

October 13, 2021

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

King County Courthouse
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REPORT AND DECISION

SUBJECT: Department of Local Services file nos. **E1000497 and ENFR010455**

DAVID BOSTIC

Code Enforcement Appeals

Location: [REDACTED] Redmond

Appellant: David Bostic
represented by **Dean Williams**
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FINDINGS AND CONCLUSIONS:

OVERVIEW

1. David Bostic appeals two Department of Local Services (Local Services) notices and orders related to a variety of grading, construction, and use issues. After hearing the witnesses' testimony and observing their demeanor, studying the exhibits admitted into

evidence, and considering the parties' arguments and the relevant law, we partially deny and partially grant the appeals and significantly extend the permit application deadline.

BACKGROUND

2. Mr. Bostic owns three abutting parcels. He has owned the southern (7273100120) and central (7273100180) parcels since 1991. He added the northern parcel (7273100200) in 2003.
3. Over the years, Local Services opened a series of code enforcement cases in response to various complaints. Some complaints Local Services closed because it found the complaint invalid, others it closed because Mr. Bostic would not allow Local Services to access the property to investigate the complaint, and others Local Services could verify without access.
4. For two—E100497 for the southern and central parcels, ENFR14-0455 for the northern parcel—Local Services served notices and orders in 2019. Ex. D2. Through counsel, Mr. Bostic appealed. Ex. D3. We held a series of conferences, as the parties attempted to work out a resolution. When those efforts proved unsuccessful, we went to hearing, starting on September 23 and spilling over to September 30.

ANALYSIS

Grading/Impervious Surface/Critical Areas Violations

5. In each notice and order, Local Services alleged fill added in excess of 100 yd.³ and creation of over 2000 ft.² of impervious surface, and that some of this work was in critical areas or their buffers. Ex. D2–001, 005. As the relevant code pegs the fill and impervious surfaces to “a single site,” with “site” including contiguous lots, KCC 16.82.020.T & .051.C.1-.2, we consolidate the grading analysis, breaking down each discrete (although somewhat overlapping) area of discussion.

Connector Road

6. Mr. Bostic explained that when the County widened Avondale Road NE, they bought the property in the vicinity of Avondale, including the east side of the bridge connecting the northern parcel (then-owned by Mark Jacobson) to Avondale. When the bridge became unusable, the County asked Mr. Jacobson to create a connecting road through the central (Bostic) property to access the northern (Jacobson) parcel until the County could repair the bridge.
7. Mr. Jacobson put in a temporary road access through the central parcel to provide access to the northern parcel in 2003. Permitting records show that Mr. Jacobsen obtained a permit for 4500 ft.² of fill as part of the temporary road access permit. Exs. A19; D8–001-03; D9–001. Local Services estimates the connector road added approximately 3600 ft.² of impervious surface. Ex. D8–003.

8. Rather than repair the bridge, the County chipped in \$240,000 for Mr. Bostic to purchase the northern parcel (to which Mr. Bostic added \$330,000) from Mr. Jacobson. (Once parcel ownership merged, the County would no longer be landlocking the northern parcel, and thus would no longer have a responsibility to repair the bridge or maintain access between the northern parcel and Avondale.)
9. Connector road work clearly exceeded 2000 ft.² of new or replaced impervious surface that triggers a permit (exhibit D2–001, 005), but the code pegs that permit-triggering threshold to surfaces added since January 1, 2005. KCC 16.82.051.C.2. The road was installed in 2003. (And, on top of that, it was constructed by a previous owner and to work through a County access quandary.) There is no assertion of any action after Mr. Bostic purchased the property or after 2004, other than routine maintenance within the existing road prism. KCC 16.82.051.C.13. The connector road is not additional new impervious surface Mr. Bostic is responsible for.

Imported Concrete and Other Materials

10. Mr. Bostic brought large amounts of concrete chunks and other materials, along with heavy equipment to process and screen that material, some in the vicinity of the home, some near the property line. Exs. D8–008-010, A8–003-05. Local Services estimated this added over 18,000 ft.² of new impervious surface. Ex. A8–003. Mr. Bostic recalled bringing in about 200 yd.³ of such material. Those activities triggered the need for a grading permit. Aerial photos and biologist Kerrie McArthur’s work confirm the work was not in a critical area itself, but was partially in a critical area buffer. Exs. D7–001-04, A8–002, A17–011 & 020. Incursion into the buffer is a critical areas violation on top of the baseline grading violation.
11. Mr. Bostic, however, has since removed much of these materials and hauled them to a licensed recycler. He then attempted to mitigate the area. Ms. McArthur reviewed his restoration work, including digging some test holes. She found no remnant concrete bits in the lawn, and found the vegetation well-established. Whether Mr. Bostic’s efforts to date have been sufficient or not to restore the soil moisture holding capacity and mitigate the incursion into the critical area buffer is not something we can determine on appeal; it will need to be analyzed during permit review. Mr. Bostic recognizes the need to apply for a restoration permit.

