

## **1125 Bay Street, Eureka ADU**

I am reaching out regarding the variance application for an existing Accessory Dwelling Unit (ADU) on my property. I'm asking for this variance as I have learned the structure is just under 3 feet from the property line. The setback for the property is 4 feet. Due to the slab foundation construction of the ADU it's financially unfeasible to relocate the structure.

This ADU predates my purchase of the property in 2013 and was in disrepair when it was acquired. My ex-husband, a licensed general contractor, undertook renovations to make the ADU habitable. The ADU has been rented since 2014. I trusted his expertise and assumed the work was being done correctly.

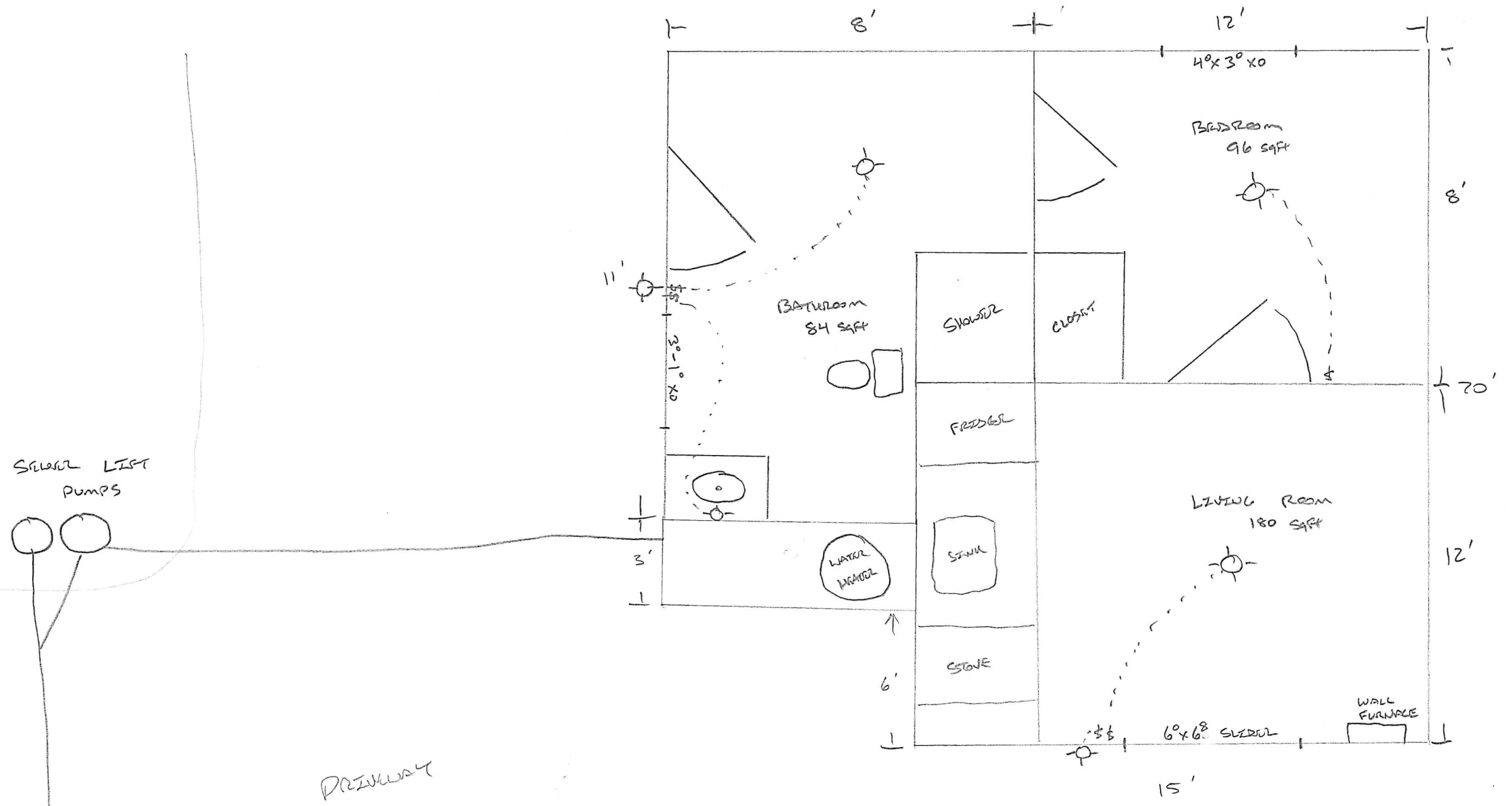
After our divorce in 2020, I became the sole owner of the property and continued to manage and rent out both units. It was only recently, following the planning of replacing the upper sewer lateral and some incidents with a previous tenant in the front house, that I discovered the ADU was not permitted.

