

Washington, Delvin (CPC)

R # 11381 ZAD - ^{LOD} WITHDRAWAL

From: Bay Area Veterinary Housecall Associates <staff@sfhousecallvet.com>
Sent: Monday, August 29, 2016 4:37 PM
To: Washington, Delvin (CPC)
Subject: Refund of the Letter of Determination.

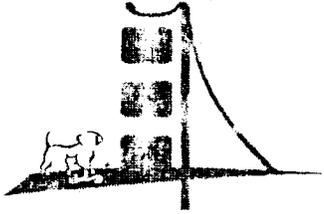
Hi Delvin,

Thank you for reaching out to us regarding our Letter of Determination we filed a few years ago. We are not interested in using 4000 Irving to treat or board animals. This office is for administration purposes only. Due to the fact we never received a determination letter, hopefully, we get a refund back from the city.

If so, please send to Brian VanHorn 1380 La Playa St. Apt # 3 SF, CA 94122.

Thank you,

Jennifer Sawyer, RVT (Office Manager)



Bay Area Veterinary Housecall Associates

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Time a/c hr. 2013352
ID# 11381

September 9, 2013

To: Office of the San Francisco Zoning Administrator

Re: Use of commercial space at 4000 Irving St. as professional office

To whom it may concern,

I am submitting this as a letter of determination regarding the above property. I am a housecall veterinarian and have been practicing in the city of San Francisco for more than two years. My business has outgrown my home office and it has become a necessity that I transition to a commercial space. I do not plan on opening a veterinary hospital. Actually, in order to maintain biosecurity, I will not even allow animals into the building. One of the benefits of hiring a housecall veterinarian is that patients are not directly exposed to other animals. All exams and procedures are done off-site in the owners' homes. When we need x-rays or a surgery suite, we contract with a local existing hospital.

I need this location to function as my commercial space for all the other aspects of my business. It would enable my staff to have an office outside my home where we can be open to clients during regular business hours. If you spend time in any veterinary hospital reception area you will notice how often people need to come in to pick up medications/prescription foods, drop off lab specimens, handle paperwork, and other business that does not involve the presence of their animal. We also need the space for storage of our equipment, records, and a proper office for doctors and support staff to work in.

I realize that my business is unique from a classification perspective. It may be the first housecall veterinary service in the city to envision operating outside of a home office. However, if I am going to improve my business and maintain my commitment to treating animals of San Francisco residents, in the home rather than a hospital, opening a commercial space is the next step. Staff in the city planning department suggested that my business would fall into the category of "Business or Professional Services" and be permitted under the NC-1 zoning classification. We would not be changing the space in terms of electrical, plumbing, or building modifications.

The practice has already developed a good presence in the San Francisco veterinary community. If you do research on Yelp, you will find the business has also established a good reputation among clients. I operate under the names *Golden Gate Veterinary Home Hospice and Euthanasia* as well as *Bay Area Veterinary Housecall Associates*. I maintain one million dollars in business insurance and the necessary

city and state permits to operate. If your office has no objection to my plan, I would like to sign a contract with the owner of the property as soon as possible. Please do not hesitate to contact me if you have any questions.

Brian VanHorn, DVM