Road to Western Fields

12. Local Services asserts that the road connecting the western fields qualifies as new impervious surface. Ex. D8–004. However, the road is clearly visible in historic photos. Ex. A1–002. Mr. Bostic explained that he had previously driven that road even before he purchased the property. And Ms. McArthur explained that the gravel access road was clearly visible in her review of the record. Mr. Bostic’s maintenance of that road does not qualify as new impervious surface.

Work by the Main Residence

13. In the vicinity of the house, the contrast between 2005 (when the modern grading code came into force) and 2021 is stark in terms of new impervious-looking surface. Ex. D8–005-06. The 2015 aerials show the heavy equipment (discussed above) processing materials and sorting them into piles in front. Ex. D8–009. A portion of the fill, especially the crushed rock near the back garage, along with that garage itself, is in a critical areas buffer. Exs. D8–007 (bottom photo), D8–008 (pile in bottom left corner of top photo), A9–003, A17–011 (critical area near TP-1), A17–020. Mr. Bostic and Ms. McArthur explained that some of what looked like new impervious surface was actually pervious material. That would not cover, of course, the large amount of rock and associated materials Mr. Bostic imported to the area in approximately 2013, nor the new garage, but some likely was. *Compare* Ex. D8–008-09 *with* Ex. A3-A7.
14. Local Services’ estimate of 15,000 ft.² of new impervious surface added to this area overstates things. That number includes the pre-existing road connecting the western fields, discussed above. And some of what was imported may have been pervious soil. Mr. Bostic has already mediated some of this. Ex. A9–005-06. Like replanting in the former materials processing area, his efforts at remediation, may already be sufficient, but that is something requiring analysis during permit review.

Concrete Surfacing Behind the Venne Barn

15. Starting in 2014, Mr. Bostic replaced a concrete pad behind the wedding barn and added an adjacent walkway behind the abutting building. Exs. D9–002-007, D14–003-04. Mr. Bostic does not dispute that he needs a permit for adding *replaced* impervious surface, but disputes that the work created *new* impervious surface and constituted a critical areas violation. There are two issues, impervious surface and work outside the impervious area.
16. Bill Moffett walked through his impervious surface analysis and calculations. The photos show that the project reduced the length of the historic pad by a few feet, meaning the current pad does not extend as far from the barn into the buffer as it did pre-2014. Mr. Bostic also removed a concrete spur from the pad projecting deeper into the buffer towards the pond, previously used as a boat ramp. Ex. D9 at 003 (top left corner of first photo and bottom left corner of second photo).
17. We adopt Mr. Moffett’s area calculation that, even excluding the spur, there were 2690 ft.² of pre-project impervious surfaces, compared to 2510 ft.² post-project. We thus find the project *reduced* the baseline impervious surface in this area. And, on top of that, the impervious surface removed was closer to the critical area than the added walkway further upland and directly behind the building.
18. However, the work was still a critical areas violation, as they dug out some of the grassy area around the concrete pad area, and then filled this area and raised the surrounding elevation some; the grassy area at the far end of the pad is at least a little higher now than it was in 2014. Ex. D9 at 005-07. Mr. Bostic will need to address in his permit submittal. Like his remediation efforts in the former materials processing area and in the vicinity of the residence, the current state of the buffer behind the barn *may* already be sufficient

(especially given the net reduction in impervious surface there), but that is an inquiry for permit review.

Impervious Surfaces on the Front Side of the Venue Barn

19. Mr. Bostic added a portico to the barn front and a concrete parking pad for the office. Ex. D9–008-09. The area under the portico and the parking area may have already been somewhat impervious in 2005, but “new” impervious surfaces include not only the truly new (i.e., converting a fully-pervious surface into impervious), but also a more compacted surface. KCC 9.04.020.KK.

