PLANNING DEPARTMENT

City and County of San Francisco ● 1660 Mission Street, Suite 500 ● San Francisco, California ● 94103-2414

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February 16, 2005

Mr. Jonathan Pearlman
25 Lusk Alley, Suite 100
San Francisco, CA 94107

RE: Request for Written Determination
1812 Pacific Street
Block: 0576, Lot: 010
Zoning: RM-3 (Residential, Mixed, Medium-Density)
RH-2 (Residential, House, Two-Family)

Dear Mr. Pearlman:

This is in response to your letter of January 19, 2005 requesting a written determination regarding the required rear yard at the subject property, which is an irregularly shaped lot split by two zoning districts, RM-3 and RH-2. Your letter requests that the proposed addition at the subject lot be allowed to align with the rear walls of the existing adjacent buildings.

The required rear yard for the RM-3 portion of the lot is 25 percent of the lot depth but no less than 15 feet. Thus, the required rear yard area for the portion of the lot that measures approximately 165 feet deep is about 41 feet. The shallower portion of the lot measures 127.9 feet deep, and the required rear yard is 32 feet.

As the area of the proposed addition is entirely within the RM-3 Zoning District of the subject lot, any proposed construction must provide a 32-foot deep rear yard where the subject lot measures 127.9 feet deep. Although adjacent buildings extend deep into their lots, the Planning Code does not allow for a reduction in rear yard requirements based on averaging in RH-3 Zoning Districts. Therefore, a proposal to construct an addition that aligns with the rear walls of the adjacent buildings would require a rear yard variance to be sought and justified for any work proposed within the required rear yard area regardless of the existing building patterns.

Planning Department records indicate that a variance application (Variance Case No. 2004.1267V) has been filed for the proposed addition at the subject lot.

Please direct any questions regarding this letter to Glenn Cabreros of my staff at (415) 558-6169 or via email at glenn.cabreros@sfgov.org.

If anyone has substantial reason to believe that there is an error in the interpretation of the Planning Code, or abuse of discretion on the part of the Zoning Administrator, this determination may be appealed to the Board of Appeals within fifteen (15) days from the date of this letter. For further information regarding the appeals process, please contact the Board of Appeals, 1660 Mission Street, Room 3036, San Francisco, or by telephone at (415) 575-6880.

Sincerely,

Lawrence B. Badiner
Zoning Administrator

cc: Glenn Cabreros

LBB:gfc

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