



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, March 22, 2012**
 Time: **Beginning at 12:00 PM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Variance (Lot Size)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	89-93 Belgrave Avenue	Case No.:	2009.0156V
Cross Street(s):	Shrader and Stanyan	Building Permit:	2011.0329.2995 & 2010.1215.6740
Block /Lot No.:	2688/072	Applicant/Agent:	John Kevlin
Zoning District(s):	RH-1 (D) / 40-X	Telephone:	(415)567-9000
Area Plan:	n/a	E-Mail:	jkevin@reubenlaw.com

PROJECT DESCRIPTION

The subject lot currently contains a single-family house on the eastern side of the lot. The proposal includes splitting the subject 75' wide lot into two lots: a 42' wide lot at the east side containing 4,200 sq. ft. and a 33' wide lot at the west side containing 3,300 sq. ft. The proposal also includes demolishing a 9' section at the west side of the existing house to narrow it, and constructing a vertical and horizontal addition onto the existing house. Additionally, the proposal includes constructing a new 4-story, single-family house on the proposed vacant lot to the west.

PER SECTION 121(e) OF THE PLANNING CODE lots zoned RH-1(D) are required to have 4,000 sq. ft. of lot area. The new lot to the west will contain 3,300 sq. ft.; 700 sq. ft. less than required by the Planning Code; therefore a Variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Aaron Starr** Telephone: **(415) 558-6362** E-Mail: **aaron.starr@sfgov.org**

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: **<http://sf-planning.org/ftp/files/notice/2009.0156V.pdf>**

中文詢問請電 : 558.6378

Para información en Español llamar al: 558.6378

GENERAL INFORMATION ABOUT PROCEDURES

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing.

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **On 1/25/2012 the Department issued the required Section 311 notification for this project (expired 2/23/2012).**

BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

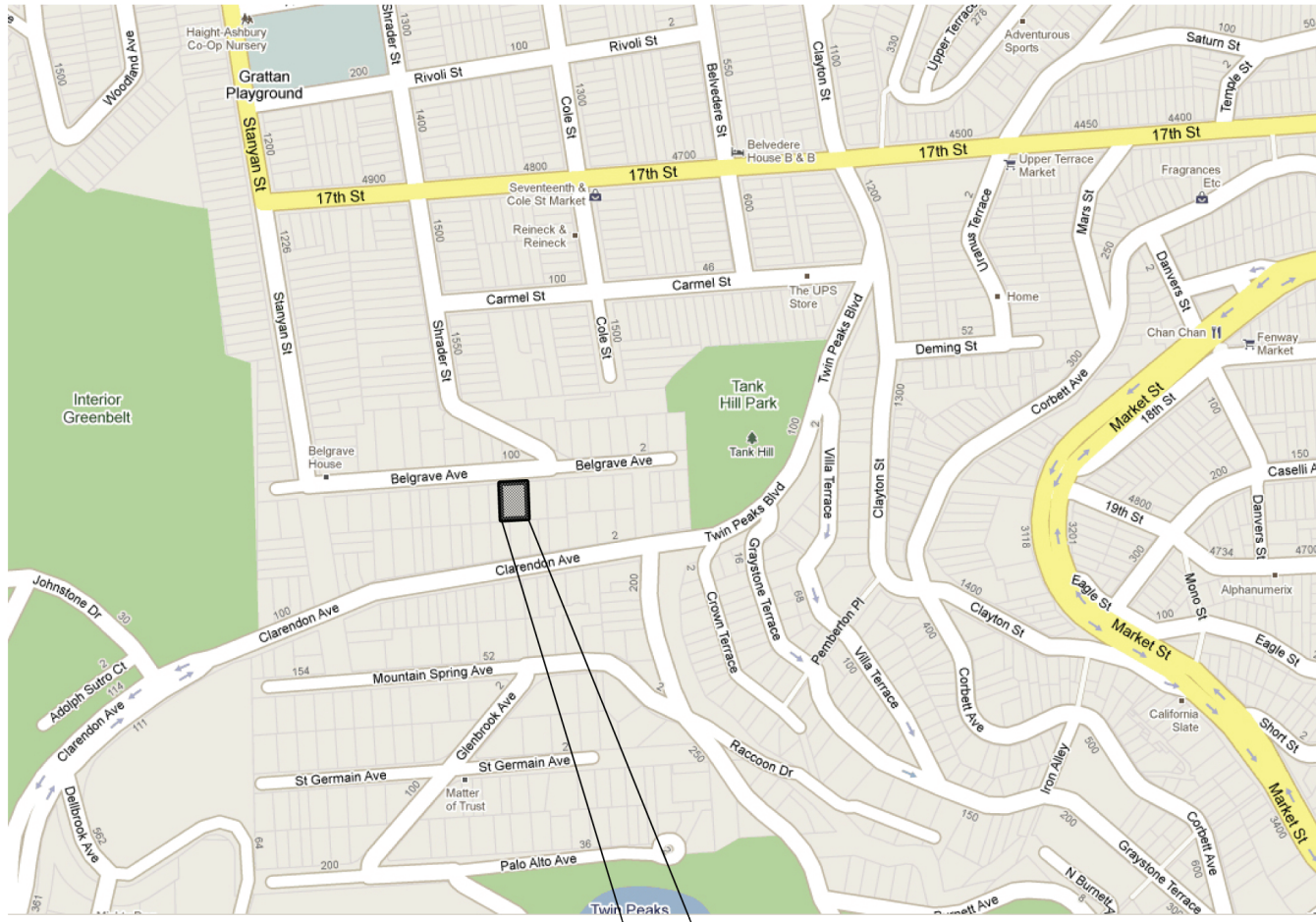
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

ABOUT THIS NOTICE

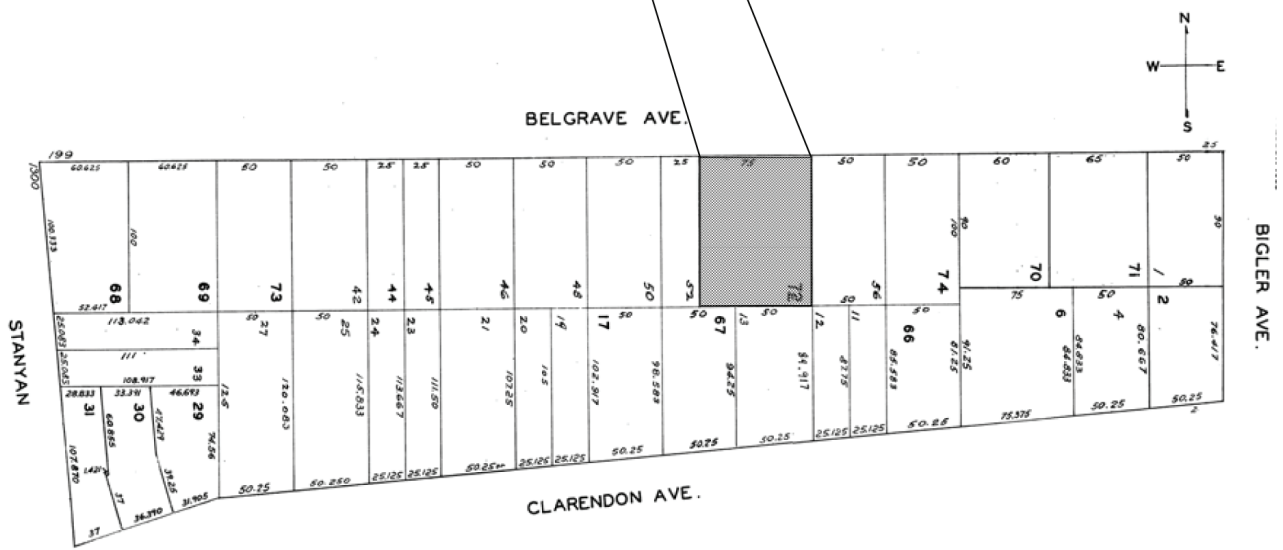
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

VICINITY MAP



PARCEL MAP



SHEET NOTES

- A. LOT HAS BEEN PROFESSIONALLY SURVEYED.
- B. ADJACENT BUILDINGS HAVE BEEN PROFESSIONALLY SURVEYED.
- C. NOT USED
- D. ALL WORK SHALL BE IN CONFORMANCE WITH THE 2007 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE AMENDMENTS, AND WITH THE REQUIREMENTS OF ALL OTHER AGENCIES HAVING JURISDICTION.
- E. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE AND IMMEDIATELY. A WORK SHALL NOT PROCEED WITHOUT ARCHITECT'S AUTHORIZATION.
- F. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS, CALL ARCHITECT WHERE CLARIFICATION IS REQUIRED.
- G. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR LOCATIONS AND CONDITIONS.
- H. THESE DOCUMENTS DESCRIBE DESIGN INTENT. CONTRACTOR IS RESPONSIBLE TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK WHICH IS DESCRIBED IN THESE DOCUMENTS OR WHICH IS REASONABLY INFERRABLE FROM THEM.
- J. CONTRACTOR IS RESPONSIBLE FOR THOROUGH COORDINATION OF TRADES. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK RELATED TO SUCH COORDINATION.
- K. ALL PLUMBING, ELEC. AND HVAC WORK WILL BE PERFORMED UNDER SEPARATE DESIGN BUILD PERMITS FILED UNDER THIS APPLICATION.
- L. ANY HAZARDOUS MATERIALS ARE TO BE REMOVED PRIOR TO CONSTRUCTION. ANY QUESTIONS THAT ARISE RELATED TO ASBESTOS SHALL BE REFERRED TO THE OWNER FOR RESOLUTION. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL REPORT THE PRESENCE OF ANY MATERIAL OR ASSEMBLY SUSPECTED TO CONTAIN ASBESTOS UPON DISCOVERY. THE WORK SHALL BE CARRIED OUT PER THE CONSULTANT'S RECOMMENDATIONS.

