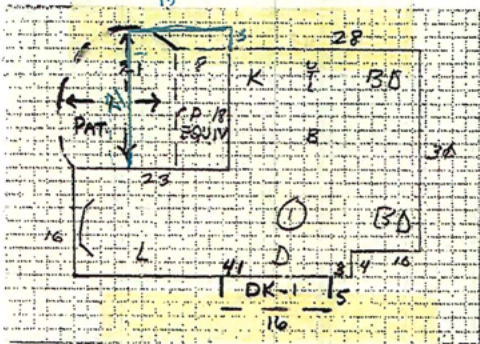
Code



10A PERMIT INFORMATION

No. _____ Date Issued _____ P.V. _____
 Date Const. Started _____ Date Completed _____
 Date Occupied _____
 Remodeled _____

11 PLAT OF BUILDING Scale 1 CM =



() C COMP.
 () NO W/F
 (X) NO W/S
 () DELETE
 () DO NOT POST

LAND

100	Zone Actual	1							
103	Unit	1	FF	2	SF	3	AC	X	ST
104	Lot Width								9
105	Lot Depth								9
106	Square Foot or Acres						1.65		
107	Lot Width or Acres (useable)						%	100	
108	Lot Depth (useable)						%	100	

113 Unit Value 11500

115	Irregular	X		2Y					
116	Corner	X		2Y					
117	Grade	1	LW	X	Ev	3	HG		
118	Slope	X	LV	2	S/U	3	S/D	4	BK
119	Street Access	1	SS	X		3G			
120	Water Front	X	N	2	SD	3	LK	4	RV

123	Alley	X		2Y					
124	Cul De Sac	X		2Y					
125	Thru Street	1	N	X					
126	Street Front	1	N	X					
127	Curbs & Gutters	X		2P		3Y			
128	Sidewalks	X		2P		3Y			
129	Street Surface	1	C	X	BT	3	0	4	GR
130	Street Condition	1	SS	X		3G			
131	Street Traffic	X		2N		3L			
132	Street Lights	X		2SS		3S		4G	

134	Water System	X	AD	2	IA				
135	Sanitary Sewers	X		2Y					

137 Underground Utilities X 2P 3Y

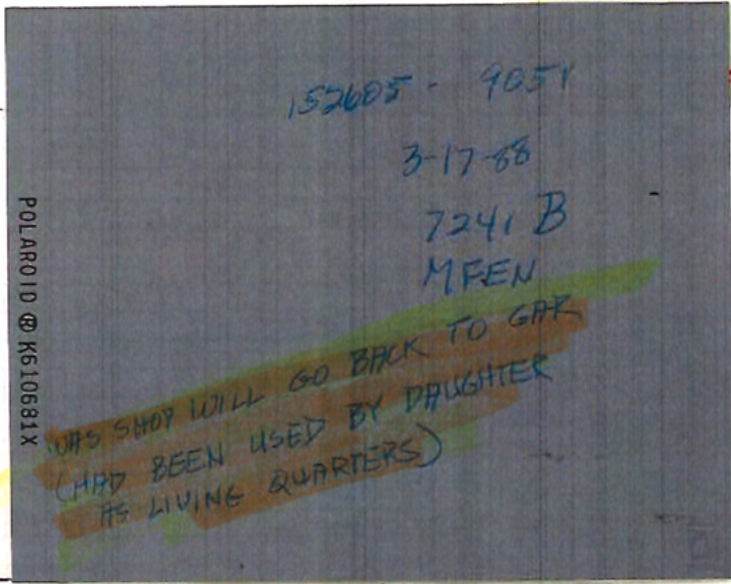
VIEW

140	View Lot	X		2Y					
141	View Olympic Range	1	SS	2S	3G	4E			
142	View Cascade Range	1	SS	2S	3G	4E			
143	View Mt. Rainier	1	SS	2S	3G	4E			
144	View Puget Sound	1	SS	2S	3G	4E			
145	View Lake	1	SS	2S	3G	4E			
146	View River	1	SS	2S	3G	4E			
147	View City	1	SS	2S	3G	4E			
148	Territorial View	1	SS	2S	3G	4E			
149	View Utilization	1	SS	2S	3G	4E			

NEIGHBORHOOD AND TOTAL PROPERTY

167	Permanent Rev. Needed								
168	Obsolescence (Refers to land value)								

39



REAL
EST

01 OF 01

MAJOF
3 A
TIAI
4 C
Sitt
7 Ad
14
8. Det
9 A

POLAROID © K610681X

10 REMARKS

Code

SEATTLE FIRST NATL BANK
AC SFAY H
12363 BOTHELL WAY N E
SEATTLE WA 98125
152605-9051-3-1

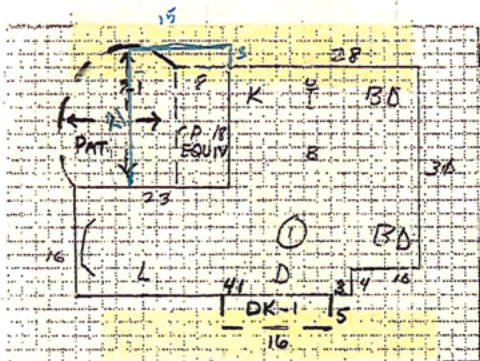
152605905131 15-26-05 9051 7570DX
E 287.15 FT OF N 250 FT OF S
735 FT OF POR OF SE 1/4 OF SE 1/4
LY ELY OF SAMMAMISH RIVER
WATERWAY LESS CO RD 02

