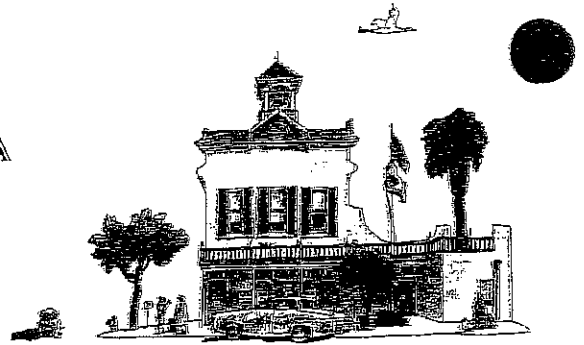


# CITY OF CALISTOGA

1232 Washington Street • Calistoga, CA 94515

707.942.2800



March 25, 2009

Margaret Law  
1143 Mitzi Drive  
Calistoga, CA 94515

**Re: Illegal Garage Conversion – 1143 Mitzi Drive (APN 011-433-004)**

Dear Ms. Law:

On March 10, 2009, Brad Cannon, Building Official and I met with you on your property located at 1143 Mitzi Drive, within the "R1", Single Family Residential zoning district, to discuss steps necessary to legitimize your garage that was recently converted to living space without the proper permits. Subsequent to this discussion, we indicated to you that in order to authorize the conversion you first needed to file and obtain the Planning Commission's approval of a Variance allowing two replacement parking spaces within the front yard setback. Once this Planning Commission authorization is obtained you may then submit and obtain a building permit, which would formally validate the conversion. However, should the Planning Commission deny the Variance you will be required to return the structure to its pre-existing condition upon obtaining a demolition permit with the Building Department.

Therefore, in the interest of complying with the established regulations in a timely manner, please submit a Variance request or a demolition permit within ten (10) days of receiving this letter. A Variance request must be filed on the forms provided along with a \$500 deposit that will be placed into a developer deposit account (DDA). A demolition permit may be obtained by contacting Mr. Cannon directly at (707) 942-2827.

Otherwise, we appreciate your attention regarding this matter and if you have any questions or comments regarding this matter, I can be contacted at (707) 942-2827 or by email at [elundquist@ci.calistoga.ca.us](mailto:elundquist@ci.calistoga.ca.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Erik V. Lundquist". The signature is stylized and somewhat cursive.

Erik V. Lundquist  
City of Calistoga  
Associate Planner

Encl: Planning Application  
Variance Checklist

CC: Brad Cannon, Building Official  
Paulette Solt, Code Enforcement Officer  
Correspondence/Code Enforcement Folder