PROJECT DIRECTORY AND PARCEL INFORMATION

ASSESSOR'S INFORMATION
 BLOCK # 2688
 LOT # 072

LOCATION
 STREET: 89 BELGRAVE AVE.
 CITY, STATE ZIP: SAN FRANCISCO, CA 94117

BUILDING DATA
 OCCUPANCY: R3
 CONSTRUCTION: VN
 ZONING: RH1D
 HEIGHT LIMIT: 40-X

ARCHITECT
 GROUP 41 INC.
 JOEL KARR
 389 CLEMENTINA ST.
 SAN FRANCISCO, CA 94103
 415.431.0300
 JOEL@GROUP41INC.COM

OWNER
 JON JERNIGAN
 775 BAYWOOD DRIVE #318
 PETALUMA, CA 94954

PROJECT SUMMARY

THIS PROJECT INVOLVES AN INTERIOR REMODEL AND ADDITIONS OF THE EXISTING 2 STORY OVER BASEMENT/GARAGE HOUSE. NEW THIRD FLOOR ADDITION AND ADDITION ON THE FIRST AND SECOND FLOOR IN THE REAR OF THE EXISTING BUILDING.

FLOOR AREA CALCULATIONS

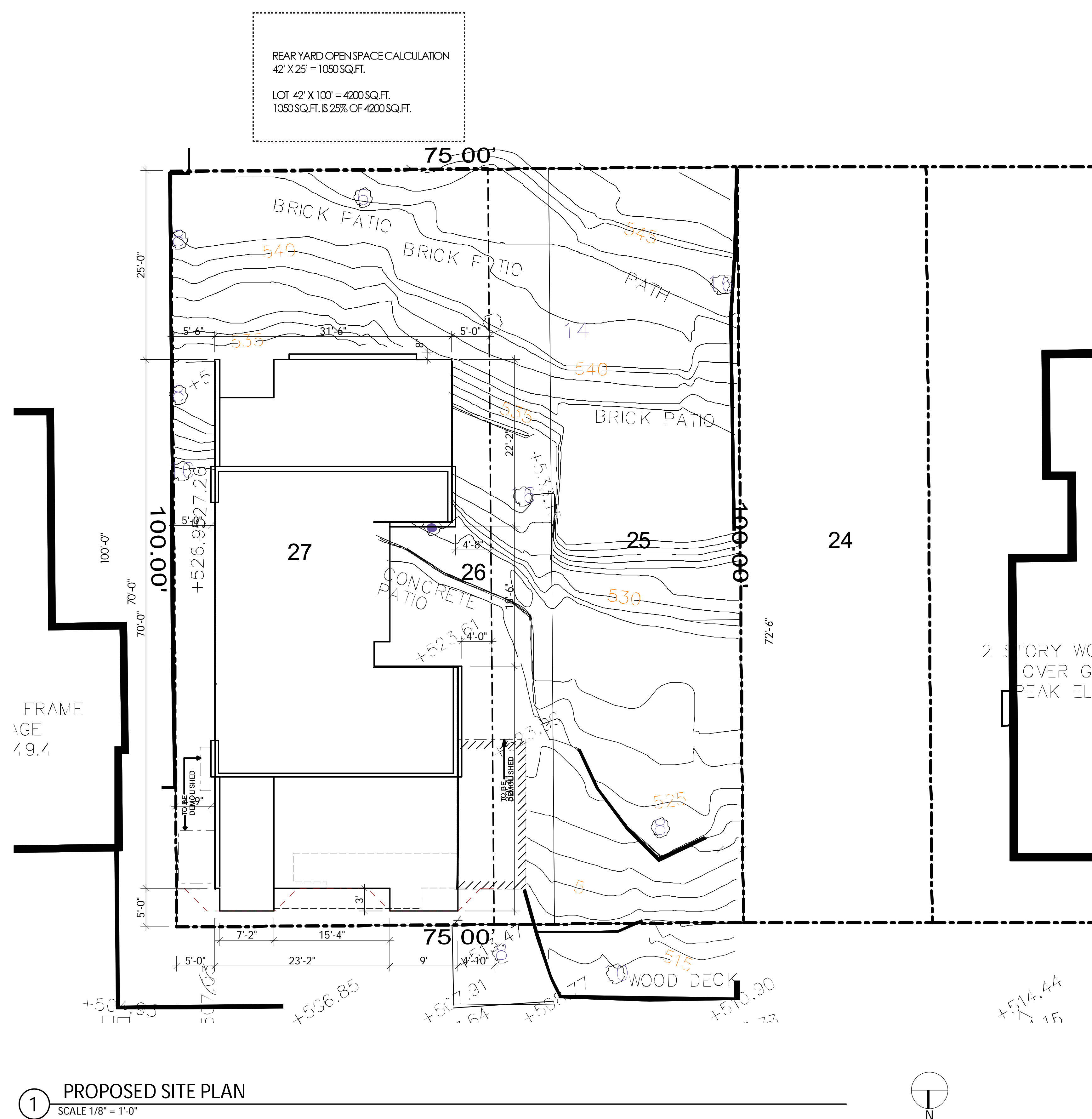
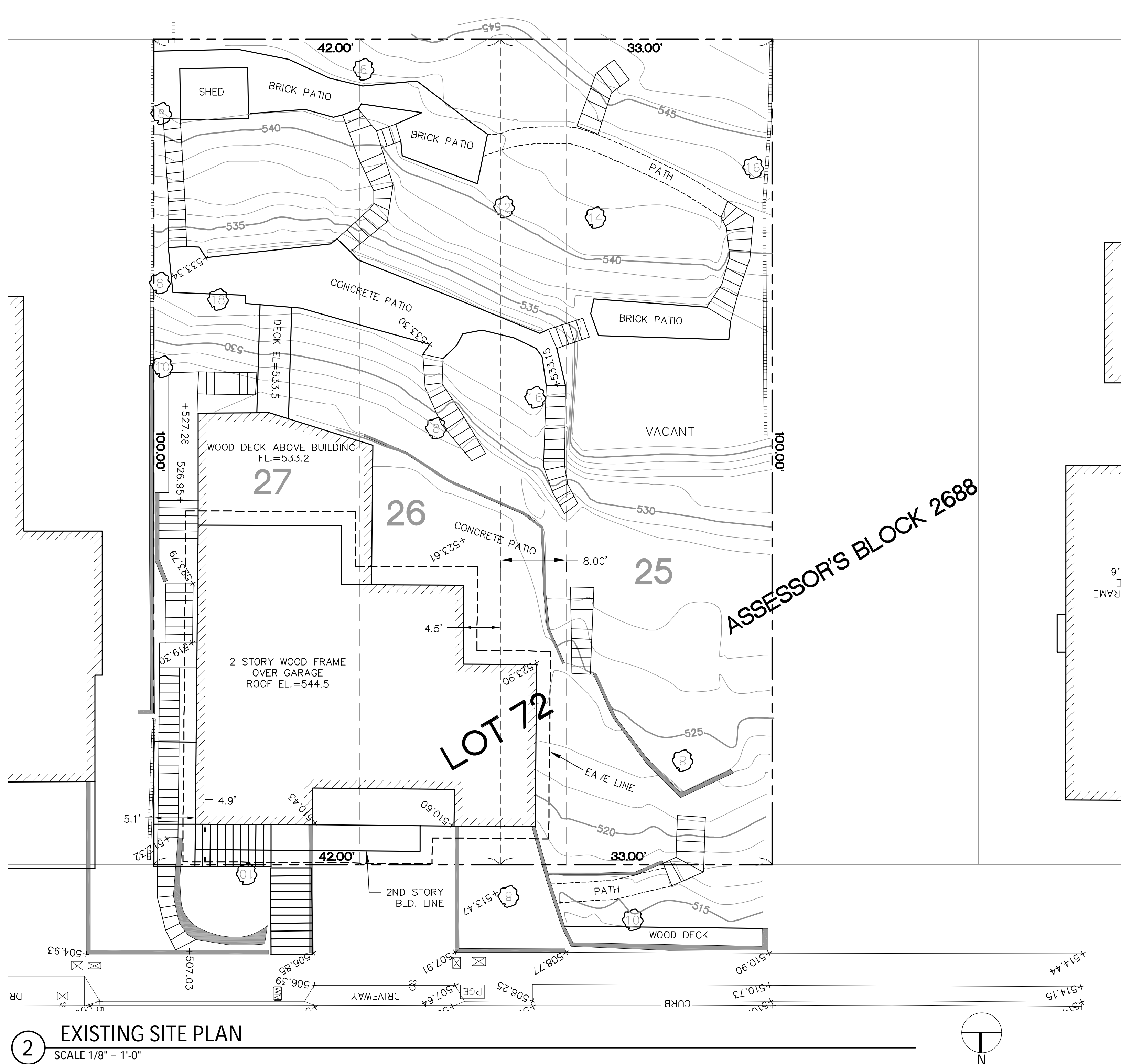
(E) GROUND FLOOR	**772 SQ.FT.	(N) GROUND FLOOR	148 SQ.FT.
(E) FIRST FLOOR	1,480 SQ.FT.	(N) GROUND FLOOR GARAGE	**600 SQ.FT.
(E) SECOND FLOOR	1,240 SQ.FT.	(N) FIRST FLOOR	1,520 SQ.FT.
(E) TOTAL	2,270 SQ.FT.	(N) SECOND FLOOR	1,815 SQ.FT.
		(N) THIRD FLOOR	875 SQ.FT.
		(N) TOTAL	4,358 SQ.FT.