10A PERMIT INFORMATION

No. _____ Date Issued _____ P.V. _____
Date Const. Started _____ Date Completed _____
Date Occupied _____
Remodeled _____

11 PLAT OF BUILDING

Scale 1 CM =



LAND									
100	Zone Actual	1							
103	Unit	1	FF	2	SF	3	AC	X	ST
104	Lot Width								9
105	Lot Depth								9
106	Square Foot or Acres						1.65		
107	Lot Width or Acres (useable)						% 100		
108	Lot Depth (useable)						%		9
113	Unit Value			1	1	500			
115	Irregular	X		2Y					
116	Corner	X		2Y					
117	Grade	1	LW	X	Ev	3	HG		
118	Slope	X	LV	2	S/U	3	S/D	4	BK
119	Street Access	1	SS	X			3G		
120	Water Front	X	N	2	SD	3	LK	4	RV

123	Alley	X		2Y					
124	Cul De Sac	X		2Y					
125	Thru Street	1	N	X					
126	Street Front	1	N	X					
127	Curbs & Gutters	X		2P		3Y			
128	Sidewalks	X		2P		3Y			
129	Street Surface	1	C	X	BT	3	0	4	GR
130	Street Condition	1	SS	X		3G			
131	Street Traffic	X		2N		3L			
132	Street Lights	X		2SS		3S		4G	

134	Water System	X	AD	2	IA				
135	Sanitary Sewers	X		2Y					
137	Underground Utilities	X		2P		3Y			

VIEW

140	View Lot	X		2Y					
141	View Olympic Range	1	SS	2	S	3	G	4	E
142	View Cascade Range	1	SS	2	S	3	G	4	E
143	View Mt. Rainier	1	SS	2	S	3	G	4	E
144	View Puget Sound	1	SS	2	S	3	G	4	E
145	View Lake	1	SS	2	S	3	G	4	E
146	View River	1	SS	2	S	3	G	4	E
147	View City	1	SS	2	S	3	G	4	E
148	Territorial View	1	SS	2	S	3	G	4	E
149	View Utilization	1	SS	2	S	3	G	4	E

