



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

1650 Mission St.
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San Francisco,
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September 13, 2016

Phil Choi & Yvonne Tsang
232 Parker Avenue
San Francisco, CA 94118

Site Address:	232 Parker Avenue
Assessor's Block/Lot:	1087/021
Zoning District:	RM-1 (Residential-Mixed, Low-Density) District
Staff Contact:	Sharon M. Young, (415) 558-6346 or sharon.m.young@sfgov.org
Record No.:	2016-009333ZAD

Dear Mr. Choi and Ms. Tsang:

This letter is in response to your request for a Letter of Determination regarding the property at 232 Parker Avenue. The subject property is located within the RM-1 (Residential-Mixed, Low-Density) Zoning District and 40-X Height and Bulk District. The subject lot is approximately 2,583 square feet (25 feet wide by 103.396 feet deep) and is occupied by a two-story, single-family residential building constructed in 1921.

The request is for a determination as to whether a pre-existing rear addition on the building may be considered a legal non-complying structure. Based on Assessor's Records, the residential building has approximately 1,650 square feet of floor area and contains three bedrooms. You have provided evidence dating back to 1938 of the rear addition: 1) Sanborn maps which show the first part of the addition (referred to also as a sunroom in prior paperwork); (2) aerial photos from 1938 in the David Ramsey Map Collection and current aerial (Google) maps as utilized in the Planning Department's Property Information Map (PIM). Based on this information, you have indicated that the existing rear addition seems to have been constructed between the years 1921 and 1938. You have indicated that your intent is to make improvements to the existing rear addition to bring the existing structure up to the current Building Code requirements (such as repairs and upgrading the foundation and structural footings) with no expansion of the existing building envelope.

DETERMINATION

I have reviewed the Planning Department records and supplemental information you provided and recognize that there is substantial evidence that the rear addition existed prior to 1938. However, the determination as to whether the rear addition was constructed legally is made by the Department of Building Inspection (DBI). If determined by DBI that the rear addition was legally constructed prior to the effective date of the Planning Code provisions establishing rear yard requirements, it would be considered to be a legal non-complying structure subject to Planning Code Section 188.

Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a

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permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

APPEAL: 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 Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez
Zoning Administrator

cc: Sharon M. Young, Planner
Neighborhood Groups

Phil Choi and Yvonne Tsang
Homeowners
232 Parker Avenue
San Francisco, CA 94118

June 23, 2016

Office of the Zoning Administrator
1650 Mission Street, Suite 400
San Francisco, CA 94103

R # 2016-009333 ZAV
CK # 1198 \$645 -
D. LINDSAY (NW)

Dear Zoning Administrator Sanchez,

We are the homeowners of 232 Parker Avenue, Block 1087, Lot 21, and we are requesting a letter of determination for the pre-existing addition on our property so that we may seek permits to bring the structural elements up to code. We are not seeking any expansion of the existing footprint; we are simply trying to bring the existing structure up to code. We have proof that the addition dates from at least 1938 and we wish to make permitted structural improvements to it to ensure that our dwelling remains safe for our growing family.

Though Sanborn maps (Figure 1) do not show the full addition, the first part of the addition (called a sunroom in prior paperwork) is shown. And aerial photos from 1938 in the David Rumsey Map Collection (Figure 2) and from the San Francisco Planning Department website (Figure 3) do show the full addition as it stands today. Since the house was constructed in 1921, this proves that the addition was built sometime between 1921 and 1938.

Finally, the current assessor's report (<http://propertymap.sfplanning.org?search=232+parker+avenue>) declares our home a 1,650 square foot three-bedroom house. The addition and its square footage are included in the official report. We bought it under that pretext. The building permit filed by the previous owner, number 201011185232 (<http://dbiweb.sfgov.org/dbipts/default.aspx?page=Permit&PermitNumber=201011185232&Stepin=1>) also mentions the third bedroom as part of the renovation in 2011 (which was fully permitted and approved).

