

**BEFORE THE HEARING EXAMINER
CITY OF SEATTLE**

In the Matter of the Citation Issued to

STEPHEN PETERS

by the Director, Seattle Department of
Construction and Inspections,
for violation of the Land Use Code

Citation: 1061800-CT-002

Juan Guerrero

**ORDER OF DEFAULT:
FAILURE TO RESPOND
FINDING OF VIOLATION
IMPOSITION OF PENALTY**

This matter involves property addressed as **148 NE 59th St**, Seattle, WA.

On **December 9, 2025**, the Director, as authorized by SMC 23.91.002, served a Notice of Citation to **Stephen Peters** *for violation of the provisions of the Seattle Municipal Code pertaining to:*

- **Weeds and Vegetation (SMC 10.52)**

Having failed to file a response to the notice of citation within 15 days of service, **Stephen Peters** is found to have committed the violation and **must pay the standard penalty of \$150.00**, as required by SMC 23.91.016.

If payment (via check, money order, or credit/debit card (Visa and MasterCard only)) of the penalty for **\$150.00** has not been received at the address noted below within 15 days of the date of this Order, the outstanding penalty will be referred to a collection agency and the costs of collection will be added to the penalty. Make checks or money orders payable to the "City of Seattle." Credit/debit cards are accepted over the phone. Checks are accepted in person or through mail.

Dated: January 8, 2026

/s/ Ryan P. Vancil

Ryan P. Vancil, Hearing Examiner

MAILING ADDRESS:

Office of Hearing Examiner
P.O. Box 94729
Seattle, WA 98124-4729

PHYSICAL LOCATION:

Seattle Municipal Tower
Suite 4000, 40th Floor
Phone: (206) 684-0521

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CERTIFICATE OF SERVICE

I certify under penalty of perjury under the laws of the State of Washington that on this date I sent true and correct copies of the attached **Default Order** to each person listed below, or on the attached mailing list, in the matter of **Stephen Peters**. Hearing Examiner File: **CITATION 1061800-CT-002** in the manner indicated.

Party	Method of Service
Stephen Peters 148 NE 59th St Seattle, WA 98105	<input checked="" type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input type="checkbox"/> E-mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger
Department SDCI Juan Guerrero Juan.guerrero@seattle.gov Jeannette McCarty Jeannette.McCarty@seattle.gov	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger

Dated: January 8, 2026

/s/ Sarah Grant
Sarah Grant, Administrative Specialist