SHEET INDEX

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A2.3	EXISTING AND PROPOSED THIRD FLOOR PLAN
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A3.2	EXISTING AND PROPOSED WEST ELEVATION
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A4.0	SECTION
A5.0	PHOTO SURVEY

GROUP 41
ARCHITECTS

GROUP 41 INC.
389 CLEMENTINA STREET
SAN FRANCISCO, CA 94103
P. 415-431-0300 F. 415-431-4360



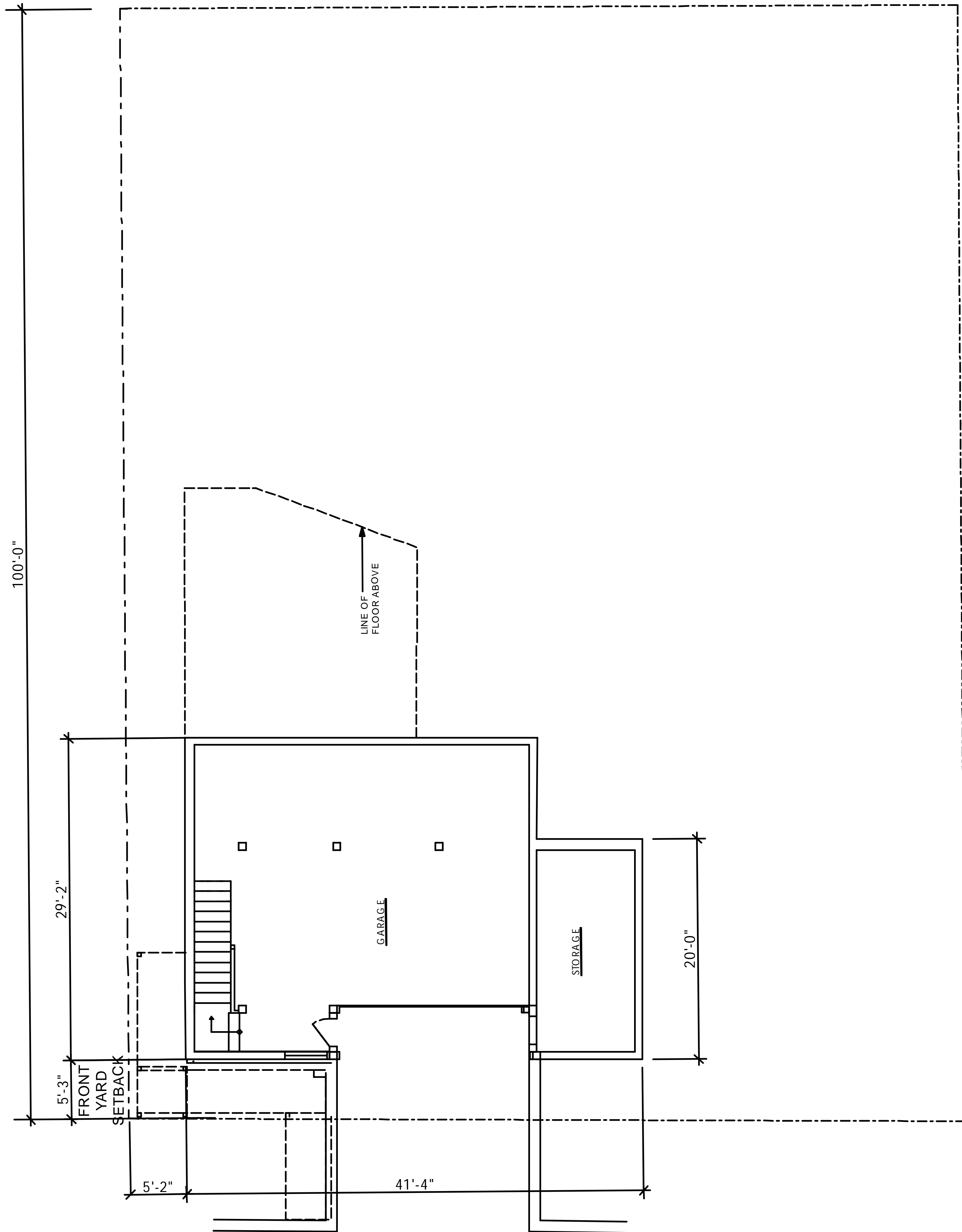
89 BELGRAVE
REMODEL AND ADDITION

BELGRAVE PARTNERS LLC.
89 BELGRAVE AVE.
SAN FRANCISCO, CA 94117

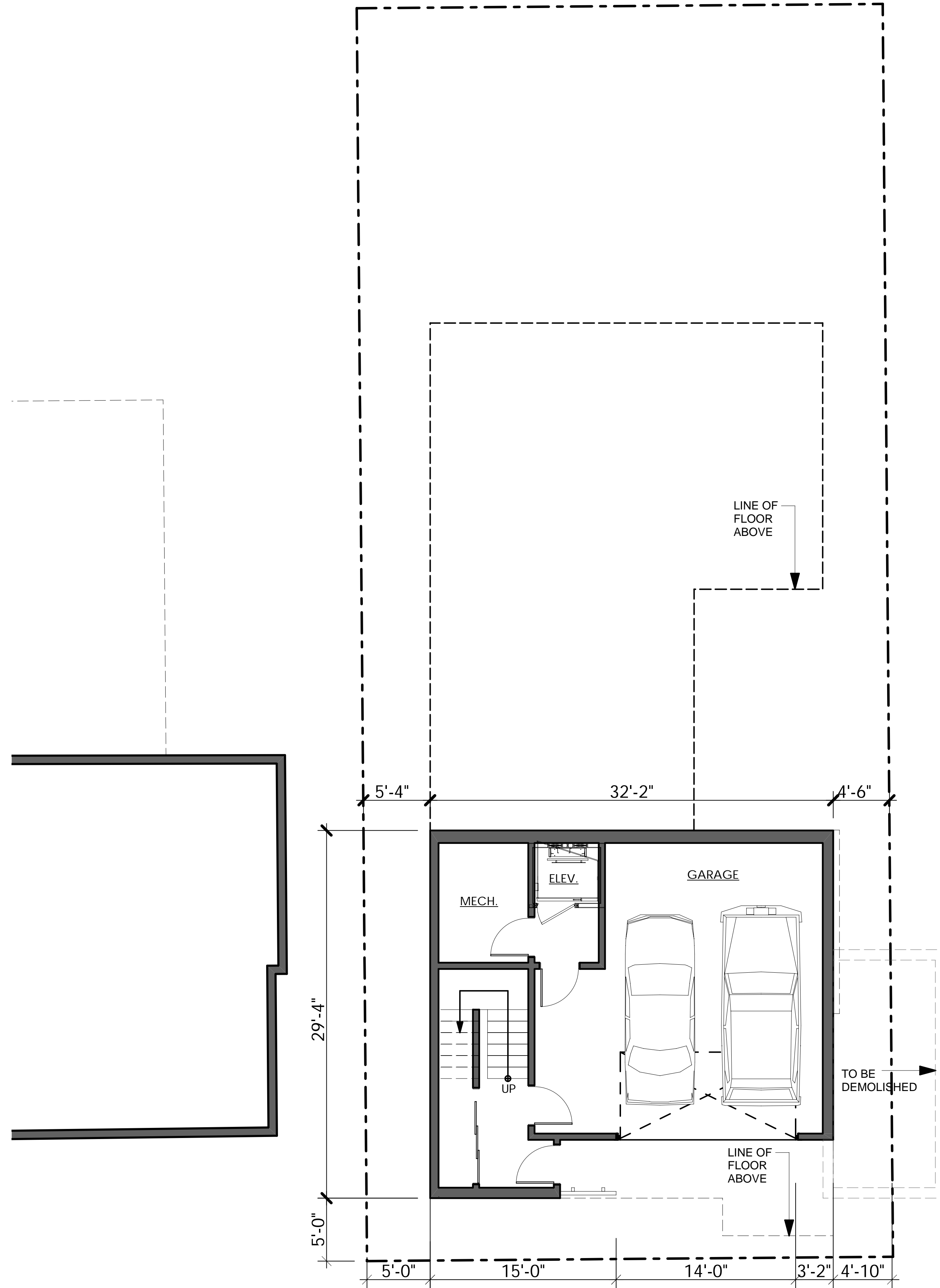
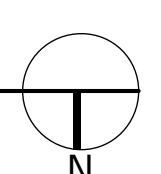
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2011.06.14	RD COMMENTS REV 1
2011.08.10	RD COMMENTS REV 2
2011.08.14	ENV. PLANNING REV 3
2011.09.29	ENV. PLANNING REV 4
2011.10.31	ENV. PLANNING REV 5
2012.01.12	ADDENDUM SET

