

## Carla Hoekzema

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**From:** Save Shoreline Neighborhoods <saveshorelineneighborhoods@gmail.com>  
**Sent:** Thursday, September 5, 2019 3:10 PM  
**To:** Carla Hoekzema; Plancom  
**Subject:** [EXTERNAL] Prior Use Clarification - 2019 CPA Docket Amendmtn #1 & #3

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Dear Planning Commissioners,

We have noticed that erroneous comments for today's meeting on this subject were recently posted to the website. Irons Brothers Construction (IBC) and/or their agents continue to incorrectly state what past owners and/or residents did at 1517 NE 170th St. Synth Hoffman testified several times and comments were submitted to the Shoreline Council explaining that Synth tried to legally permit a business at 1517 but was denied because the property was, and is, zoned residential. Synth was allowed under the zoning to have a home business (because he lived at the address) and was allowed to operate a mobile business (because he lived there) but was not allowed to display any business signage. This use was legal and allowed by Shoreline code and zoning. Please refer to past public comments and testimony submitted to the Shoreline Council on this topic for further clarification.

Furthermore, past use does not provide a rationale for current or future use (especially illegal use) or rationale to rezone the parcel from residential to commercial business otherwise everyone would use this rationale as a loophole.

IBC and their agents do not have any valid technical rationale to continue their illegal use of these two properties or for the Comprehensive Plan amendment or the land use rezone. Instead they choose to attack the over 200 residents and neighbors that oppose this rezone and brag about how good their company is for Shoreline. The Comprehensive Plan and Zoning is clear, both properties are zoned residential, business operations are not allowed in these areas, IBC has been and is operating illegally on both residential properties.

On behalf of over 200 Shoreline residents, we urge you to not amend the Comprehensive Plan and do not rezone these residential properties to business.

Save Shoreline Neighborhoods