

March 15, 2010

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

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**STIPULATED DECISION AND ORDER**

SUBJECT: Department of Development and Environmental Services File No. **E0300807**

**TROY and LYNN GLESSNER**

Code Enforcement Appeal

Location: 17628 West Lake Desire Ct. SE

Appellant: **Troy and Lynn Glessner**  
17628 West Lake Desire Ct. SE  
Renton, Washington 98058  
Telephone: (425) 255-6970

King County: Department of Development and Environmental Services (DDES)  
*represented by* **Holly Sawin**  
900 Oakesdale Avenue Southwest  
Renton, Washington 98055  
Telephone: (206) 296-6772  
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**SUMMARY OF RECOMMENDATIONS/DECISION:**

Department's Recommendation:	Stipulated decision revising compliance schedule
Examiner's Decision:	Stipulated decision revising compliance schedule

**EXAMINER PROCEEDINGS:**

The parties agreed to a stipulated decision in this matter without hearing.

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

FINDINGS, CONCLUSIONS & DECISION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS OF FACT:

1. On December 14, 2009, the Department of Development and Environmental Services (DDES) issued a code enforcement Notice and Order to Appellants Troy and Lynn Glessner that found a code violation on their R-6-zoned property located at 17628 W. Lake Desire Ct. SE east of Renton. The Notice and Order cited the Glessners and the property with the following violation of county code:

- A. Use and occupancy of a structure (1,260 square foot detached workshop) without final inspections and approvals related to building permit B99M4252 by January 11, 2010.

The Notice and Order required extension (renewal) of the subject building permit, performance of any required structural corrections and obtainment of all required inspections and final approvals by April 18, 2010.

2. The Glessners filed an appeal of the Notice and Order, essentially requesting additional time for compliance. DDES has concurred in the allowance of additional time and the parties have agreed to this stipulated decision, which sustains the Notice and Order but revises the compliance schedule. The Appellants do not contest the fundamental finding of violation in the Notice and Order.
3. The Glessners have renewed the building permit, which has a new expiration date of October 6, 2010.

CONCLUSION:

1. It is undisputed that the Notice and Order finding of violation is correct. As noted, the parties have stipulated to a decision revising the compliance schedule.

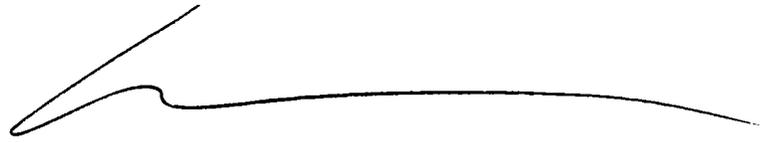
DECISION:

The compliance schedule in the subject Notice and Order is revised as stated in the following order.

ORDER:

1. The required inspections and approvals for final inspection approval of building permit B99M4252 shall be obtained *by no later than April 30, 2011*.
2. Building permit B99M4252, which is currently renewed with an expiration date of October 6, 2010, shall be renewed further as necessary to maintain validity.
3. DDES is authorized to grant deadline extensions for any of the above requirements if warranted, in DDES's sole judgment, by circumstances beyond the Appellants' diligence and control.
4. No fines or penalties shall be assessed by DDES against the Glessners and/or the property if the above deadlines (as may be extended as provided above) are met in full. If the above deadlines are not met in full, DDES may impose penalties as authorized by county code retroactive to the date of this order.

ORDERED March 15, 2010.



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Peter T. Donahue  
King County Hearing Examiner

**NOTICE OF RIGHT TO APPEAL**

The Examiner's decision shall be final and conclusive unless proceedings for review of the decision are properly commenced in Superior Court within twenty-one (21) days of issuance of the Examiner's decision. (The Land Use Petition Act defines the date on which a land use decision is issued by the Hearing Examiner as three days after a written decision is mailed.)

PTD:gao  
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