

City of Burlington

Notice of Violation

DATE: May 26, 2023

POSTED BY: Brad Johnson, Community Development Director

ADDRESS/LOCATION: 1724 Rio Vista Avenue (P62688)

VIOLATIONS:

1. Illegal building occupancies, modifications and uses in violation of City of Burlington building and fire code requirements (BMC 15.04.110, 15.043.050, and 15.08.150).
2. Violations of City of Burlington zoning codes including maintaining or establishing uses prohibited in the MUR-1 zone and without required permits (BMC 17.01.110, 17.30.050, 17.50.090.E).
3. Posting of unauthorized addresses, building, unit, tenant, or suite numbers and the occupancy of buildings, units, tenant spaces, or suites without official addresses or unit numbers assigned by the City of Burlington (BMC 15.10.090).
4. Failure to connect to the municipal sewer system, maintaining or using a private wastewater disposal system, and the establishment or occupancy of buildings, tenant spaces, or uses without suitable toilet facilities and a municipal sewer system connection (BMC 13.04.270, 13.04.020, and 13.04.450).
5. Uses or activities constituting nuisances including the storage of paint cans, lumber, pallets, electrical conduit, meter boxes, storage containers, building materials, debris, tires, vehicle parts and inoperable, abandoned, junk, or disused vehicles, equipment, trailers and recreational vehicles (BMC 8.12.020.N, 8.12.020.L, and 17.30.080.C).

CORRECTIVE ACTIONS:

1. Discontinue all use or occupancy of the buildings, suites, or tenant spaces on the property.
2. Discontinue all uses occurring on the property that are in violation of the MUR-1 zoning regulations including, but not limited to outdoor storage, wine making, warehousing, indoor storage, vehicle or equipment repair, light industrial uses, and contractor services.
3. Discontinue all uses occurring on the property that constitute nuisances including, but not limited to the storage of building materials, electrical conduit, electrical meters, automotive parts, tires, paint cans, abandoned, junked, unused, or inoperable vehicles, equipment, trailers, or recreational vehicles. All such items must be removed from the property.
4. Discontinue the use or occupancy of any building, suite, area, or tenant space that has been established without permits or authorizations from the City of Burlington Building Official and Fire Marshal. Any use or occupancy that has not been explicitly authorized or approved shall be discontinued.
5. Discontinue the use or occupancy of any building, suite, area, or tenant space that has not been assigned an official unit number by the City of Burlington and remove any unauthorized or unpermitted unit numbers or addresses from the property.
6. Discontinue the use or occupancy of any building, suite, area, or tenant space that is not connected to the municipal sewer system. No building, suite, area, or tenant space may be used or occupied without approved toilet facilities and a connection the City of Burlington Municipal sewer system.
7. Remove any portable toilets and decommission any septic systems, cesspools, wells, or private wastewater disposal systems located on the property in full compliance with Skagit County Health Department regulations and permitting requirements.
8. Contact the City of Burlington Building Official and Fire Marshal and schedule a complete inspection of the property and buildings. Any violations identified during the inspection process shall be immediately addressed.

COMPLIANCE DEADLINE: JUNE 26, 2023

You must take all of the corrective actions identified above and resolve all violations of the Burlington Municipal Code by **JUNE 26, 2023**. If the corrective actions identified above have not been fully implemented by June 26, 2023 the City will begin assessing monetary penalties any may pursue other legal remedies.

APPEALS:

This notice of violation is an administrative decision issued under Chapter 1.44 BMC and may be appealed to the City of Burlington Hearing Examiner in accordance with the procedures in Title 14A BMC.