Impervious Surface from New Construction on the Southern Parcel

20. There is no dispute that Mr. Bostic has added buildings without a permit. Exs. D10–001-05, D21–002. Mr. Moffett walked through the various additions and conversions. He thinks the barn addition will be part of a farm plan in the works, and used for agricultural storage.
21. Local Services did not include a construction-related violation in its notice and order for the southern parcel, so the buildings themselves are beyond the scope of today’s appeal. It would be better to wrap those up into a more comprehensive application, rather than find ourselves back here in the future on an additional enforcement case. However, for purposes of the current notices and orders under review, it is the *footprint* of the new construction that qualifies as new impervious surface that needs to be accounted for in Mr. Bostic’s grading submittal. Ex. D10–005.

Events Center/Wedding Venue Business

22. Local Services cited Mr. Bostic for operating an event center and wedding venue. Ex. D2–005. There is no dispute that they were doing so, even winning Couples’ Choice awards in 2017 and 2019. Exs. D12–030, D19–005.
23. Mr. Bostic first asserts that use of the site as an events venue is a legal nonconformance. The owner bears the initial burden to show that the use existed prior to the contrary zoning ordinance in question and that the use was lawfully created. *King County, Dept. of Dev. & Emtl. Services v. King County*, 177 Wn.2d 636, 643, 305 P.3d 240, 244 (2013). Mr. Bostic has not shown that use of the property as an events venue was *lawfully* created, a necessary predicate for later obtaining legal nonconforming use status. *See also* KCC 21A.32.040.
24. However, we accept that, legal or not, the barn has been hosting large events since before Mr. Bostic purchased it in 1991, and that Mr. Bostic continued that use. *See also* Exs. A15, A23. Where a current owner purchases the property with a violation in place, KCC 23.36.030.B authorizes the examiner waive “strict” compliance with permit requirements to avoid doing substantial injustice to a non-culpable property owner. In past appeals, where a pre-existing construction or use was essentially un-permittable, we have used our KCC 23.36.030.B authority to order Local Services to, in the course of its

permit review, essentially treat, say, an oversized accessory dwelling unit as meeting the square-foot limitations.

25. Where we enter such an order that paves the way to obtaining a permit for something which would not otherwise be eligible for a permit, we are essentially allowing creation of something akin to a legal nonconformance. And allowing a proposed development which does not conform to newly adopted laws, thus creating a new nonconforming use, is “by definition, inimical to the public interest.” *Erickson & Assocs., Inc. v. McLerran*, 123 Wn.2d 864, 870, 873-74 P.2d 1090 (1994). So, it requires a careful balancing between public and private harms.
26. KCC 23.36.030.B would have obvious implications if, for example, the current zoning dis-allowed events on the Bostic property. However, that is not the scenario here; it is not clear what if any implication KCC 23.36.030.B has. Yes, there are permit requirements, but even for a true, pre-existing legally nonconforming events venue, the current owner would still need to apply for the necessary permits. *See Rhod-a-Zalea & 35th, Inc. v. Snohomish Co.*, 136 Wn. 2d 1, 9, 959 P.2d 1024 (1998). An agency cannot use permit review to essentially terminate a legal nonconforming use, either outright or by making it economically impossible to operate, but our Court rejected the argument that legal nonconforming uses are exempt from later-created permit requirements, finding the implications of such a ruling “devastating,” not to mention gifting nonconforming uses “an undeserved and substantial competitive advantages against their ‘conforming’ competitors.” *Id.* at 9-13, 15. The Court did so even while acknowledging that a legal nonconforming use creates a right not to have the use immediately terminated by zoning ordinance. *Id.* at 10.
27. The absence of a get-out-of-applying-for-permit card is even more applicable in the KCC 23.36.030.B context, where we deal not with an actual right, but with an examiner’s discretion to exercise essentially (code-based) equitable powers to avoid a substantial injustice, with the end result then being the creation of something akin to a legal nonconforming use that would have some rights going forward.
28. Thus, Mr. Bostic will need to obtain a temporary use permit (which allows venues to host events on up to 60 days each calendar year) before hosting events exceeding the cumulative total of two days each calendar year allowed without a temporary use permit. KCC 21A.32.100, .110.B. There was discussion about a change of use permit to ensure the barn is safe for guests, and a change of use permit is apparently required before a temporary use permit. Ex. D21–004. However, the notice and order spoke in terms of only a temporary use permit. Ex. D1–005. We offer no commentary about how (or when) a change of use permit plays into the temporary permit process.
29. However, on a more basic level, Mr. Bostic asserts they have not hosted events since receiving the notice and order—an assertion Local Services does not dispute. And Mr. Bostic committed to resuming the business only after he obtains the necessary permits and approvals. Ex. D4–002, Ex. A28–010. Local Services requests that we require Mr. Bostic to remove all venue-related Internet advertising as a term of compliance. Ex. D1–

005. We disagree. Mr. Bostic need not remove his venue's online footprint, only to have to re-establish it if he obtains the necessary approvals and resumes operations.