A1.0

SITE PLAN AND PROJECT INFO



2 PROPOSED GARAGE/BASEMENT FLOOR PLAN
SCALE 3/16" = 1'-0"



1 PROPOSED GARAGE/BASEMENT FLOOR PLAN
SCALE 3/16" = 1'-0"

WALL LEGEND

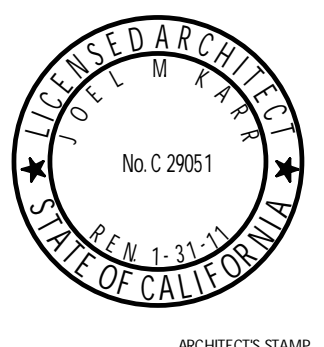
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- HATCHED AREA REPRESENTS (N) ADDITION

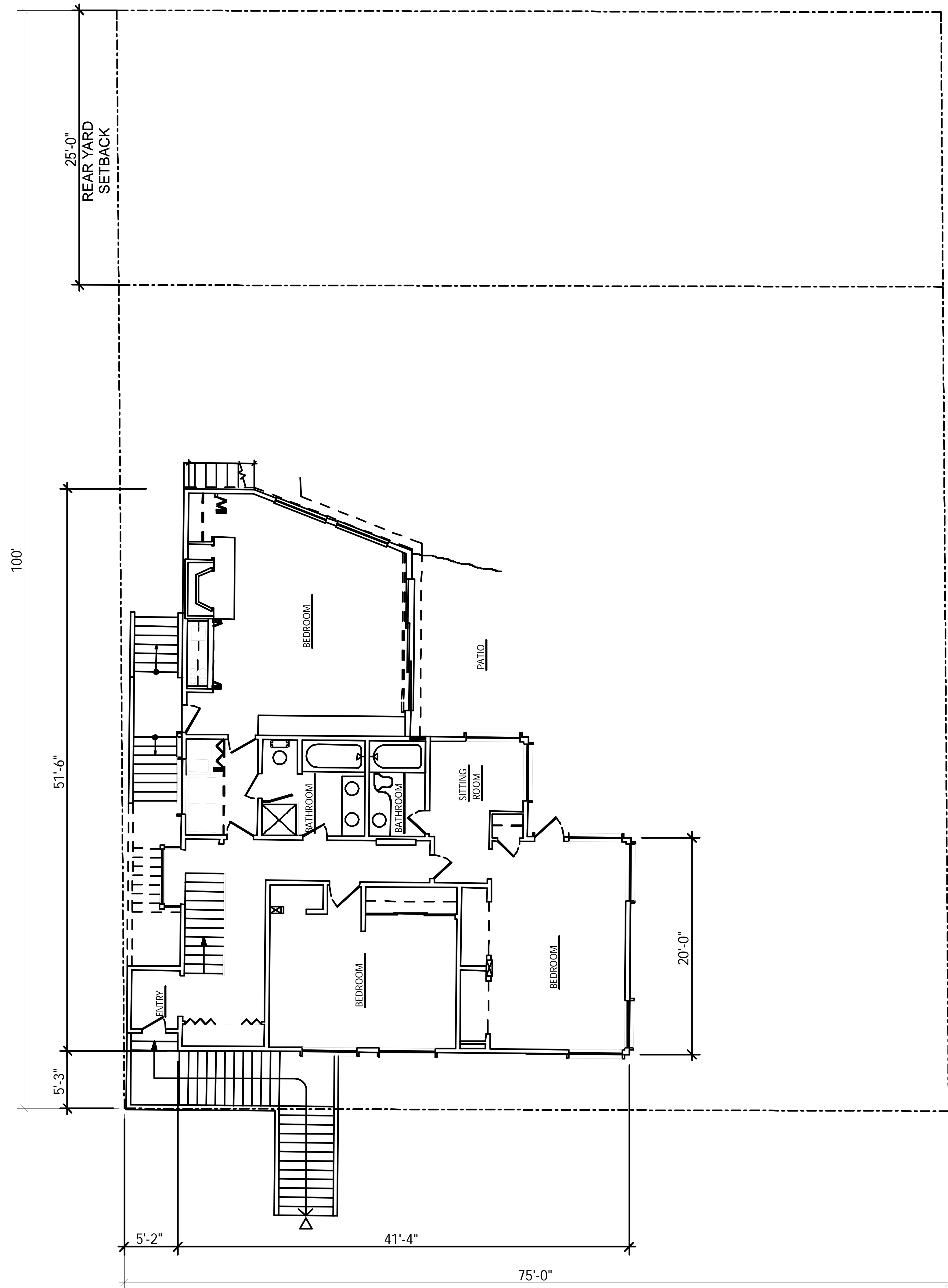
89 BELGRAVE
REMODEL AND ADDITION

BELGRAVE PARTNERS LLC.
89 BELGRAVE AVE.
SAN FRANCISCO, CA 94117

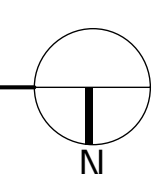
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A2.0
EXISTING AND
PROPOSED GROUND
FLOOR PLAN

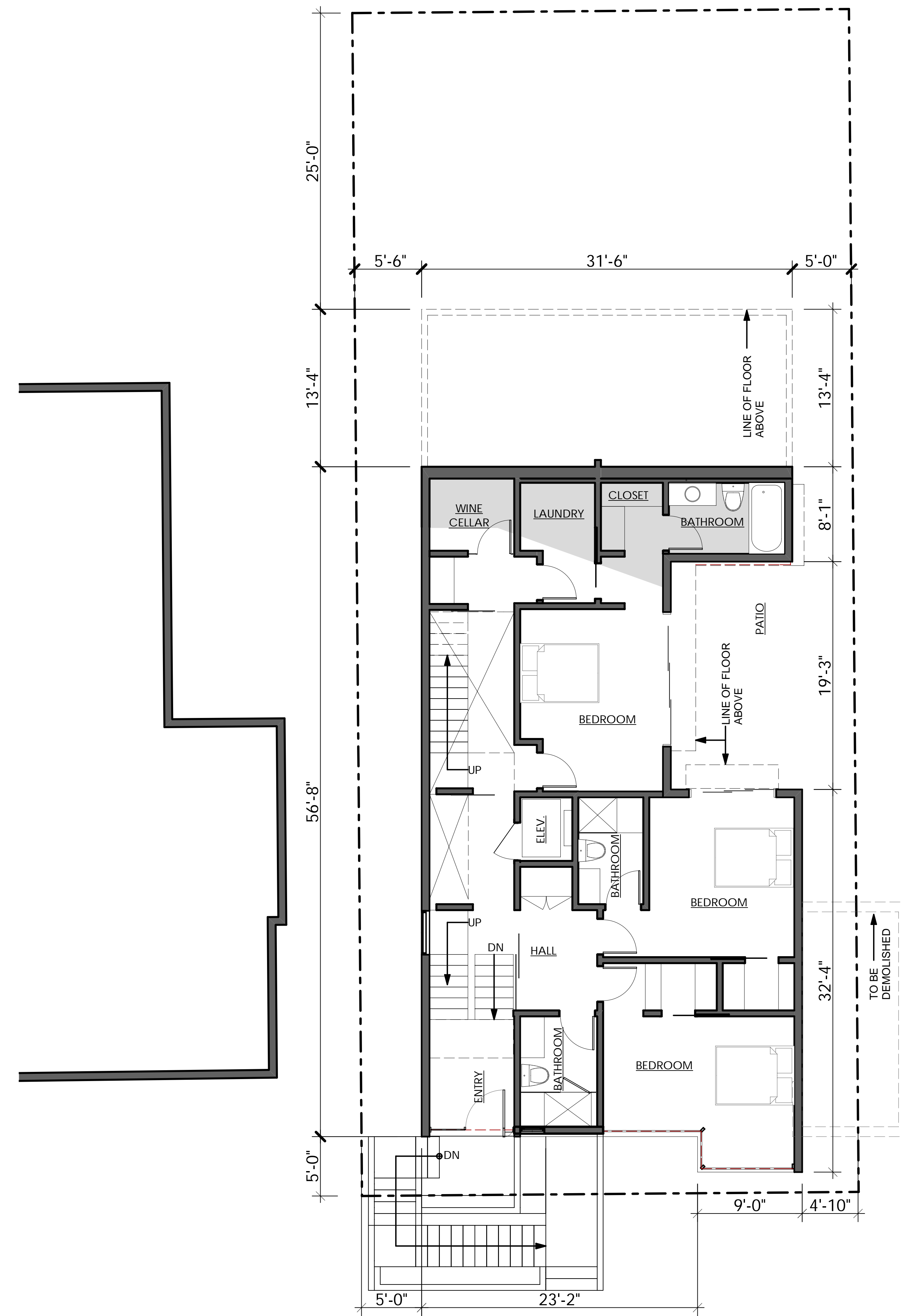




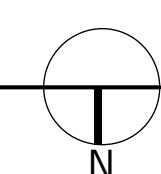
2 EXISTING FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"