We hope this presents enough evidence to receive a letter of determination. We are anxious to make structural improvements as quickly as possible to bring the addition completely up to code. Our infant daughter sleeps in that room and we need to make it safe. Thank you.

Sincerely,

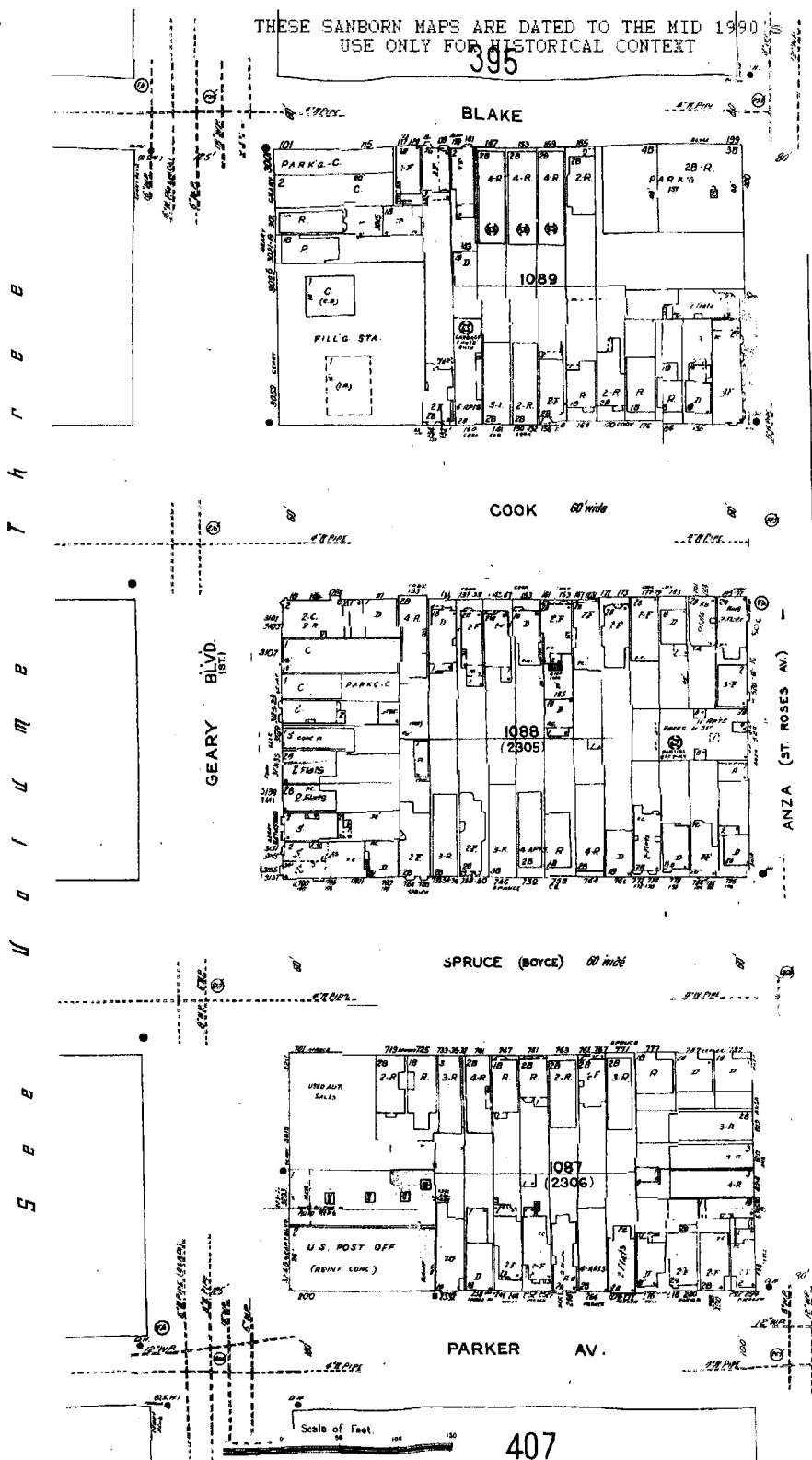


Enclosures 510-207-3916

Figure 1: 1991 Sanborn map showing partial addition
 (<http://50.17.237.182/PIM/Sanborn.html?sanborn=V4P401.PDF>)