NEIGHBORHOOD AND TOTAL PROPERTY

167	Permanent Rev. Needed								
168	Obsolescence (Refers to land value)								

- () C COMP.
- () NO W/F
- (X) NO W/S
- () DELETE
- () DO NOT POST

4

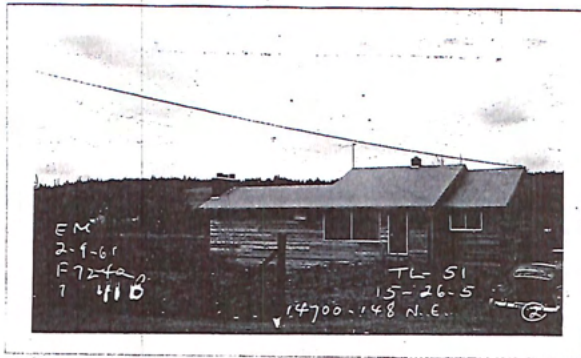
BUILDING DATA

MAJOR		MINOR		FOLIO					
12 EXTERIOR		19 ROOM DETAIL		24 INSULATION unk					
Bd. & Btn.	Shingle	No. 5	B 1 A 1/2 2	Walls	Ceiling				
Rustic	Shake	Entry		Other					
<input checked="" type="checkbox"/> Ced./Side.	Conc. Blk.	Dining	/	25 KITCHEN					
Plywood		Fa/De/R		Eat. Area	<input checked="" type="checkbox"/> Adeq. <input type="checkbox"/> Inad.				
Brick Veneer %		Bedroom		Cabinets	<input checked="" type="checkbox"/> Adeq. <input type="checkbox"/> Inad.				
Stone %		Bath		Cab. Matl.	SS <input checked="" type="checkbox"/> S <input type="checkbox"/> G				
Other		Living	/	Ctr. Matl.	SS <input checked="" type="checkbox"/> S <input type="checkbox"/> G				
13 ROOF		Kitchen	/	Remodeled	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
Hip	<input checked="" type="checkbox"/> Comp.	Utility	/	26 FLOORS					
<input checked="" type="checkbox"/> Gable	Tile/Slate	Grade	S	HW	<input type="checkbox"/> Conc. <input type="checkbox"/> Tile				
Shed	Tar/Gravel	Unf. 1/2 Floor Area		SW	4 WWC <input type="checkbox"/> Lino.				
Flat	Shingle	Sq. Ft.		27 PLUMBING					
<input checked="" type="checkbox"/> Gutters	<input checked="" type="checkbox"/> Drain	Unf. Full Floor Area		/ Tub	/ Basin				
Shake	Lgt. <input type="checkbox"/> Hvy.	Sq. Ft.		/ Toilet	Shower St.				
Other		20 BUILT-INS NO. 3		Baths Full	/ 1/2 1/2				
14 WINDOWS		B.BQ		Grade	SS <input checked="" type="checkbox"/> S <input type="checkbox"/> G				
Wood	Steel	D.W.		/ Sink	/ HW Tank				
<input checked="" type="checkbox"/> Alum.	SI/GI/Dr	Fan. & Hd.		/ Laundry Conn.					
Other		Vacuum		Other Sgl. Outlets					
15 FOUNDATION		Rng. <input checked="" type="checkbox"/> Bi	<input type="checkbox"/> Di	Roughed in Baths					
<input checked="" type="checkbox"/> Concrete 6 Thick		Dbi. Oven	<input checked="" type="checkbox"/> Bi	Other					
Concrete Block		21 ATTIC		28 FIREPLACE NO. /					
Post & Pier		<input checked="" type="checkbox"/> None		Bsmt.	/ 1st 2nd				
Other		Unfinished		Sgl.	Mult. Fr.Std				
16 FLOOR CONST.		Finished Area		/ Brick	Stone				
Flo. Joists 2 X 8		Grade	SS S G	Other					
Bridged 1/2 O.C.		Strwy.	1. N 2 Y 3 F	29 PORCH 0					
Post & Beam 6 X 6		Other		No. 1	OP Enc. St.				
Stud Bearing X		22 BASEMENT		No. 2	OP Enc. St.				
Concrete Slab		<input checked="" type="checkbox"/> None <input type="checkbox"/> Part <input type="checkbox"/> Full		No. 3	OP Enc. St.				
Hidden		Finished Rms. No.		Other					
17 ELECTRIC		Finished Area		30 DECK					
Int. Fix.	SS <input checked="" type="checkbox"/> S <input type="checkbox"/> G	Grade	SS S G	No. 1	Conc <input checked="" type="checkbox"/> Wd <input type="checkbox"/> Cvd.				
Ext. Fix.	SS <input checked="" type="checkbox"/> S <input type="checkbox"/> G	Daylite Bsmt.		No. 2	Conc <input type="checkbox"/> Wd <input type="checkbox"/> Cvd.				
Other		Garage	X	No. 3	Conc <input type="checkbox"/> Wd <input type="checkbox"/> Cvd.				
18 CONST. CLASS		Other		30A SOURCE OF DATA					
Single	Sub. Std.	23 HEATING		Owner	11-20-72				
<input checked="" type="checkbox"/> Double	Std.	<input checked="" type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Elec.		Tenant					
Solid	Good	F/wf Grav. Radnt.		N.H.					
Pre. Fab.	Special	BB <input checked="" type="checkbox"/> F.A. <input type="checkbox"/> HW		N.H. Card					
Code 31		Conversion		Card Returned					
REMARKS		<input checked="" type="checkbox"/> Adeq. <input type="checkbox"/> Inadeq.		246 Bathrooms Full / 1/2 1/2 1/2					
255 BT 870		Other		247 H.W. Tank/Sink/Laundry /					
Gate locked 3-17-88 SHOP WILL GO BACK TO GAR MEMU				249 Fireplaces Single / Multi-fl. 0 Free-Std 0					
				250 Fireplace Add Outlets					
				252 Porch <input checked="" type="checkbox"/> DK 2 OP 3 En Area 0080					
				253 Porch 1 DK 2 OP 3 En Area					
				254 Porch 1 DK 2 OP 3 En Area					
				255 Additional Costs \$ 0820					
				256 Garage Att. Area					
50 MISCELLANEOUS IMPROVEMENTS				ACCESSORY IMPROVEMENTS					
Year	Items	Const	Gr	Floor	Roof	Dimensions	Area	\$ F.V.	258 Gar. Det. Grade 04 Area 480
1961	OP	OP	4	WD	FL	8x18	144	200	259 Eff. Year 19 50 Net Cond. %
1961	OP	OP		dir	met	10x34	340	500	260 Carport Area
	DK	OP		conc		11x	300		262 No. of Parking Stalls 2
	DK	OP		WD		5x16	80		266 Pool Grade Area
1950	DET GAR	FR	4	CONC	COMP	20x24	480	10000	267 Pool Eff. Yr. 19 Net Cond. %
1950	DET SHOP	FR		CONC	COMP	20x24	480	10000	268 1 Poured 2 Gunite 3 Fib. Gl. 4 Plastic
51 PRINCIPAL BUILDING									
Fl	Dimensions	Area	Fl	Dimensions	Area	Fl	Dimensions	Area	269 Concrete Area 0300
1	23 x 16	368		x			x		270 Asphalt Area
1	28 x 30	840		x			x		271 Other Misc. Imps. Value \$ 01270
1	4 x 18	72		x			x		272 Permanent Review Needed 0
1	x 701	1280		x			x		
1	15 x 21	315		x			x		
	x	1595		x			x		

