SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

June 11, 2007 (Updated June 19, 2007)

Mark L. Sarlson
ROETZEL & ANDRESS
1375 East Ninth Street
One Cleveland Center, Ninth Floor
Cleveland, OH 44114

RE: ZONING LETTER FOR THE PROPERTY AT 35 BROSNAN STREET
BLOCK: 3533 LOT: 074

Dear Mr. Sarlson:

This letter is in response to your correspondence of June 6, 2007 requesting zoning information for the property at 35 Brosnan Street. This property is located in the RM-1 (Residential, Mixed Districts, Low Density) zoning district with 50 feet height and "X" bulk limitation. We have attached a summary of the zoning controls for the district.

The subject property is authorized for twelve family dwelling units. However, the current RM-1 zoning would allow five units on this lot. Therefore, 7 units out of the existing 12 dwelling units are legal non-conforming units.

The subject property is not in any Special Use District. Our property information report for the subject property is attached.

The Planning Code Section 181(d) and 188(b) allow a legally constructed structure that is destroyed by fire, other calamity, or by act of God or the public enemy to be restored to its original condition and use provided that such restoration is permitted by the Building Code and is started within one year and diligently prosecuted to completion. This allows the reconstruction of a non-conforming use, a non-complying building or conditional use that has all applicable building permits and a Certificate of Occupancy on record with the Department of Building Inspection. Uses, buildings and features not legally built or established may be replaced only with uses, buildings or features that conform to current standards.

Information regarding violations of the Building Code as well as the Certificate of Occupancy is the jurisdiction of the Department of Building Inspection. For violations please contact this department at:

Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

This letter and the attached information sheets should provide you with a summary of the information requested in the letter dated June 6, 2007. The Planning Department has not made a site inspection to determine the existence of possible unabated violations of the Planning Code. Our current records do not indicate any Planning Code violations. Any additional research needed shall be subject to time and materials billing at the standard Planning Department rates. If you should have any further questions please contact Valentine Isoken Omokaro at (415) 558-6403.

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

Sincerely,

Lawrence B. Badiner
(Zoning Administrator)

n:/za/determine/2007/35BrosnanStreet.