401

THESE SANBORN MAPS ARE DATED TO THE MID 1990
 USE ONLY FOR HISTORICAL CONTEXT



S E E B U O I U M B T H R E E

402

407

Figure 2: 1938 Ryker aerial map from David Rumsey Map Collection showing full addition
(<http://rumsey.georeferencer.com/map/cYT0mmfE5dJo6YNGCC7Onh/201501241730-JxmxDT/visualize>)

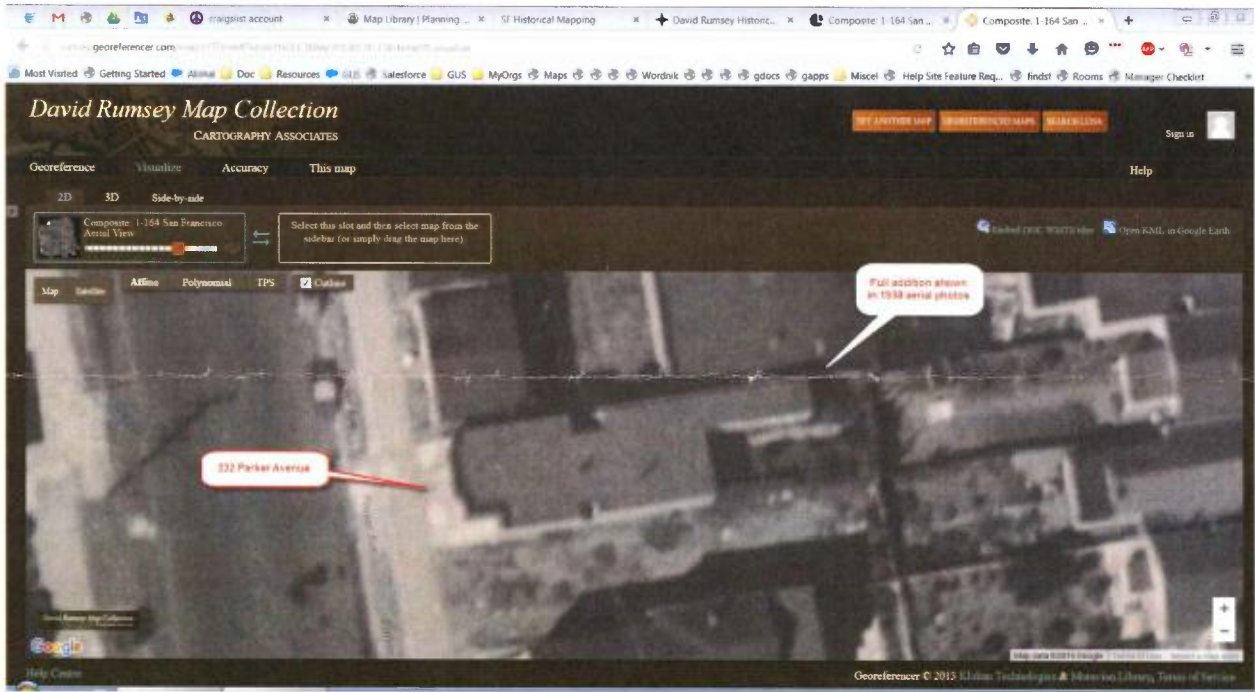


Figure 3: 1938 aerial map from SF Planning Dept. website showing full addition
(<http://ec2-50-17-237-182.compute-1.amazonaws.com/1938/>)

