

Notice and Statement of Appeal

Date: 5/22/2022

Case Number: ENFR21-0765

Address of Violation:  
14701 148<sup>th</sup> AV NE  
Woodinville WA 98072

Appeal of:  
Kevin King / Good Brewing  
Name  
16104 125<sup>th</sup> PL NE  
Address  
Woodinville WA 98072  
City State Zip  
425-247-3245  
Telephone Number  
Kevin@goodbrewingco.com  
Email Address

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

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

Copy included / Stated violations  
1. Operation of adult Beverage Business without King County Business license, 2. Operation of Food and drinking establishment.

Identify the alleged errors in the decision:

Food truck is no longer present and more information to be provided on a later date

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

- 1. to be provided on a later date
- 2. Food truck has been vacated

State the harm suffered or anticipated by the appellant:

Closing down a small business supports the community for over 2 years.

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

Be grandfathered in along the other 9 business. Allow to operate until King Council comes to a final decision.

Signature(s) of Appellant(s):

[Signature]

Official mailing address:

16104 125<sup>th</sup> PL 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



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

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

AND

**Case Number: ENFR21-0765**

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

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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:

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 APPLICATIONS 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.

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





**King County**  
**Department of Local Services**  
**Permitting Division**  
**Code Enforcement**

35030 SE Douglas St., Ste. 210  
Snoqualmie, WA 98065-9266

April 28, 2022

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

RE: Code Enforcement Case Number ENFR21-0765

Dear Kevin King,

The attached Notice and Order has been issued to set specific deadline(s) for the correction of violation(s) identified on your property. Failure to correct these violation(s) will result in the assessment of civil penalties and may result in the hiring of contractors to make the correction(s) at your expense. This Notice provides other information important to you. Please read it carefully.

The first portion of the Notice and Order details the violation(s) identified on your property, the King County Code section(s) from which they are drawn and the minimum corrections required. The next portion sets dates for compliance. The next portion details the amount of the initial civil penalty that you will incur and additional civil penalties that will be charged if you do not comply with the Notice and Order. You are responsible for all civil penalties and for the cost of correcting the violation(s). If you do not comply with the Notice and Order, you may also be responsible for the costs incurred by King County to pursue code compliance.

The Notice and Order advises you of your rights to appeal in writing within twenty-four (24) days of the date of issuance. If you choose to appeal, you must submit a statement of appeal with twenty-four (24) days of the date of issuance of the Notice and Order. If you believe you have been improperly cited and wish to state your case before a Hearing Examiner, please review the enclosed pamphlet "Rules for Public Hearing" and submit your Statement of Appeal. **Your appeal must be received in our office by close of business on May 23, 2022.** Enforcement of any stop work order or any violation listed in the Notice and Order as posing a significant threat of immediate and/or irreparable harm shall not be stayed during the pendency of any administrative appeal.

If you have any further questions, please contact Jeri Breazeal at (206) 477-0294, or E-mail [Jeri.Breazeal@kingcounty.gov](mailto:Jeri.Breazeal@kingcounty.gov). Information on King County Codes can be found [http://www.kingcounty.gov/council/legislation/kc\\_code.aspx](http://www.kingcounty.gov/council/legislation/kc_code.aspx).

Sincerely,

Officer Jeri Breazeal  
Code Enforcement