Nov 6-24-74

152605-051 760 1900 4072

LIMITS	ROAD	SCHOOL	WATER	FIRE	TOTAL ACRES			TINBER	IMPROVED	UNIMPROVED
					SEWER	HSPIL	AIRPT.			
Co	3	46 417	104	36						
					HOS. #2					
YR.	AC	LAND	BYGGS	WATER	FY	DATE	REASON	REMARKS	DATE	
1950	2401	1580	—	1580	OFFR (6)	7-49	SEC. Part (98)			
1952	"	1580	500	2080	zone	8-50	NEW IMP 1950	Mainmuthaff	10/52	E 79177
1954	4.74	490	500	990	NTG	7-16-53	(120) (47)			
1954	4.94	490	500	990	NTG	3-16-53	2477A-1636 by form TL 40	Howard Seay	7000 ⁰²	E 80237 2-26-53
1955	"	490	600	1090	RD	2-2-54	O.B.	(D)	"	E 406463
1957	5 ⁰⁸	510	600	1110	MS	12/1/53	RV			
1958	5 ⁰⁸	510	700	1210	GR	9/17/56	R. 91.			
1961	"	510	800	1310	Am	1/24/59	Heat.			
1961	"	1060	800	1860	LL	5-17-60	Rv			
1962	5 ⁰⁸	1060	1900	2960	LR	3-22-61	per facis			
1962	"	760	1900	2660	BS	7-19-61	Per new Office Petition #32 B of E.			
1967	"	1870	1900	3770	MR	10-22-65	RN			
1967	"	1870	2350	4220	RL	9/8/66	Kevaler			
1969	1.65	870	2350	3220	HR	11/16/69	Seg TL (11) (15)			T-1216
1971	L	1740 B	4700 T	6440	152605-9051-3 8/9					



E 287.15 ft of N 250 ft of S 735 ft of part of SE 1/4 of Sec 17 R14 of Sammamish River Waterway Leas Co Rd

Department of Permitting and Environmental Review

Residential Site Plan Template



Comments & Basis of Zoning Approval:
 1) Use is permitted as a single family residential use and accessory bed/breakfast use per KCC 21A.08.030.
 2) The bed/breakfast use is:
 a) Only allowed accessory to permanent residence of operator
 b) Is limited to a maximum of 5 occupants
 b) Serving meals shall be limited to paying guests and should be limited to breakfast
 3) No other uses other than a single family residence and accessory bed/breakfast have been reviewed or approved under this permit.
 Facility shall provide accessible walkways and accessible parking stall in accordance to ANSI standards to be used as a bed and breakfast.
 4) Total impervious surface cannot exceed 20% lot coverage.
 5) Any lighting on site shall be designed to minimize direct illumination into abutting properties and adjacent streets.
 6) Past commercial uses (brewery, winery, distillery) associated with enforcement case # ENFR19-0989 are not compliant and cannot operate on the site.
 7) The development shall comply with any and all required local, state, and federal permits as well as other King County Departments.

