



Type



Plans

VBU 07-0305

Permit Number

3093

Street Number

Brush St

Street Name

GRA

Community Code

130-161-010

APN



CRA

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

NOTICE OF VIOLATION
CONSTRUCTION WITHOUT PERMIT

October 24, 2007

Ian R. Morris
PO Box 137
Graton, CA 95444

You are being notified as Record Owner of real property described on the latest equalized Sonoma County tax roll located at **3093 Brush Street, Graton**, Sonoma County Assessor's Parcel Number **130-161-010**, (hereinafter the "Property"), that the Code Enforcement Division of the Sonoma County Permit and Resource Management Department has determined that permits have not been issued for construction work on the "Property".

The specific construction for which permits have not been issued includes the following:

1. Remodel of a garage with 1/2 bath.

Pursuant to Sonoma County Code, Section 7-5, it is unlawful to erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure, or cause the same to be done, without first obtaining a building permit. In the absence of building permits, this construction is a violation of Sonoma County Code Chapter 7 and the uniform codes incorporated therein.

In order to bring your property into compliance, you are required to either (a) remove the unlawful construction or (b) legalize the unlawful construction by obtaining all required permits and inspections. If you choose to remove the unlawful construction within thirty (30) days, you may avoid civil penalties. A demolition or building permit is required.

If you choose to legalize the unlawful construction, you must first obtain all required Department clearances including, but not limited to, zoning, well and septic and/or sewer. You must then submit any necessary drawings and plans, obtain the building permits, complete all work necessary under those permits and have the work inspected by this Department. In order to determine what work may need to be done, you will be required to uncover a representative portion of any concealed construction per Policy 1-4-2. If all Department clearances necessary to obtain building permits cannot be issued, you will be required to demolish the unlawful construction.

In addition to paying all standard permit and development fees, permits to legalize a violation of the Sonoma County Code are subject to mandatory investigation fees and civil penalties as set forth in Section 107.5 of the Uniform Building Code and Section 1-7.1 of the Sonoma County Code. You must pursue correction of this violation with due diligence in order to avoid further action by this Department as well as increased penalties and costs.

A "Notice and Order" may be issued and posted on the property and a "Notice of Abatement Proceedings" recorded against the title of the Property. You are further advised that failure to comply could also result in a lawsuit being filed against you in Superior Court of the County of Sonoma.

If you believe this notice has been sent to you in error, or if you believe this notice is factually incorrect, it is recommended that you contact the Code Enforcement Supervisor to discuss possible revisions and corrections to our file. There is no cost to discuss this matter with the Code Enforcement Supervisor. Additionally, you have the right to appeal this administrative determination of a violation directly to a Hearing Officer in accordance with Section 1-7.3 of the Sonoma County Code. Any appeal must be submitted in writing within twelve (12) calendar days from the date of this Notice of Violation. If a Hearing Officer finds that a violation exists, you may be responsible for paying the County's administrative costs, including, but not limited to, any administrative overhead, salaries, and expenses incurred for the hearing.

Sincerely,

Michael Lueders
Code Enforcement Division

c: Assessor
Fire Services
File No: VBU07-0305

Electronic copy