

April 24, 2007

Property Owner Address

Re: CAR 01-, Nuisance Vehicles and Debris

Dear M:

The City of Burien is committed to maintaining quality neighborhoods and an excellent community environment. Our citizens expect us to do everything we can in this regard. We know that this can only be achieved through the cooperation of everyone involved.

I previously notified you on DATE that your property at PROPERTY ADDRESS, was in violation of the City of Burien Municipal Code. In that letter I informed you that:

- nuisance vehicles and debris are violations of BMC 8.45, Nuisances; and that
- the property must be cleared of debris and discarded items; and that
- all vehicles need to be operable.

The City requested that you voluntary clean up your property by DATE. Our first letter is enclosed for your reference.

I made another inspection of your property on DATE OF SECOND INSPECTION and found that nuisance debris and vehicles remain on your property. As such, the property is out of compliance with City codes. This letter serves as our second notice that if the violations is/are not voluntarily corrected by NEW DEADLINE = Two Weeks, the City intends to initiate court action to require a clean up.

From this point forward, the City's Community Development Services Department will administer the process. On or after the above deadline, building division staff will conduct another inspection. If the property is still not in compliance after the inspection, the City will:

- serve you with a Notice of Civil Violation;
- summon you to King County District Court; and
- charge you for the \$75.00 court filing fee.

If the property is not in compliance before the hearing, the City will request the court to:

- find you guilty of the civil violation(s);
- fine you penalties of \$500.00 per violation per day;
- fine you for any expenses the City has incurred up to this point in the abatement process;
- authorize the City to enter upon the property in order to perform the clean up; and
- authorize the City to recover expenses it may incur in the clean up of your property.

Clearly, the legal abatement process can be expensive for you as property owner. We encourage you to do everything possible to voluntarily clean up the property and avoid this action. You may want to consider asking for assistance from family or friends.

If you do not have the financial means to complete the clean up before the deadline, you may want to consider signing a "Limited Right of Entry Agreement." This is a legally binding document that gives the City permission to enter the property and remove the violation(s). In this way, the property can be brought into compliance immediately. Please be aware that by signing a "Limited Right of Entry Agreement" you agree to reimburse the City for staff, legal and clean up costs associated with the clean up process. If the City is not reimbursed in a timely manner, the City has the right to lien your property to pay for all costs incurred.

The City's objective is to clean up the community and improve the living environment. We are willing to assist you in any way that we can, with the exception of delaying the clean up beyond the above deadline. We hope that you will work with us to maintain a positive community environment. Your cooperation will be greatly appreciated. If you have any questions or need further information please feel free to call me at (206) 439-3150.

Sincerely,

Jeff Caines
Code Compliance Officer

Cc: [Tenant](#)
Case File