Engineering / Drainage Approval

Signature: _____

Date: _____

Critical Areas Approval

Signature: _____

Date: _____

Clearing / Grading Approval

Signature: _____

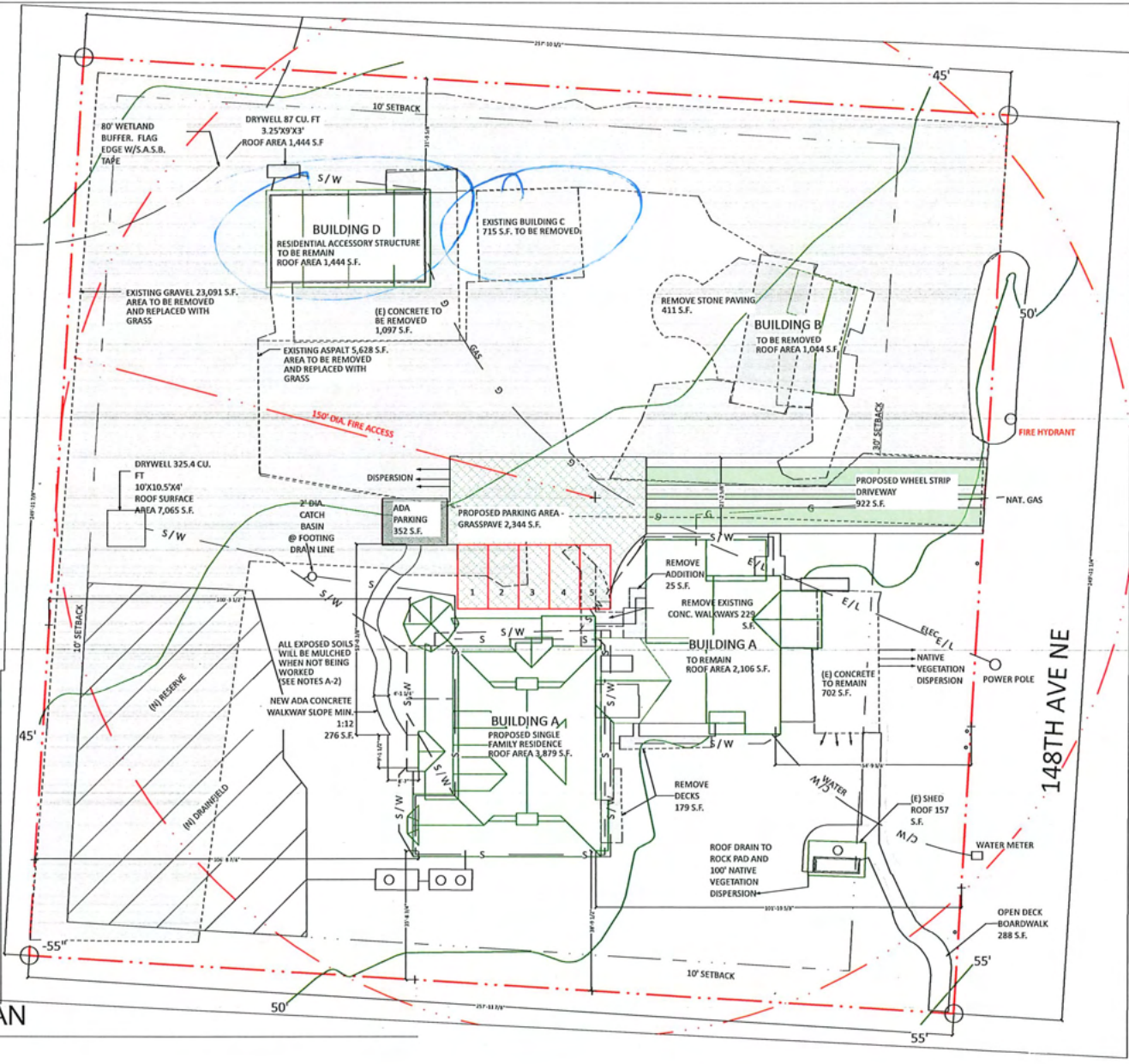
Date: _____

Fire Approval

Signature: _____

Date: _____

PROJECT CALCULATIONS	
APPLICANT: MIKE AND TRACI TENHULZEN 13208 NE 20th St, Suite 300 Bellevue, WA 98005 425-845-9871	
PARCEL NUMBER:	152605-9051
PROJECT ADDRESS:	14701 148TH AVE NE WOODINVILLE, WA 98072
LEGAL DESCRIPTION:	E 287.15 FT OF N 250 FT OF S 735 FT OF POR OF SE 1/4 OF SE 1/4 1/4 ELY OF SAMMAMISH RIVER WATERWAY LESS CO RD
SECTION/TOWNSHIP/RANGE:	SE-15-26-5
TOTAL LOT SQ. FT.:	64,458 SF
EXISTING IMPERVIOUS:	
BLDG A	2,135 SF
BLDG A PATIO	702 SF
BLDG A DECKS	226 SF
BLDG B	1,044 SF
BLDG B PATIO	411 SF
BLDG C	715 SF
BLDG D	1,444 SF
BLDG D PATIO	1,097 SF
ASPHALT DRIVE	5,628 SF
GRAVEL	23,091 SF
CONCRETE WALK	229 SF
SHED ROOF	157 SF
BOARDWALK	288 SF
TOTAL (E) IMPERVIOUS:	37,163 SF
(E) IMPERVIOUS %:	57.65%
EXISTING IMPERVIOUS REMOVED	
GRAVEL	-23,091 SF
BLDG C	-715 SF
BLDG D PATIO	-1,097 SF
BLDG A ADDITION	-25 SF
CONC. WALK	-229 SF
BLDG B	-1,044 SF
BLDG B PATIO	-411 SF
REAR DECKS	-179 SF
ASPHALT	-5,628 SF
TOTAL REMOVED	-32,419 SF
REMAINING IMPERVIOUS	4,744 SF
NEW IMPERVIOUS SURFACES	
(N) DRIVEWAY	922 SF
(N) GRASSPAVE PARKING	2,344 SF
(N) ADA PARKING	352 SF
(N) RESIDENCE	3,879 SF
(N) CONCRETE WALK	276 SF
TOTAL NEW IMPERVIOUS SURFACES	7,773 SF
TOTAL EXISTING & NEW PROPOSED IMPERVIOUS %:	19.43%
EXISTING FLOOR AREA	1,560 SF
NEW HOUSE FLOOR AREA	5,420 SF
AGLA	6,980 SF
(N) FLOOR AREA RATIO:	11%
AVG. BASE BUILDING HEIGHT CALCULATIONS: 49.0+48.2+48.2+50.1 = 48.9' AVG. GRADE TOP OF RIDGE = 84.1' BUILDING HEIGHT ABOVE AVERAGE = 35.2'	
PARKING CALCULATIONS: Parking Requirement (KCC 21A.18.030) Bed and Breakfast: 5 spaces (1 per guest room plus 2 per facility) Parking Stall Requirements (KCC 21A.18.110) Parking Angle: 90 degrees Stall Width: 8.5'-9" Stall Length: 8.5'-9" Stall Length: 18" Aisle Width: 24" Unk Depth: 60" 5 regular parking stalls and 1 ADA parking stalls proposed.	



SITE PLAN

SCALE: 1" = 30'

TM SQUARED, LLC

Address: 16639 126th Ave Ne, Woodinville, WA 98072-7927, USA

Telephone: 4258859871

TM SQUARED, LLC (UBI# 604031776) is a business corporation registered with Washington State Secretary of State (<https://opengovwa.com/corporation>). The business incorporation date is *September 7, 2016*.

name, address, city	Search
---------------------	--------

Ad • <https://search.yahoo.com/llc/reg...> ▼

[LLC Name Availability - Search LLC](#)

Search for LLC Set Up. See to Get It Done Right. The search engine that helps you find exactly what you're looking for. Start Your Company Now. Ready in an Hours. Prepared Forms for You. Easy & Fast.

Ad • <https://info.seekdept.com/startu...> ▼

[LLC - Save When Opening Your LLC](#)

Entity Overview

TM SQUARED, LLC is a business incorporated with Washington State Secretary of State. The Unified Business Identifier (UBI) is #604031776. The business address is 16639 126th Ave Ne, Woodinville, WA 98072-7927, USA. The business type is *WA LIMITED LIABILITY COMPANY*.