WALL LEGEND
 [Dashed line] WALL TO BE DEMOLISHED
 [Hatched area] HATCHED AREA REPRESENTS (N) ADDITION



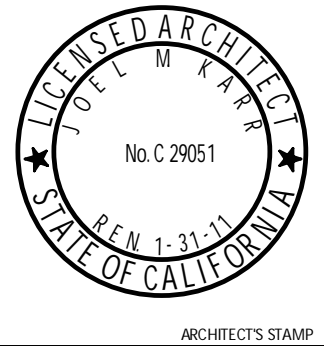
1 PROPOSED FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"

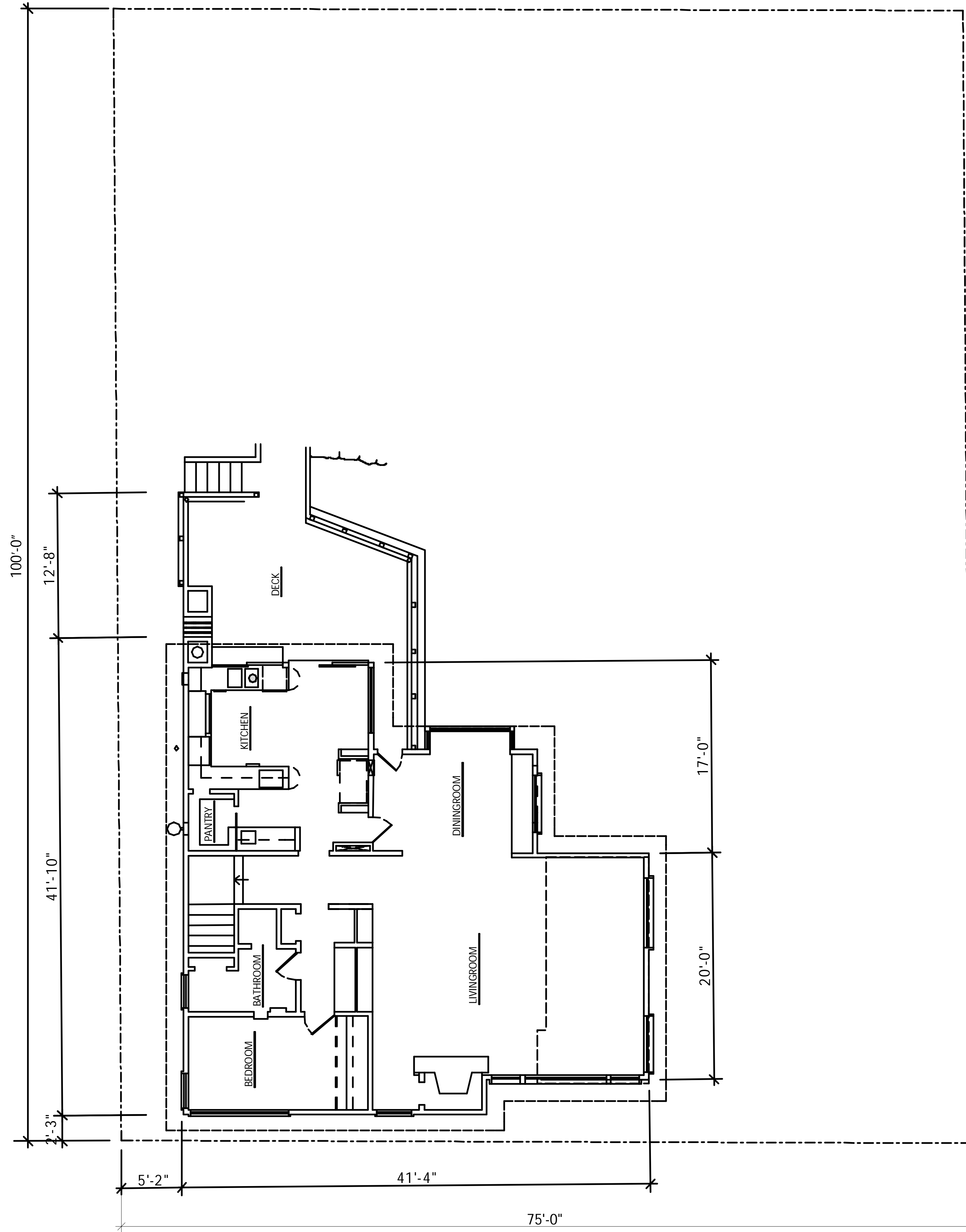


89 BELGRAVE
REMODEL AND ADDITION

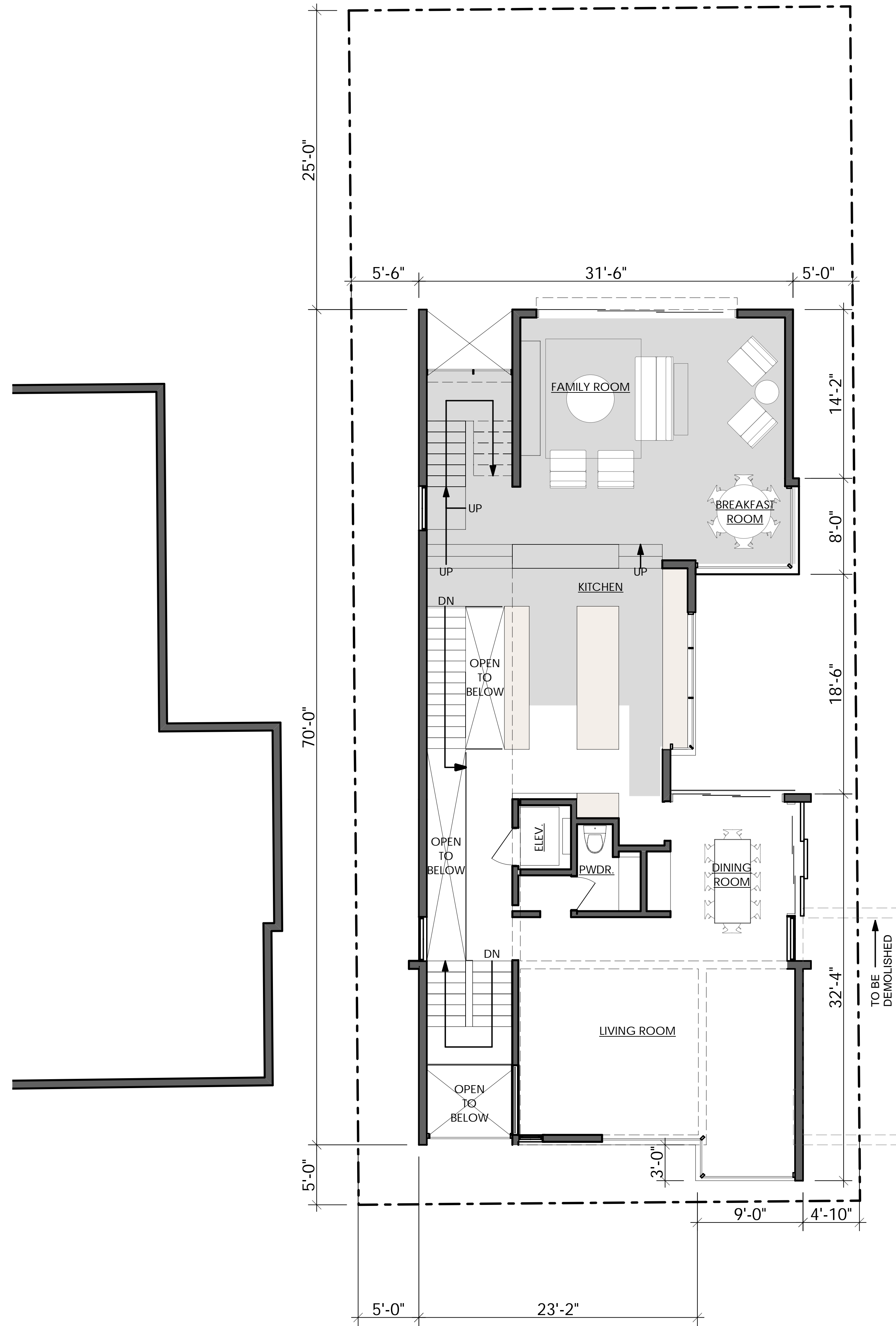
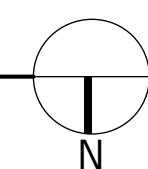
BELGRAVE PARTNERS LLC.
89 BELGRAVE AVE.
SAN FRANCISCO, CA 94117

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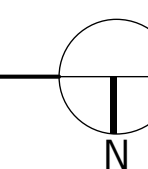