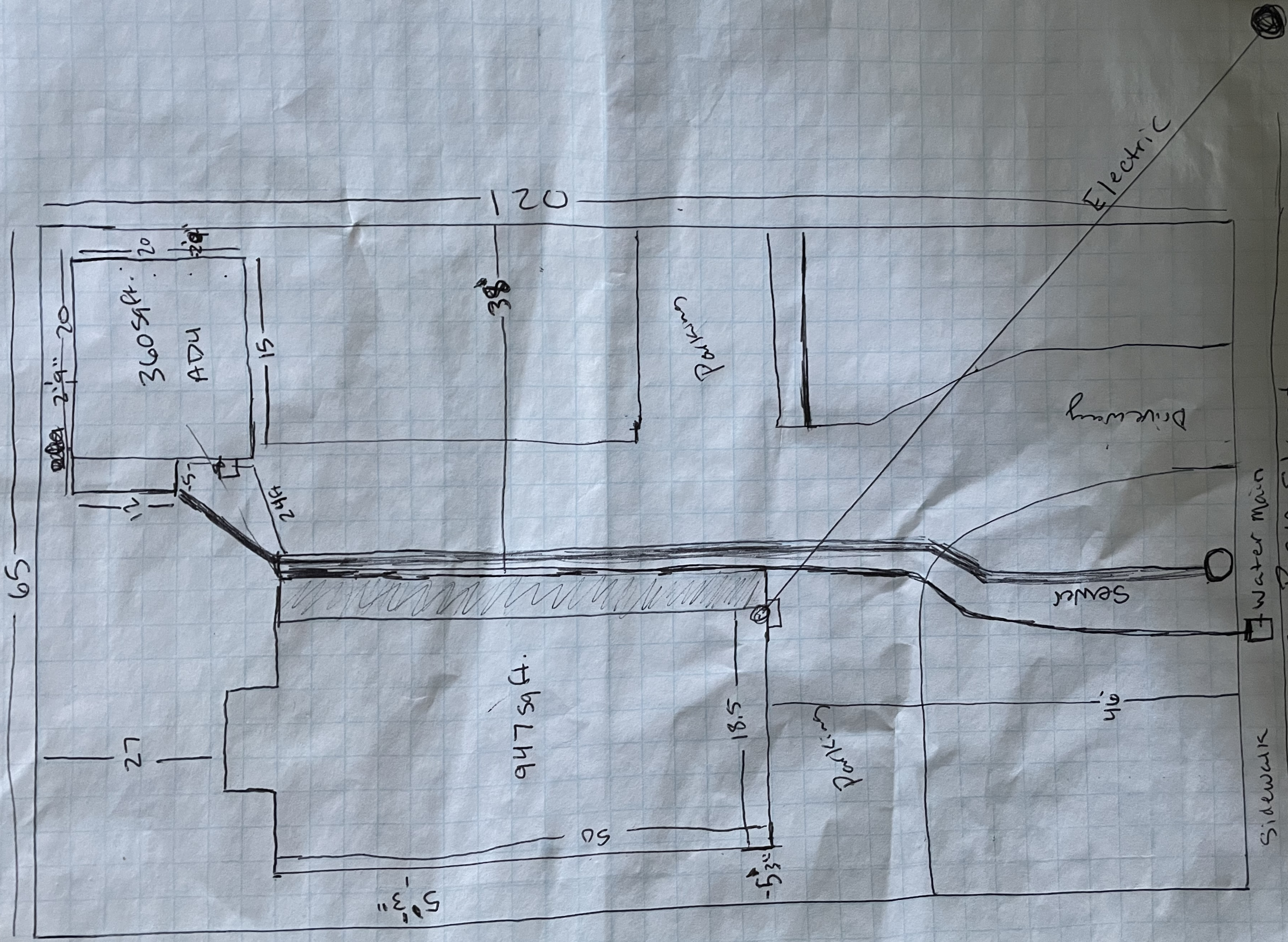
The ADU is situated towards the rear of the property, out of sight from neighboring properties and public areas. It has been a reliable and positive rental since 2014, my current tenant has enjoyed the space and neighborhood. As a single mother, I heavily rely on the income from this ADU along with the main unit on the property to support my family.

I am fully aware of the housing crisis in our community, and I understand the importance of maintaining housing stability for both tenants and landlords. This ADU has provided a stable home for someone for nearly a decade and its relocation would cause more harm than good. I am committed to doing everything I can to bring the unit into compliance while keeping its current location.

I respectfully ask for your understanding and support in granting this variance so that I can continue to provide affordable housing in our community and ensure stability for my tenant and my family.

FLOOR PLAN - 1125 BAY ST.





Sidewalk  
Water Main  
Sewer  
Driveway  
Electric  
1125 Bay Street