



SAN FRANCISCO PLANNING DEPARTMENT

July 27, 2007

Judith Rosen
212 Granada Avenue
San Francisco, CA 94112

RE: LETTER OF DETERMINATION
ADDRESS: 212 GRANADA AVENUE
ZONING DISTRICT: RH-2 (RESIDENTIAL HOUSE, TWO FAMILY)
BLOCK: 6942; LOT: 029

Dear Ms. Rosen:

Planning Department staff has reviewed your letter dated June 15, 2007, requesting a determination as to whether plumbing lines would be permitted within a detached accessory shed. The property on 212 Granada Avenue (Block 6942, Lot 029) is a corner lot at the intersection of Holloway Avenue, with a two-unit dwelling located at the north end of the lot. The lot does not currently contain any other structures.

1. The residentially zoned property is permitted to contain an accessory structure pursuant to Section 136(23) of the San Francisco Planning Code. An accessory shed – in order to be defined as such – must not exceed eight- feet in height (from the lowest point of grade to the tallest point of the shed), may not contain more than 100 square-feet of floor area, and may not be located in the front setback or side yards.
2. Section 136(23) describes an accessory structure as “a structure commonly used in gardening activities, such as greenhouses and sheds for storage of garden tools”. An Interpretation of Section 136(c)(20)-(23) from 12/90 allows a sauna structure, with the same dimensions as a greenhouses or tool shed, to be located within the required rear yard. The sauna shed would not be permitted, however, to have toilet facilities.

Based on the aforementioned information, I have made the following determination:

1. An accessory shed – not exceeding eight-feet in height or 100 square-feet in floor area – is permitted on the undeveloped portion of the subject lot without a variance or Section 311 Neighborhood Notification, so long as the shed is not located within the front setback. The front setback for the subject property shall be equal to ½ the front setback of the adjacent building on Granada. From the plans submitted in conjunction with this letter of determination, we are unable to determine the required front setback, seeing as the property lines for the subject lot and adjacent lot on Granada are not shown.
2. This accessory shed is permitted to contain a washing machine and dryer, along with the necessary plumbing and venting fixtures. Pursuant to the Residential Design Guidelines, all mechanical equipment – including vents, pipes, utility panels, etc. – shall be located in such a manner that they are not visible from the sidewalk.

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The proposed work requires a Building Permit. When submitting plans with your Building Permit Application, please show property lines for the subject and adjacent lots on the site plan and include elevations in your plan set so that Planning Staff can verify the height of the shed.

Should you have any questions about the contents of this letter, please contact **Elizabeth Watty** at **(415) 558-6620**. If you believe that this determination represents an error in interpretation of the Planning Code or abuse of discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1660 Mission Street, Room 3036, San Francisco, or call (415) 575-6880.

Sincerely,

Lawrence B. Badiner
Zoning Administrator

cc: Elizabeth Watty, Planner