30. We thus uphold the event center/wedding venue violation listed in the notice and order, but find Mr. Bostic currently in compliance.

Finality of Building Permits

31. In 1995, Mr. Bostic started the permit process for additions and renovations to the residence and to the barn. Ex. D17 (B95A5133). The application went through several revisions (B99Q3235, B03Q0217, B05Q0005). The permit received 16 different extensions before being canceled. Ex. D17–003. In its 2015 letter canceling the permit, Local Services noted that a new permit was required to complete the balance of the work. Ex. D17–004. Mr. Bostic submitted revised pre-application materials later that year. Ex. A22. However, Mr. Bostic now asserts that the permit *did* receive final approval in 2005, and thus he should not need to apply again.
32. As a matter of law, Mr. Bostic's challenge comes several years too late. The final time to raise that would have been the weeks following the June 2015 cancellation. *Graham Neighborhood Ass'n v. F.G. Assoc.*, 162 Wn. App. 98, 120, 252 P.3d 898 (2011) (applicant could not belatedly challenge an agency decision to cancel a permit after failing to initially appeal that cancellation). He may not challenge that now. However, even if we had jurisdiction we would not, as a matter of fact and based on our current record, have found the argument persuasive.
33. Mr. Bostic testified that he witnessed the lath and drywall inspection at his house and thought the barn was complete after the framing stage, since there was no drywall in the barn. He said he did not know the permit kept getting extended. He surmised that his wife extended those for several years until he stepped in and stopped the permit renewals about 2014, believing the permits had been final. He recalls an inspection card posted in the barn, but he has not been able to find it; he thinks they may have recycled it.
34. Mr. Bostic contacted the contractor from that time, who submitted a letter that he recalled finishing the house in 2001 and all items being inspected and signed off in 2004. Ex. A24–002. Another worker recalled witnessing an inspector sign off on the framing in June 2007. Ex. A24–003.
35. Mr. Bostic also submitted a file record, B04X0325, with a cover sheet labeled as "Date Finalized: 10/14/05." Ex. A29–001. However, that was five days *before* an October 19, 2005, inspection that approved the *framing* for the barn and home. Ex. A10–007. Bill Moffet's theory that the inspection could have happened on or before October 14, 2005, and then it took the inspector five or more days to input the information, is conceivable but unlikely. And the October 2005 framing inspection does not match the 2004 or 2007 dates the contractors recalled.
36. Moreover, as the 1994 building code explained, after the framing stage inspection (1.08.5.4) would come the lath/gypsum/plastering inspection (1.08.5.6), and then a final inspection. Ex. D26. Because the barn was not intended to have sheet-rocking or what

not, there would not necessarily have been a lath/gypsum/plastering inspection for the barn. But that would not have been true for the house. And there is no record of a final occupancy certificate being issued for either building. Plus, the Bostics applying for several extensions after that point is an unusual thing to do if they already had final approval.

37. Moreover, the description on B04X0325 coversheet is “PLAN ONLY.” There is nothing indicating that whoever closed out B04X0325 understood it meant all inspections for the entire permit had been achieved. The plans themselves had been approved, certainly, given that the inspector had to have some benchmark on October 19 to determine that the framing was sufficient. But B04X0325 does not add tremendously to our analysis.
38. This would have been a much easier factual issue to pin down in the mid- to late aughts. If there was a dispute about what inspections had been signed off on, at least some of the involved inspectors and reviewers would have still been on staff and called to testify. But we only have the record we have today. Even if we had jurisdiction to review the 2015 permit cancellation, we would find that, more likely than not, the permit did not receive all the necessary inspections and approvals before it was canceled.
39. As Local Services noted, that does not mean Mr. Bostic needs to start from scratch. The 2015 cancellation letter explained that Mr. Bostic needed a new permit only “to complete the balance of the work.” Ex. D18. The barn and home were approved through the framing stage. Whether it requires a new permit application or a renewal of the old permit to bring that ship into shore, the permit can be processed under the code in place at the time of construction, with permit review limited to post-framing items.