2 EXISTING SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"



WALL LEGEND

- WALL TO BE DEMOLISHED
- HATCHED AREA REPRESENTS (N) ADDITION



89 BELGRAVE
REMODEL AND ADDITION

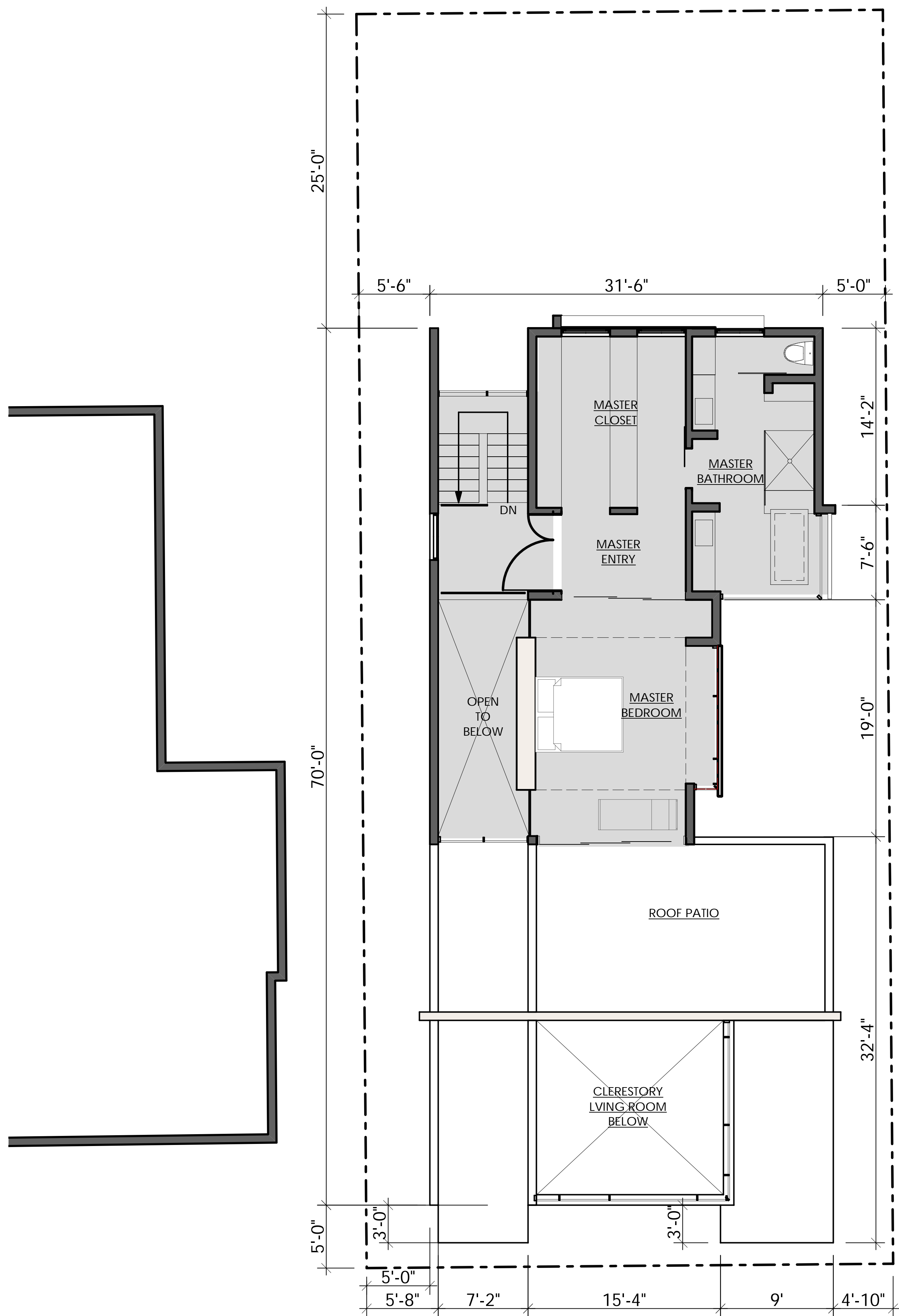
BELGRAVE PARTNERS LLC.
89 BELGRAVE AVE.
SAN FRANCISCO, CA 94117

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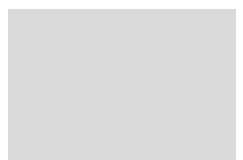
A2.2

