



201601260120

Skagit County Auditor \$76.00
1/26/2016 Page 1 of 4 1:44PM

After Recording Return to:
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon WA 98273

Certificate of Non-Compliance

Recorded By: **Skagit County, a political subdivision of the State of Washington**
Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon WA 98273

Property Owner: **Hanna Youssef and Paraskevi Stamati**

Legal Description: (DR17 DK03) LOT 1 OF SHORT PLAT 37-88 RECORDED UNDER AF#8809200016; BEING A PORTION OF THE SE1/4 OF SEC 18, TWP 33, RNG 4 TOGETHER WITH THE EASTERLY 150.0 FEET OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) 300.0 FOOT WIDE STATION GROUND PROPERTY AT FIR, WASHINGTON, BEING 200.0 FEET WIDE ON THE EAST-ERLY SIDE AND 100.0 FEET WIDE ON THE WESTERLY SIDE OF SAID RAIL-WAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CON-STRUCTED UPON, OVER AND ACROSS THE SW1/4 SE1/4 OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHING-TON, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DIS-TANT, RESPECTIVELY, 50.0 FEET AND 200.0 FEET EASTERLY, AS MEAS-URED AT RIGHT ANGLES FROM SAID MAIN TRACK CENTERLINE, BOUND-ED ON THE SOUTH BY THE SOUTH LINE OF SAID SW1/4 SE1/4 AND ON THE NORTH BY THE CENTERLINE OF KAYTON SLOUGH.

Address of Violation: 18729 Fir Island Road, Mount Vernon

Assessor's Property No(s): P16826

Code Enforcement Case No: CE15-0108

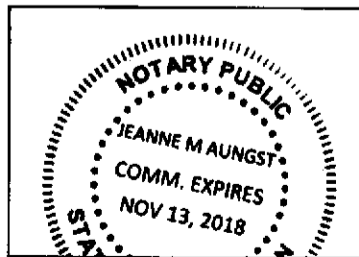
Skagit County Planning and Development Services has found the property described above in non-compliance with Skagit County Code Title 14 or 15, or both, pursuant to the attached Notice and Order to Abate. The property owner has been notified. This Certificate of Non-Compliance will remain in effect until compliance is achieved and a release is recorded.

I, Sandra Perkins, hereby certify that the information above is correct to the best of my knowledge.

Sandra Perkins 1/25/16
Code Compliance Officer Date

I certify that I know or have satisfactory evidence that Sandra Perkins is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Code Compliance Officer of Skagit County Planning & Development Services to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/25/16



Jeanne M Aungst
Signature of Notary Public

Jeanne M Aungst
Printed Name of Notary Public

My appointment expires 11/13/18

(Notary Seal to be stamped above)



Administrative Order to Abate Violation

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
voice 360-336-9410 · www.skagitcounty.net/planning

Case Number
CE15-0108

Property Owner

Name Hanna Youssef and Paraskevi Stamati Mailing Address 33607 Hwy 97 N
City Oroville, WA Zip 98844 Phone _____

Additional Responsible Persons

No additional persons known

Name Joel Martin Mailing Address 18729 A Fir Island Road
City Mount Vernon, WA Zip 98273 Phone _____

Site of Violation

Same as Owner Mailing Address

Address 18729 A Fir Island Road City Mount Vernon Zip 98273
Parcel No(s) P16826 Zoning Rural Village Commercial

Background

The Administrative Official has issued the following findings of fact relating to code violations on your property:

1. On July 17, 2015, a Request for Investigation was received by Planning & Development Services. A site visit was performed.
2. On September 22, 2015, a contact letter was sent to the above property owners, requesting removal of the 600+ square foot signage on the side of the building.
3. On October 27, 2015, a site visit was performed. The 600+ square foot sign in question remains on the side of the building.

Description of Violation(s)

Based on our investigation, the Administrative Official has found you in violation of the following specific provision(s) of Skagit County Code.

Violation:

SCC 14.16.820(8): In the Rural Village Residential and Commercial zones, each operating enterprise, institution or business shall be permitted to have 1 on-site business identification sign per building entrance and 1 off-premises sign as defined and regulated by Subsection (10) of this Section unless otherwise provided herein.