Barn Office and Apartment

40. Local Services initially asserted that two apartments and an office had been added into the venue barn without the required permits. However, Local Services recognizes that these were in place prior to 1970. Exs. D11. That date is important, because prior to 1970 permit records are at best spotty. While the absence of any record of building permits post-1970 is strong evidence that the necessary permits were not obtained, that is not true for construction pre-1970. Local Services withdrew this assertion.

Construction and Trade Business

41. There is no dispute that Mr. Bostic was operating a construction and trade business from a rural-area-zoned site. Exs. D10, D16. However, he has since relocated the business to a differently-zoned parcel he rented at the beginning of August. Ms. Whalen asked that she be allowed to check for compliance; that is reasonable. However, we clarify that the violation alleged was not, for example, accumulation of junk and debris, but of operating a construction and trade business. So, the issue is not whether the area is all tidied up, but whether there is evidence of a business still being operated from the site.

42. We uphold this violation, but conditionally find Mr. Bostic now in compliance. If Ms. Whalen visits and concludes there is insufficient evidence that the business has ceased, she may file something during the appeal/motion for reconsideration window.

Forward Looking

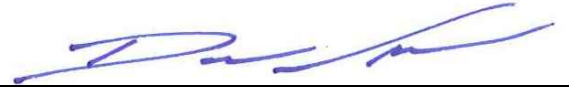
43. There are a plethora of land use and building permit issues to address. Some of those could be tackled piecemeal, but a holistic approach may be wiser, especially to incorporate construction on the southern parcel. And to the extent that a change of use permit may require something different for the barn than would be covered by simply playing through on the building permit started in 1995, that might require some coordination. (Again, the intersection of a change of use permit with the initial building permit, including revisions, or with a temporary use permit, was not flushed out.) Add to that the grading and critical area buffer issues—and the intersection with construction issues, in terms of impervious surface added—and the situation Mr. Bostic has created over the years is a complex one to unwind.
44. Thus, although Local Services requests a 30-day deadline to submit a permit application(s), a 120-day deadline seems more realistic and has the potential to produce a more holistic resolution.

DECISION

1. As to clearing and grading and critical areas, we deny the appeal as to there being some incursions into critical areas buffers and over 2000 ft.² of impervious surface added since 2005, but grant the appeal as to the connector road to the northern parcel, the road to the western fields, and the impervious surface area behind the wedding venue actually being reduced.
2. As to the events center/wedding venue use, we deny the appeal as to legal nonconforming use status and an exemption from the normal change-of-use and temporary-use permitting requirement. However, we find some historic venue use predating, and then continuing through, Mr. Bostic's tenure. And we conclude that, having paused that use until he obtains the necessary approvals, he is currently in compliance.
3. We deny the appeal as to permit B95A5133 and its related permit numbers receiving approval past the framing stage.
4. We grant the appeal as to the barn office and apartment.
5. We deny the appeal as to operating a construction and trade business, but conditionally find that Mr. Bostic has moved operations to a completely different site and is now in compliance. Ms. Whalen may visit the site to confirm compliance and, if she disagrees, file a motion for reconsideration by **November 8, 2021**.
6. No penalties shall be assessed against David Bostic or the subject property if, by **February 14, 2022**, or by any reasonable deadline extension Local Services provides, Mr.

Bostic submits a grading and building permit application(s) and thereafter follows through with the permit(s). If not, Local Services may issue penalties retroactive to today.

ORDERED October 13, 2021.



David Spohr
Hearing Examiner

NOTICE OF RIGHT TO APPEAL

King County Code 20.22.040 directs the Examiner to make the County’s final decision for this type of case. This decision shall be final and conclusive unless proceedings for review of the decision are timely and properly commenced in superior court. Appeals are governed by the Land Use Petition Act, Chapter 36.70C RCW.

MINUTES OF THE SEPTEMBER 23 & SEPTEMBER 30, 2021, HEARING IN THE APPEAL OF DAVID BOSTIC, DEPARTMENT OF LOCAL SERVICES FILE NOS. E1000497 & ENFR010455

David Spohr was the Hearing Examiner in this matter. Participating in the hearing were LaDonna Whalen, Dean Williams, David Bostic, Kerrie McArthur, and Bill Moffet. A verbatim recording of the hearing is available in the Hearing Examiner’s Office.

