

Jessie Waldman - Meeting Nov 27th CDP_2019_0001

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Subject: Meeting Nov 27th CDP_2019_0001

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Jessie Waldman

Planner 1

County of Mendocino -Planning and Building

120 West Fir Street,

Fort Bragg, Ca 95437

Dear Planner Waldman,

I would like to express my concerns about the proposed after-the-fact conversion of an existing 677 ft.² garage into a family care unit for Katie Dorsey at 32530 Bennett Ln., Fort Bragg California. I am an immediate neighbor, my southern property line is Katie's northern property line. I read the description of allowable use, but I am confused if indeed that is what is currently happening. It seems to me from my observation of lights turning on and off etc., that the garage apartment is being used by the mother, by herself. It seems that currently no one else occupies the property including the main house or the RV trailer. So would the big house become a rental unit for people who also would provide care for her elderly mother?

My concern is that it is very attractive to have a rental income, as evidenced by the previous young couple whom Ms. Dorsey rented the garage apartment to, as she fixed up the main house. From a big picture perspective, if the main house is rented out, and the garage apartment is used by her mother, where would Katie Dorsey stay when she lives there? That would be her RV trailer and is it realistic to think that she would confine herself to the 14 days in a six-month period. Would in fact this variance be creating a situation where three different parties were using this half acre site simultaneously. All of these parties would have cars and from my observation they might all park in the backyard. Living next door to four or five cars that turn around on the gravel yard is not exactly peaceful.

I think providing housing and care for one's parents is an admirable value. I appreciate the obvious care that Miss Dorsey has taken to care for and fix up this property that was in need of repair. She has done a good job on the fixing up.

I guess I'm just confused as to what is really going to happen. My past experience is that she did rent out the garage when it was not legal. Why does she need to have this variance? Isn't it so her mother can live in the apartment and she can rent out the main house, not really about the caretaker story. I am sorry if I am making incorrect assumptions, and

maybe all of the above is in her legal rights. It just seems like it is a small property that is going to be used in a maximum way, not exactly what I expected for the coastal zone.

Sincerely, Kathy Kemp

[Sent from Yahoo Mail for iPad](#)