Business Information

UBI 604031776
Unified Business Identifier (UBI)

Business Name TM SQUARED, LLC

Physical Address 16639 126th Ave Ne
Woodinville (<https://opengovwa.com/corporation?city=Woodinville>)
WA 98072-7927 (<https://opengovwa.com/corporation?zip=98072>)
USA

Mailing Address 16639 126th Ave Ne
Woodinville (<https://opengovwa.com/corporation?city=Woodinville>)
WA 98072-7927 (<https://opengovwa.com/corporation?zip=98072>)
USA

Type PROFIT - WA LIMITED LIABILITY COMPANY

Category Limited Liability Regular

Record Status Active

Incorporation State WASHINGTON

Incorporation Date 2016-09-07

Expiration Date 2022-09-30

Dissolution Date 2020-02-03

Duration PERPETUAL

Email mike(a)tenhulzen.com

Telephone 4258859871

Registered Agent Information

Registered Agent Name MICHAEL TENHULZEN

Registered Agent Address 16639 126th Ave Ne
 Woodinville (<https://opengovwa.com/corporation?city=Woodinville>)
 WA 98072-7927 (<https://opengovwa.com/corporation?zip=98072>)

Business Officers

Title	Officer Name	Address
EXECUTOR	MICHAEL TENHULZEN	16639 126th Ave Ne, Woodinville, WA 98072
EXECUTOR	TRACI TENHULZEN	16639 126th Ave Ne, Woodinville, WA 98072
GOVERNOR	MICHAEL TENHULZEN	16639 126th Ave Ne, Woodinville, WA 98072
GOVERNOR	TRACI TENHULZEN	16639 126th Ave Ne, Woodinville, WA 98072

Corporation Documents History

Document Type	Completed Dates
Annual Report	2021-10-01, 2020-08-19, 2018-04-18
Administrative Dissolution	2020-02-03
Delinquent Annual Report Notice	2021-10-01, 2019-10-01
Correspondence with Fee	2016-09-08
Annual Report Due Date Notice	2021-08-01, 2020-08-01, 2019-08-01
Initial Report	2016-09-08
Reinstatement	2020-03-16

Businesses with the same registered agent name

Business Name	Address	Registered Agent Name	Incorporation Date
Tenhulzen Design, LLC (https://opengovwa.com/corporation/604417368)	14701 148th Ave Ne, Woodinville, WA 98072- 6923	Michael Tenhulzen	2019-03-18
Tenhulzen Remodeling, LLC (https://opengovwa.com/corporation/604417369)	14701 148th Ave Ne, Woodinville, WA 98072- 6923	Michael Tenhulzen	2019-03-18
Tenhulzen Construction, LLC (https://opengovwa.com/corporation/604417370)	14701 148th Ave Ne, Woodinville, WA 98072- 6923	Michael Tenhulzen	2019-03-18
Cabinetree Works, LLC (https://opengovwa.com/corporation/604412485)	8535 152nd Ave Ne, Redmond, WA 98052- 3510	Michael Tenhulzen	2019-03-27
Tenhulzen Residential LLC (https://opengovwa.com/corporation/603202260)	14701 148th Ave Ne, Ste 300, Woodinville, WA 98072- 6923	Michael Tenhulzen	2012-04-27

King County
Department of Permitting
and Environmental Review
Code Enforcement
35030 SE Douglas St., Ste. 210
Snoqualmie, WA 98065-9266



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KING COUNTY, WA

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V.

Salvatore Anthony Leone
Larone Holdings LLC
13440 NE 148th St.
Woodinville, WA 98072

**SUPPLEMENTAL NOTICE OF KING
COUNTY CODE
VIOLATION: CIVIL PENALTY ORDER:
ABATEMENT ORDER: DUTY TO NOTIFY**

Case Number: ENFR15-0287 Supplemental
Corrected Zoning

Zoning: RA-5
Address: 14701 148th AVE NE Woodinville 98072

Account: 1526059051

Legal Description: QSTR: SE 15 26 05
E 287.15 FT OF N 250 FT OF S 735 FT OF POR OF SE 1/4 OF SE 1/4 LY ELY OF
SAMMAMISH RIVER WATERWAY LESS CO RD

YOU HAVE BEEN FOUND TO HAVE COMMITTED A CIVIL CODE VIOLATION AND TO BE
A PERSON RESPONSIBLE FOR CODE COMPLIANCE, AND YOU ARE HEREBY NOTIFIED
AND ORDERED PURSUANT TO KING COUNTY ORDINANCE 14309, AS AMENDED, OF
THE FOLLOWING:

CIVIL CODE VIOLATIONS (Including KCC Section 23.02.010B)

The King County Department of Permitting and Environmental Review has found the
above- described location is maintained or used in violation of the King County Code (KCC).
THEREFORE, YOU ARE ORDERED TO CORRECT VIOLATIONS LISTED BELOW IN
ACCORDANCE WITH LISTED CODE PROVISION AND CODES ADOPTED UNDER THE
AUTHORITY OF TITLE 16 OF THE KING COUNTY CODE AS AMENDED BY ORDINANCE
15802 AND INCLUDING BUT NOT LIMITED TO CHAPTER 21A.50 AND TITLE 23 OF THE
KING COUNTY CODE; REVISED CODE OF WASHINGTON (RCW) 19.27.020, 19.27.031,
19.27.040, 19.27.074, AND THE WASHINGTON ADMINISTRATIVE CODE (WAC) 51-40-003:

