

Aug 21, 2015

Marin County Planning, LCP/CCC Meeting of August 25, 2015

To whom it may concern:

Please record this document for the BOS Hearing, August 25, 2015.

- We purchased a residentially zoned lot with approved plans for an engineered septic system by the Stinson Water Dept. This lot is one of the few, if not only, vacant lots left amongst approximately 200 homes in the flood zone of Stinson Beach. Our lot is situated in the midst of homes surrounding it.
- The county's planning department continued approving our building proposal despite repeated appeals by some neighbors who would like the lot next to theirs to remain vacant for their personal satisfaction.
- We took many steps to cater to the neighbors, at considerable additional cost, in order to enjoy our right to build as represented by current zoning laws and by talking with the County's planning department prior to purchasing. We are asking for NO variances and are in complete compliance with FEMA guidelines for building in the flood zone. We also have met the setbacks from the Eskoot Creek, which have not been met by many existing homes.
- Subject to pressure by such neighbors who invoked an inconsistency in the language of the local coastal policy, the county has now reversed its position, after having approved countless comparable projects over the years (including the houses of the very neighbors complaining).
- As a result, our residentially zoned lot, with prior County approved plans, is now deemed unbuildable, contrary to the County's historical position. We respectfully ask (this body or the CCC) whether they stand ready to purchase our property from us and refund us our costs in order to be made whole, as the county's policy changed ex post facto.

Sincerely,

Heidi Hjorth and Fabrizio Natale

Owners APN: 195-132-03, Calle del Embarcadero

415.209.3236