Paragraph (8)(a): Maximum wall sign area shall not exceed 2 square feet for each lineal foot of the building wall on which the sign is attached, not to exceed 40 square feet.

Corrective Action Ordered

You are hereby ordered to take the following action to abate the above violations:

Correction:

Remove the 600+ square foot Winery-Deli-Cannabis sign facing the highway and limit the number of on-site signs to one (1) per business, by **December 10, 2015**.

Civil Penalties

You are hereby ordered to pay the following civil penalties:

- \$100 per day, per violation, from date violation occurred until the violation is abated and you have notified the Administrative Official. SCC 14.44.330(2)(a)
- For flood hazard violation, \$1000 per day per violation from date violation occurred until the violation is abated and you have notified the Administrative Official. SCC 14.44.330(2)(c)
- For critical areas or drainage violations, the amount of _____. SCC 14.44.330(2)(b)

If you do not take the corrective action described above to abate the violations by the specified deadlines, you will be liable for the following additional civil penalties:

- \$100 per day, per violation, until the violation is abated and you have notified the Administrative Official. SCC 14.44.330(2)(a)
- For flood hazard violation, \$1000 per day per violation. SCC 14.44.330(2)(c)
- For critical areas or drainage violations, the amount of _____. SCC 14.44.330(2)(b)

Due to a new and separate violation within one year of resolution of prior violation:

- All penalties normally imposed are doubled. SCC 14.44.330(2)(d)

Disclosures

Voluntary Compliance Agreement. The County and the violator may enter into a binding Voluntary Compliance Agreement to correct the violation by a specified deadline with a reduction or waiver of civil penalties. Contact the Department for more information. SCC 14.44.310.

Reduction in civil penalties. The Administrative Official may reduce a civil penalty if the violator cooperates with efforts to correct the violation. SCC 14.44.330(2)(e).

Failure to comply with this order. If you do not fully comply with this order by the deadlines, Skagit County may do the following:

- Issue supplemental orders to pay accrued civil penalties. SCC 14.44.330(3)(b).
- Refer unpaid civil penalties to a collection agency 30 days after service of this order. Per RCW 19.16.500, Skagit County may add a reasonable fee, payable by the debtor, to the outstanding debt for the collection agency fee incurred or to be incurred. SCC 14.44.330(3)(c).
- Record a certificate of non-compliance against your property, which may make it difficult to sell your property.
- Refer this matter to the Prosecuting Attorney's office for further enforcement action including criminal charges, an injunction, or the collection of civil penalties.
- If you do not fully correct the violation, Skagit County may do the work itself. Any County costs incurred to abate the violation(s) may be charged as a public nuisance lien against your property. A public nuisance lien may violate the terms of your real estate loan and Deed of Trust or Mortgage. It may cause your lender to start foreclosure proceedings against your property. If you have any questions about that, please contact your lender.

Additional Disclosures.

- You may have to pay additional enforcement fees equal to 100% of the cost of the application fees, and 200% of the cost of critical areas fees, for any permits required by code enforcement actions. Resolution R20110111.
- Skagit County may deny any other permits you apply for on the same site until the violation is corrected and payment of any civil penalties is complete. SCC 14.44.360
- If you commit a new and separate violation within a year after the resolution of a prior violation, you may be subject to double the civil penalties normally imposed for such violation. SCC 14.44.330(2)(d).

Effective date. This order is effective upon service. Service is the date of mailing via certified mail. SCC 14.44.220(2)(e) and (3)(b).

Appeal. This order becomes final unless you file an appeal to the Skagit County Hearing Examiner, with the required fees, within 14 days of service. Appeal forms are available from, and must be submitted to Skagit County Planning and Development Services. Appeals are processed as appeals of Level 1 decisions under Skagit County Code 14.06.110. Failure to appeal may constitute waiver of all rights to appeal the order.

No verbal agreements. The Administrative Official may only rescind or modify this order in writing.

If you have any questions regarding this order, please contact the undersigned at (360) 416-1343.

Issued By

Sandra Perkins
Sandra Perkins, Code Compliance Officer

Date

11/5/15