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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

January 23, 2008

Edward & Courtney Rice
2608 California Street
San Francisco, CA 94115

RE: 79 City Point Road, Peaks Island – 087 K024 – IR-2 – add second floor bathroom – permit #08-0049

Dear Mr. & Mrs. Rice,

In reviewing your building permit application for 79 City Point Road, Peaks Island, part of the proposed project is to add a second floor bathroom to the cottage by building a second floor over the existing first floor bathroom. 79 City Point Road is located in the IR-2 residential zone. It is an undersized lot, and the existing structure does not meet the required setbacks for the IR-2 zone. Section 14-436(a) does allow a structure to be enlarged within the existing footprint subject to certain criteria. It limits the floor area of the expansion to fifty percent of the first floor footprint. It also specifies “the additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures.” Your proposed second floor bathroom does not fit these criteria. You are proposing to build a whole new story over an existing one-story area. Since you cannot create a whole new story, I must deny your application to build the second floor bathroom.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. I have enclosed the necessary paper work that is required to file an appeal. If you choose not to file an appeal, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

Sincerely,

Ann B. Machado
Zoning Specialist
(207) 874-8709