The following exhibits were offered and entered into the record by the Department:

Exhibit no. D1	Department of Local Services staff report to the Hearing Examiner
Exhibit no. D2	Notice and order, issued August 2, 2019
Exhibit no. D3	ENFR140455 Bostic Appeal, received August 22, 2019
Exhibit no. D4	E1000497 Bostic Appeal, received August 22, 2019
Exhibit no. D5	Codes cited in the notice and order
Exhibit no. D6	Synopsis of activity all parcels
Exhibit no. D7	Critical Area overlay aerials
Exhibit no. D8	Historical Aerial photos parcel #7273100200
Exhibit no. D9	Historical Aerial photos parcel #7273100180
Exhibit no. D10	Historical Aerial photos parcel #7273100120
Exhibit no. D11	Permit history & Assessor records Parcel #7273100200
Exhibit no. D12	Permit history & Assessor records Parcel #7273100180
Exhibit no. D13	Permit history & Assessor records Parcel #7273100120
Exhibit no. D14	Photographs, dated April 26, 2021 by County DNRP employees
Exhibit no. D15	Permit history parcel #7273100195
Exhibit no. D16	Business Records
Exhibit no. D17	Permit notes and inspection records B95A5133

Exhibit no. D18	Permit expiration letter B95A133
Exhibit no. D19	Wedding venue
Exhibit no. D20	Site plans
Exhibit no. D21	Zoning letter
Exhibit no. D22	Pre-application #PREA20-0185 form
Exhibit no. D23	Selection of documents from E9801155
Exhibit no. D24	Critical area comments regarding parcels 7273100120 & 7273100180
Exhibit no. D25	Critical area comments regarding parcel 7273100200
Exhibit no. D26	1994 Uniform Building Code inspection section

The following exhibits were offered and entered into the record by the appellant:

Exhibit no. A1	1961 and 2017 Aerial Photos
Exhibit no. A2	Guide Map for Current Photos
Exhibit no. A3	Photo 1
Exhibit no. A4	Photo 2
Exhibit no. A5	Photo 3
Exhibit no. A6	Photo 4
Exhibit no. A7	Photo 5
Exhibit no. A8	ENFR14-0455 County Aerials
Exhibit no. A9	Stream Buffer Mitigation As-Built
Exhibit no. A10	Permit Records and Comments
Exhibit no. A11	Closed Enforcement Comments
Exhibit no. A12	Entrance Photo 7273100200
Exhibit no. A13	Temporary Structures Equipment
Exhibit no. A14	ENFR14-0455 Original Notice
Exhibit no. A15	Patricia Vernon Wedding Letter
Exhibit no. A16	County Review Comments
Exhibit no. A17	Critical Area Assessment
Exhibit no. A18	Kerrie McArthur Resume
Exhibit no. A19	L03CG170 Final
Exhibit no. A20	E06G0157 Final
Exhibit no. A21	E0700120 Final
Exhibit no. A22	PREA15-0178 SITE PLAN
Exhibit no. A23	Venue Letters
Exhibit no. A24	Building Inspections Letter
Exhibit no. A25	Barn As-Built 2020-03-30
Exhibit no. A26	House As-Built 2020-04-20
Exhibit no. A27	View of Portable Restrooms
Exhibit no. A28	Appellant's Prehearing Brief
Exhibit no. A29	Microfilm File B04X0325

DS/lo

October 13, 2021

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KING COUNTY, WASHINGTON**

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CERTIFICATE OF SERVICE

SUBJECT: Department of Local Services file nos. **E1000497 and ENFR010455**

DAVID BOSTIC

Code Enforcement Appeals

I, Lauren Olson, certify under penalty of perjury under the laws of the State of Washington that I transmitted the **REPORT AND DECISION** to those listed on the attached page as follows:

- EMAILED to all County staff listed as parties/interested persons and parties with e-mail addresses on record.
- placed with the United States Postal Service, with sufficient postage, as FIRST CLASS MAIL in an envelope addressed to the non-County employee parties/interested persons to addresses on record.

DATED October 13, 2021.



Lauren Olson
Legislative Secretary

Bostic, David

Hardcopy

Breazeal, Jeri

Department of Local Services

Lamp, Benita

Johns Monroe Mitsunaga Kolousková, PLLC

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Lux, Sheryl

Department of Local Services

McArthur, Kerrie

Confluence Environmental Company

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Moffet, Bill

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Whalen, LaDonna

Department of Local Services

Williams, Dean

Johns Monroe Mitsunaga Kolousková, PLLC

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