EXISTING AND
PROPOSED SECOND
FLOOR PLAN

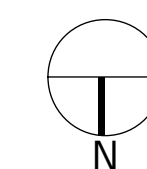
SHEET



WALL LEGEND

-  WALL TO BE DEMOLISHED
-  HATCHED AREA REPRESENTS (N) ADDITION

1 PROPOSED THIRD FLOOR PLAN
SCALE 3/16" = 1'-0"



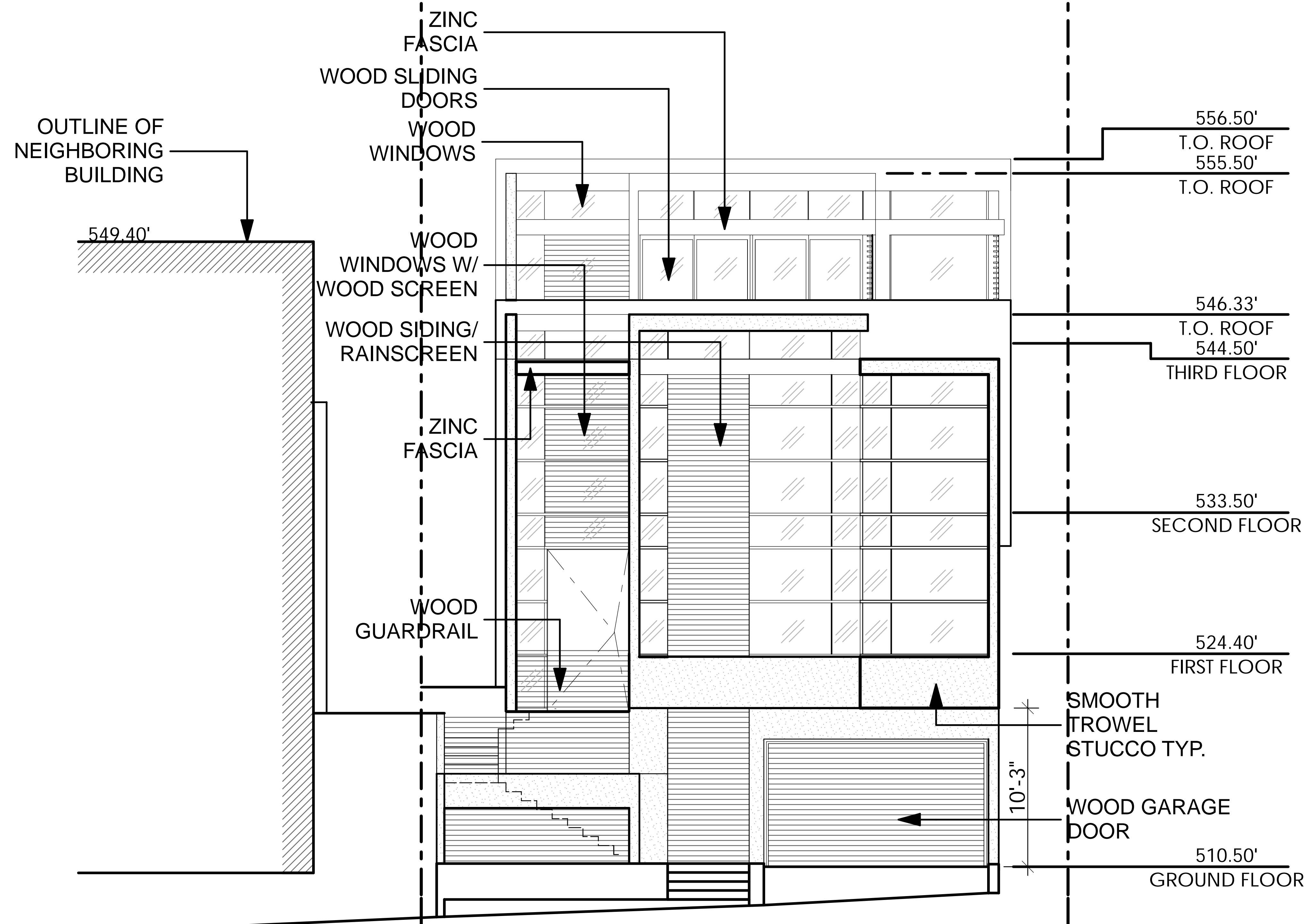
89 BELGRAVE
REMODEL AND ADDITION

BELGRAVE PARTNERS LLC.
89 BELGRAVE AVE.
SAN FRANCISCO, CA 94117

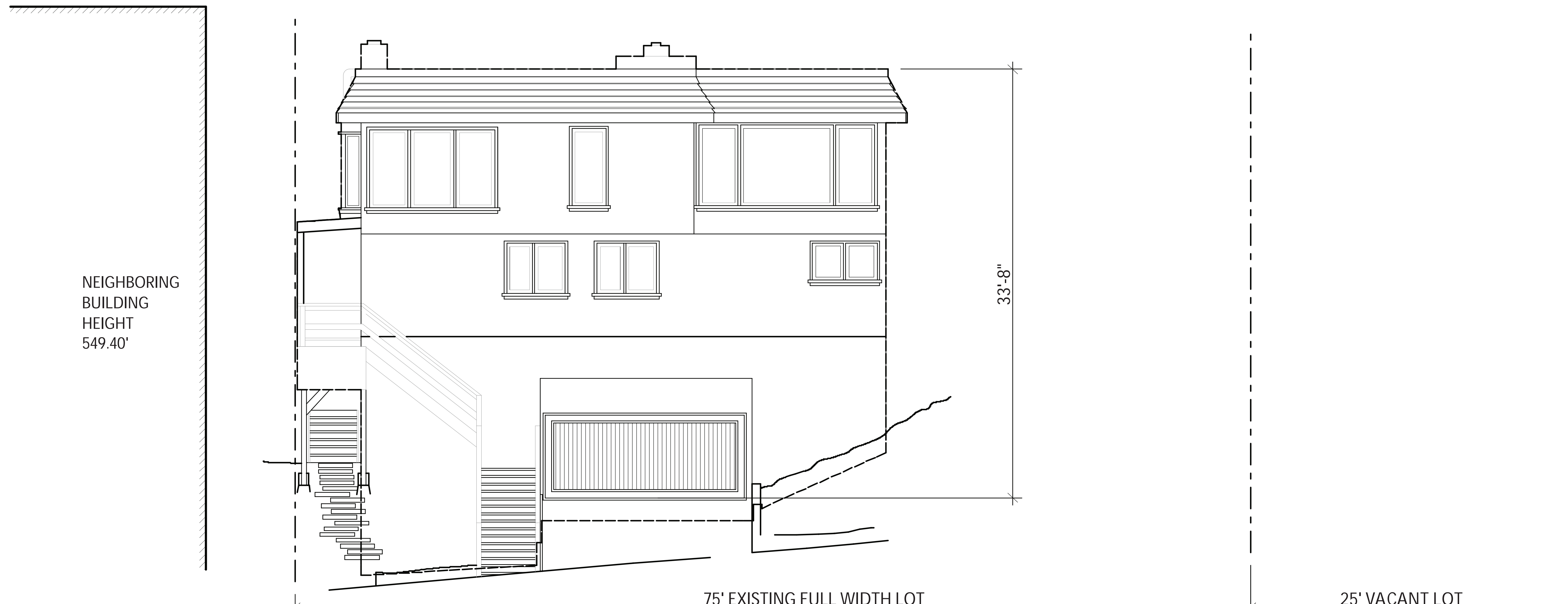
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A2.3

PROPOSED THIRD
FLOOR PLAN



2 PROPOSED NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



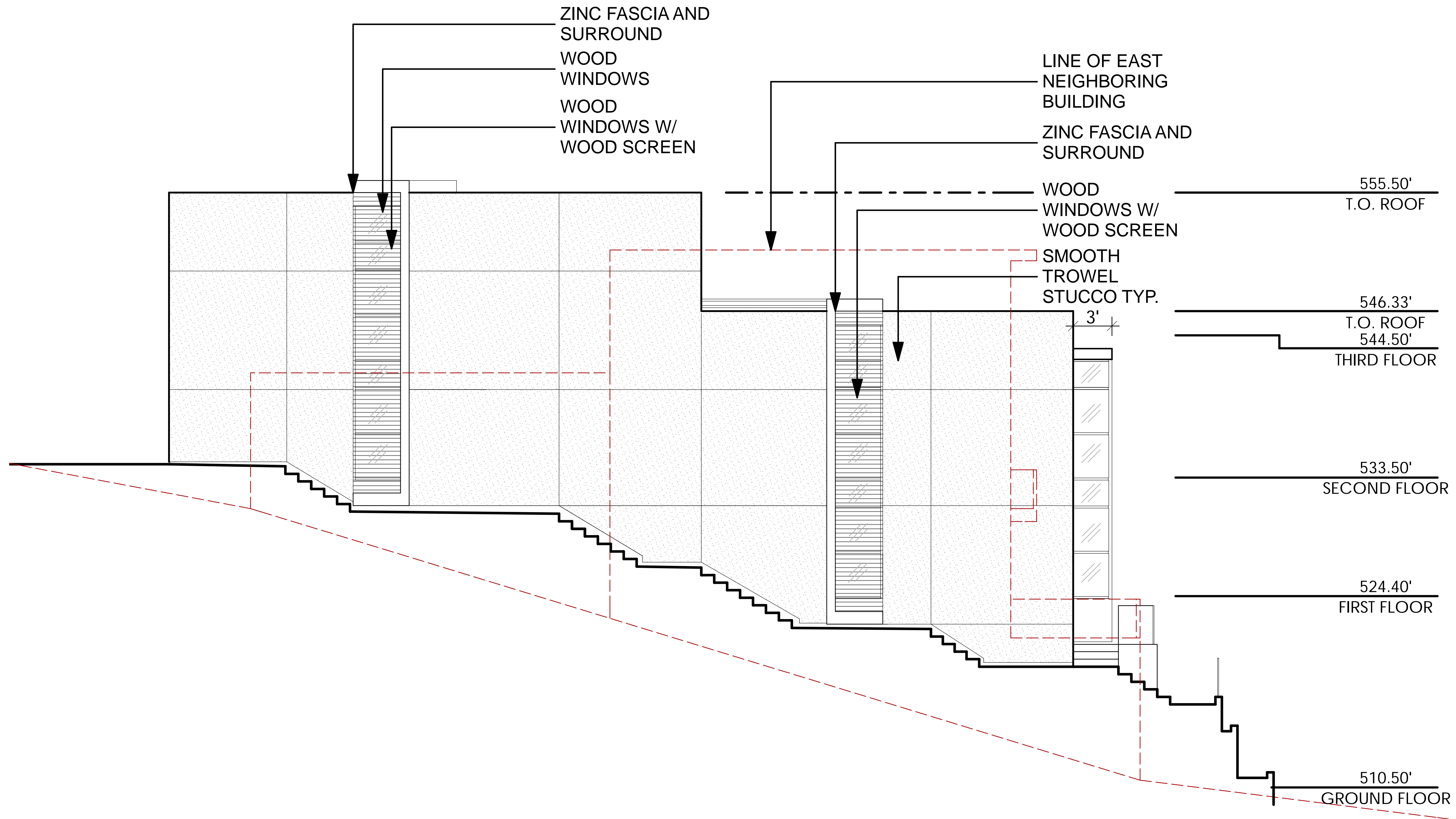
1 EXISTING NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