1. Remodel and conversion of a Residence and four (4) unpermitted accessory structures (Barn, Office, two (2) Sheds) into a commercial use (Grapeworks Distilling, Fish Brewing Company, Silver Lake Winery) and habitable space IBC 202, without the required permits, inspections and approvals in violation of Sections 16.02.240, 21A.08.030, and 21A.08.080 of the King County Code and Sections 105.1 and 114 of the International Building Code.
2. Operation of Commercial Businesses (Grapeworks Distilling, Fish Brewing Company, Silver Lake Winery) from an RA-5 zone and placement of business related signs from an RA-5 zoned parcel that does not allow that use in violation of Sections 21A.08.080 B3, 21A.08.080 B12, 21A.30.085, and 21A.20.080 of the King County Code.

TO BRING THIS PROPERTY INTO COMPLIANCE:

- 1a. Apply for and obtain the required permits, inspections and approvals with complete application to be submitted by the following schedule:
 - A. A complete application must be submitted to the Health Department for approval by **October 30, 2015**; provide a copy of the Health Department application to Code Enforcement.

NOTE: A Critical Areas Designation (CAD) from D.P.E.R. may be required prior to Health Department submittal if a new septic design is required. If required, a complete CAD application is to be submitted **within 30 days** of notification and resubmit to Health Department **within 30 days** of CAD issuance.

EXHIBIT 10

ENFR15-0287- Leone
October 5, 2015
Page 2

- B. A permit pre-screening meeting request shall be submitted **within 30 days of Health Department approval.**
- C. A complete building permit application is to be submitted **within 45 days of the building permit pre-screening meeting.**

NOTE: Application for a permit does not ensure that a permit will be issued. An applicant should also be aware that permit fees and/or site conditions and/or repair expenses may make the application cost prohibitive. The only alternative may be to demolish the non-permitted construction and return the use of the structures to a permitted use.

- D. Meet all deadlines for requested information associated with the permit(s) and pick up the permit(s) within the required deadlines. Request a building inspection **at time of permit issuance**, make any required corrections and obtain final approval for occupancy **within six (6) months** of permit issuance.
- E. **If permit application or any required approvals including but not limited to Health Department approval is denied**, apply for and obtain a demolition permit to remove the new construction and return structures to a permitted use **within 30 days of final denial of any of the permit approvals**. Demolition must be completed **within 60 days of permit issuance** even though a demolition permit is good for 1 year.

OR

- 1b. **If an application to permit the remodel and change of use is not pursued**, apply for and obtain a demolition permit to remove the new construction and return the structures to a permitted use **by October 30, 2015**. Demolition must be completed **within 60 days of permit issuance** even though a demolition permit is good for 1 year.
- 2. Cease operation of the businesses (Grapeworks Distilling, Fish Brewing, Silver Winery), remove the business related signs from this RA-5 zone site and relocate the businesses to a zone that allows that use **by October 30, 2015**.

**** ANY PERMITS REQUIRED TO PREFORM THE CORRECTIVE ACTION MUST BE OBTAINED FROM THE PROPERTY ISSUING AGENCY. ****

FAILURE TO COMPLY WITH THIS NOTICE AND ORDER MAY SUBJECT YOU TO ADDITIONAL CIVIL PENALTIES, ABATEMENT AND/OR MISDEMEANOR ACTIONS, AND COULD LEAD TO THE DENIAL OF SUBSEQUENT KING COUNTY PERMIT APPLCATIONS ON THE SUBJECT PROPERTY.

CIVIL PENALTY/NOTICE OF LIEN (Including KCC Section 23.24.070):

You shall correct each violation by the above dates or you will incur daily civil penalties against you according to the following schedule:

Violation 1: \$65.00 per day for the first 30 days, then \$130.00 per day each day thereafter.

Violation 2: \$65.00 per day for the first 30 days, then \$130.00 per day each day thereafter.

In addition re-inspection fees of \$150.00 (1st), \$300.00 (2nd) and \$450.00 (3rd) may be assessed for one to three compliance inspections if the property is not found to be in compliance at the time of the inspection (KCC 23.32.010). Any costs of enforcement including legal and incidental expenses, which exceed the amount of the penalties, may also be assessed against you.

This Department shall periodically bill you for the amount incurred up to and through the date of billing. **PERIODIC BILLS ARE DUE AND PAYABLE 30 DAYS FROM RECEIPT.** If any assessed penalty, fee or cost is not paid on or before the due date, King County may charge the unpaid amount as a **LIEN** against the real property of all persons responsible for code compliance and as a **JOINT AND SEVERAL PERSONAL OBLIGATION** of all persons responsible for code compliance.

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October 5, 2015
Page 3

CRIMINAL MISDEMEANOR/NON-COMPLIANCE WITH FINAL ORDER (KCC Section 23.02.030)

Any person who willfully or knowingly causes, aids or abets a civil violation by any act of commission or omission is guilty of a misdemeanor. Upon conviction, the person shall be punished by a fine of not to exceed one thousand dollars and/or imprisonment in the County jail for a term not to exceed 90 days. Each week (7 days) such violation continues shall be considered a separate misdemeanor offense. **Failure to correct cited violations may lead to denial of subsequent King County permit applications on the subject property.**

NOTIFICATION OF RECORDING (KCC Section 23.24.040)

A copy of this Notice and Order shall be recorded against the property in the King County Office of Records and Elections. King County shall file a Certificate of Compliance when the property is brought into compliance.

