



PLANNING DEPARTMENT

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February 22, 2007

Dawn Walker
Information Specialist
The Planning & Zoning Resource Corporation
100 NE 5th Street
Oklahoma City, Oklahoma 73104

**RE: ZONING LETTER FOR THE PROPERTY AT
1440 WASHINGTON STREET
BLOCK: 0187 LOT: 010**

Dear Ms. Walker:

This letter is in response to your correspondence of January 10, 2007 requesting zoning information for the property at 1440 Washington Street. This property is located in the RM-3 (Residential, Mixed Districts, Medium Density) zoning district with 65 feet height and "A" bulk limitation. The RM-3 zoning district generally permits one dwelling unit per 400 square feet of lot area. The subject site is 9,452 square feet.

The subject property is not in any Special Use District. Our records do not indicate any variances, special exceptions or conditional use permits granted for Planned Unit Development or other uses on the subject property. Our assessor's records show the authorized use for this property is an Apartment House containing twenty-three dwelling units. The current RM-3 zoning district would allow 23-units on this site. There are no non-conforming units noted on our property profile and no complaints noted on our Planning Enforcement Tracking records for this property.

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:

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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 your letter dated January 10, 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/2007/1440WashingtonStreet