ABATEMENT WORK/NOTICE OF LIEN (Including KCC Section 23.24.030 and RCW 35.80.030.1H)

King County may proceed to abate the violation(s) and cause the work to be done, and charge the costs thereof as a lien against the real property of all persons responsible for code compliance and as a joint and several persons obligation of all persons responsible for code compliance.

APPEAL (Including KCC Chapter 23.36)

Any person named in the Notice and Order or having any record or equitable title in the property against which the Notice and Order is recorded may appeal the order to the Hearing Examiner of King County. A notice of appeal must be received in writing by DPER within fourteen (14) days by **October 22, 2015** and a statement of appeal must be received in writing by DPER within twenty-one (21) days by **October 29, 2015** of the date of service of the Notice and Order. A form which includes a combined notice of appeal and a statement of appeal is included in this packet. You are not required to use the enclosed form. If you use the enclosed form, the entire completed form must be received by DPER within fourteen days by **October 22, 2015**. The DATE OF SERVICE is three business days after the Notice and Order is mailed. **FAILURE TO APPEAL WITH THE SPECIFIC REASONS WHY THE NOTICE AND ORDER SHOULD BE REVERSED OR MODIFIED MAY RESULT IN A MOTION TO HAVE THE APPEAL DISMISSED BY THE HEARING EXAMINER. FAILURE TO FILE A TIMELY NOTICE AND STATEMENT OF APPEAL WITHIN THE DEADLINES SET FORTH ABOVE RENDERS THE NOTICE AND ORDER A FINAL DETERMINATION THAT THE CONDITIONS DESCRIBED IN THE NOTICE AND ORDER EXISTED AND CONSTITUTED A CIVIL CODE VIOLATION, AND THAT THE NAMED PARTY IS LIABLE AS PERSON RESPONSIBLE FOR CODE COMPLIANCE.**

DUTY TO NOTIFY (KCC Section 23.24.030N)

The person(s) responsible for code compliance has the DUTY TO NOTIFY the Department of Permitting and Environmental Review- Code Enforcement of ANY ACTION TAKEN TO ACHIEVE COMPLIANCE WITH THE NOTICE AND ORDER.

DATED THIS OCTOBER 5, 2015



Sheryl Lux
Code Enforcement Product Line Manger

EG

Cc: Courtney Flora, Attorney at Law, MCCULLOUGH HILL LEARY, PS, 701 Fifth Avenue, Suite 6600, Seattle, WA 98104

Department of Local Services
Permitting Division
Code Enforcement
35030 SE Douglas St., Ste. 210
Snoqualmie, WA 98065-9266
206-296-6600 TTY Relay: 711
www.kingcounty.gov

RELEASE OF NOTICE AND ORDER

July 31, 2019

Case Number: ENFR15-0287

NOTICE AND ORDER FOR VIOLATION OF KING COUNTY CODE.

King County is releasing the Notice and Orders listed below against Salvatore Anthony Leone, Larone Holdings LLC (ENFR15-0287) per the Order of Dismissal issued February 12, 2016, Enforcement will continue, if required, per the signed settlement agreement.

Address of Violation: 14701 148th AVE NE Woodinville, WA 98072

Account: 1526059051

Legal Description: QSTR: SE 15 26 05

E 287.15 FT OF N 250 FT OF S 735 FT OF POR OF SE 1/4 OF SE 1/4 LY ELY OF SAMMAMISH RIVER WATERWAY LESS CO RD

Owner(s) and/or Parties of Interest Notified:

Salvatore Anthony Leone, Larone Holdings LLC, 13440 NE 148th St., Woodinville, WA 98072

DATE OF NOTICE AND ORDER: May 19, 2015

NOTICE AND ORDER RECORDING NUMBER: 20150519000492

DATE OF SUPPLEMENTAL NOTICE AND ORDER: August 18, 2015

SUPPLEMENTAL NOTICE AND ORDER RECORDING NUMBER: 20150827000407

DATE OF SUPPLEMENTAL NOTICE AND ORDER: October 5, 2015

SUPPLEMENTAL NOTICE AND ORDER RECORDING NUMBER: 20151012000124

Conditions/Violations: Violations have been corrected.

1. Remodel and conversion of a Residence and four (4) unpermitted accessory structures (Barn, Office, two (2) Sheds) into a commercial use (Grapeworks Distilling, Fish Brewing Company, Silver Lake Winery) and habitable space IBC 2022 without the required permits.
2. Operation of Commercial Businesses (Grapeworks Distilling, Fish Brewing Company, Silver Lake Winery) from an RA-5 zone and placement of business related signs from an RA-5 zoned parcel

NOTE: Penalties in the amount of \$0.00 are still pending. Any unpaid civil penalties and costs remain owing and will continue as liens on the property.

I, Sheryl L. Lux, Sheryl L. Lux; do hereby certify under penalty of perjury that the above information, to the best of my knowledge, is correct.

SUBSCRIBED AND SWORN BEFORE ME THIS JULY 31, 2019.



Sign: Rachel Elaine Kelley
Notary Public in and for the State of Washington,
Residing at Snoqualmie.

Print: RACHEL ELAINE KELLEY



Inside of area where taproom was located. 11-17-22