89 BELGRAVE AVE.
REMODEL AND ADDITION

BELGRAVE PARTNERS LLC.
89 BELGRAVE AVE.
SAN FRANCISCO, CA 94103

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2012.01.12	ADDENDUM SET



2 PROPOSED EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



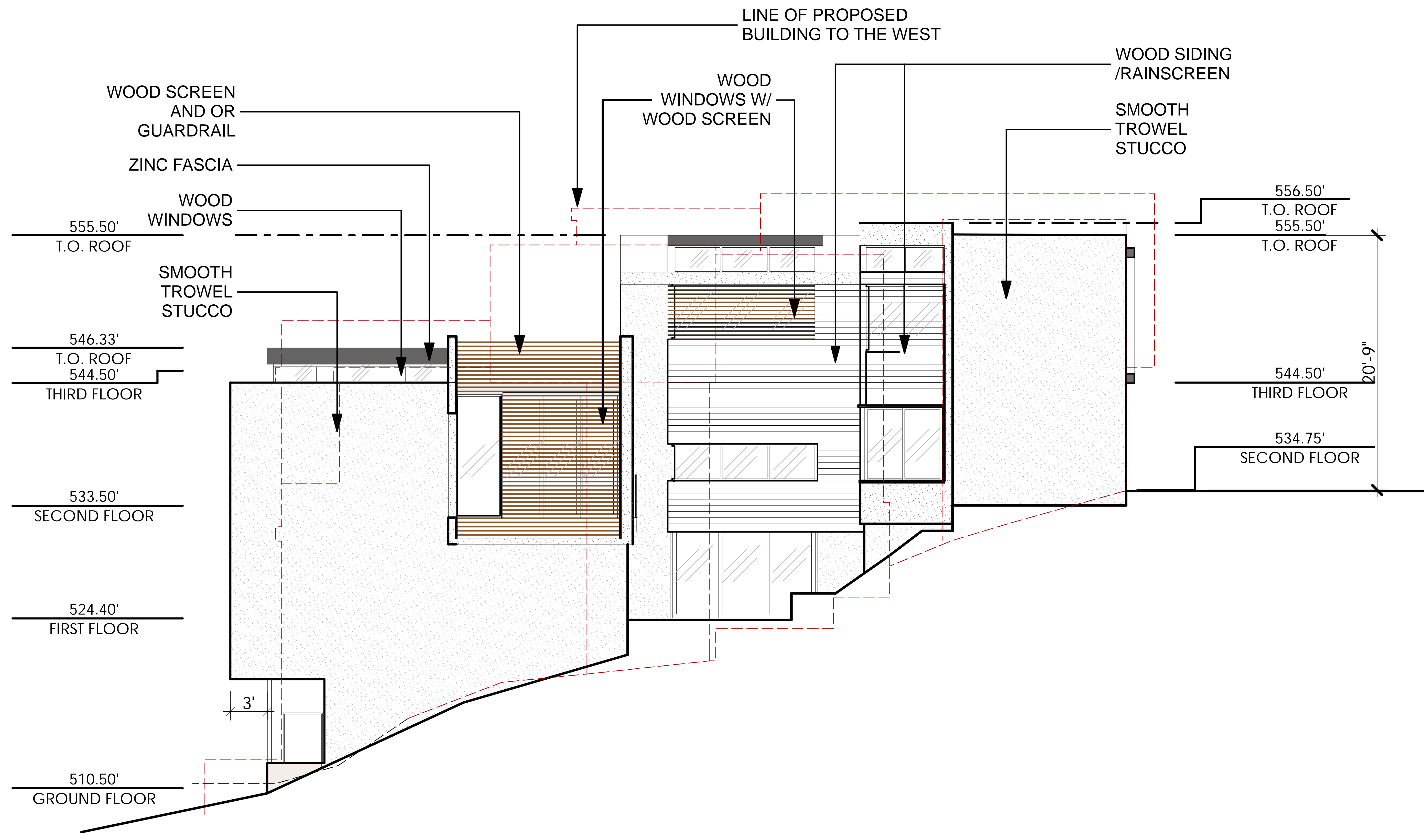
89 BELGRAVE AVE.
REMODEL AND ADDITION

BELGRAVE PARTNERS LLC.
89 BELGRAVE AVE.
SAN FRANCISCO, CA 94103

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A3.1

PROPOSED AND
EXISTING EAST
ELEVATION



2 PROPOSED SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



89 BELGRAVE AVE.
REMODEL AND ADDITION

BELGRAVE PARTNERS LLC.
89 BELGRAVE AVE.
SAN FRANCISCO, CA 94103

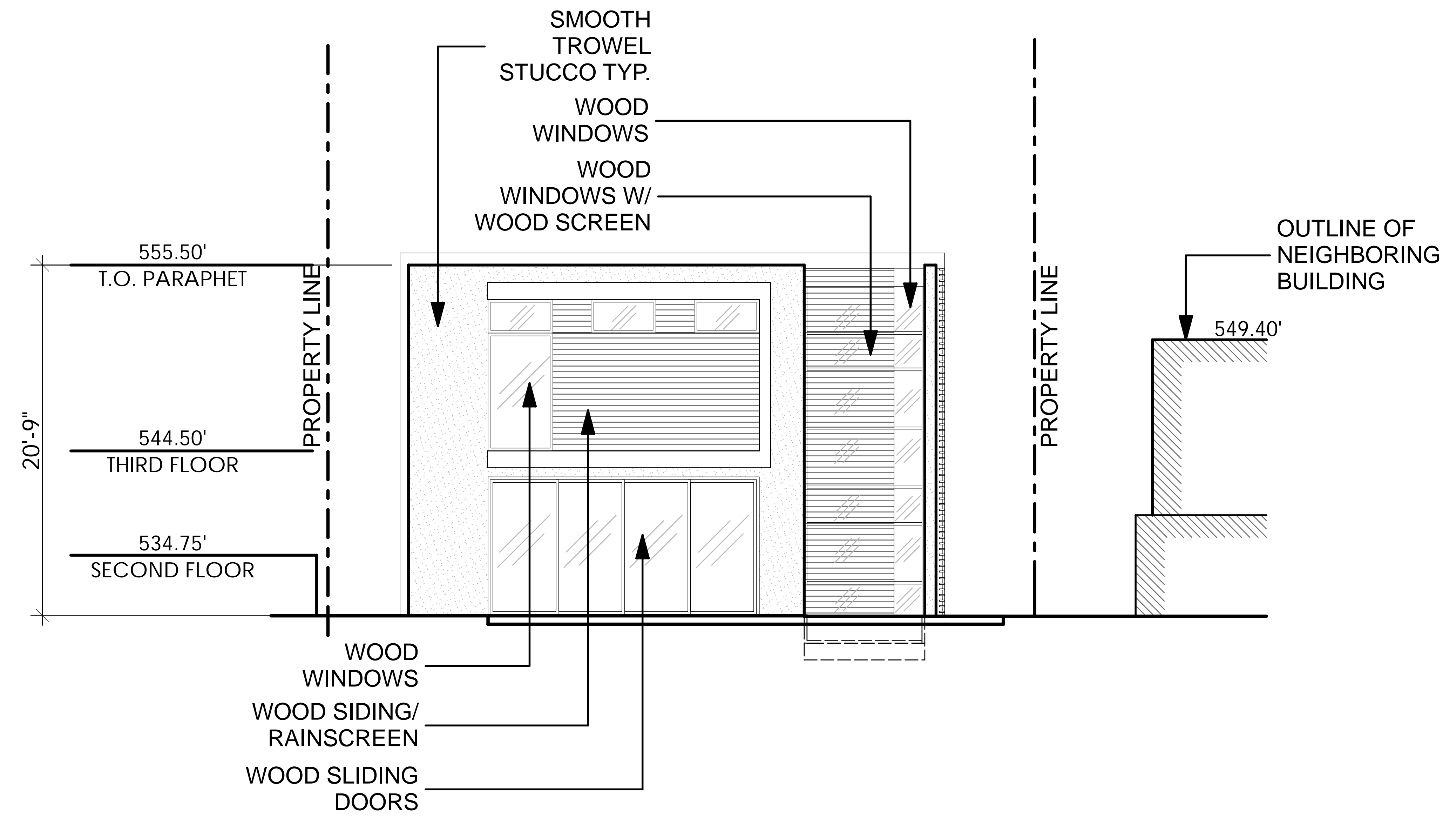
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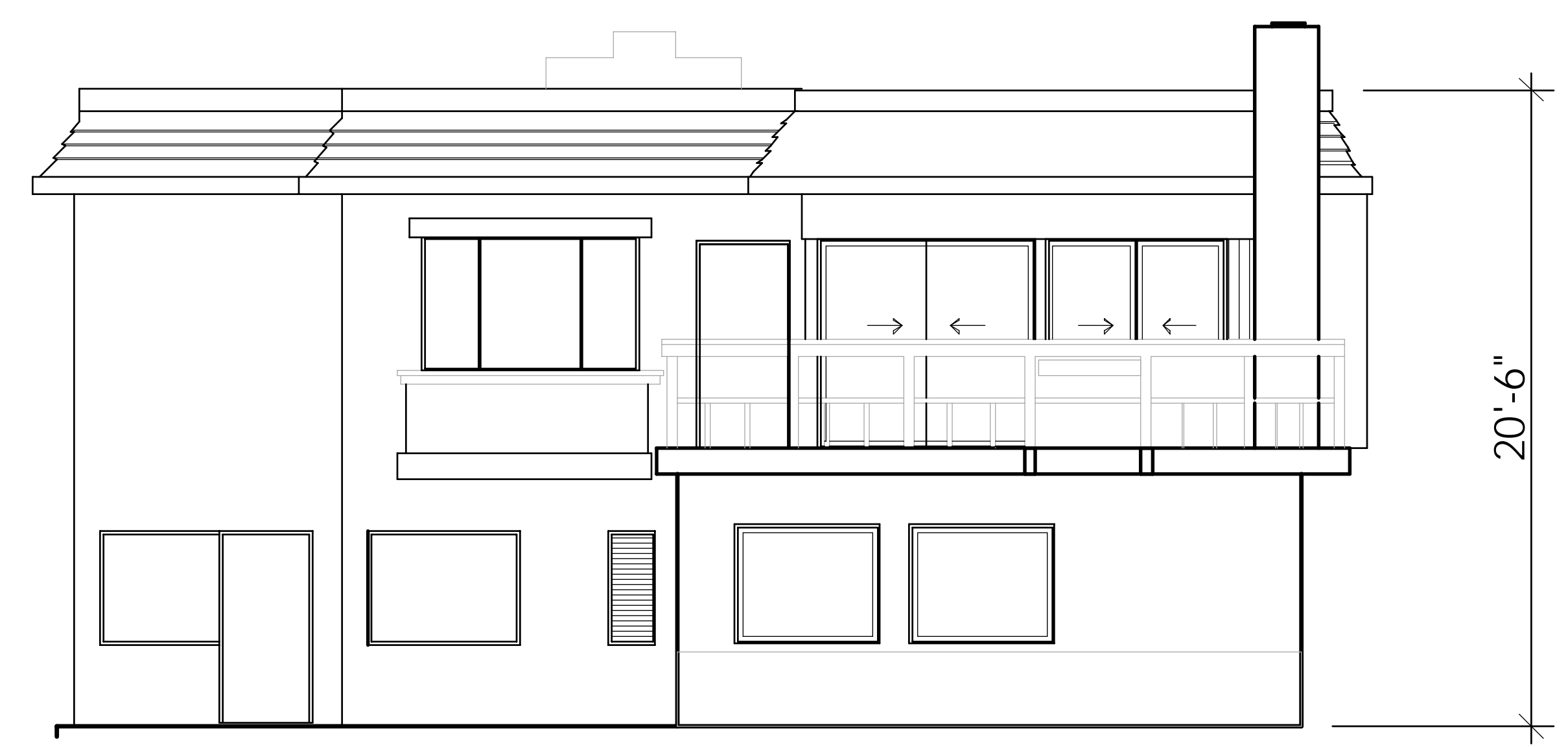
89 BELGRAVE AVE.
REMODEL AND ADDITION

BELGRAVE PARTNERS LLC.
89 BELGRAVE AVE.
SAN FRANCISCO, CA 94103

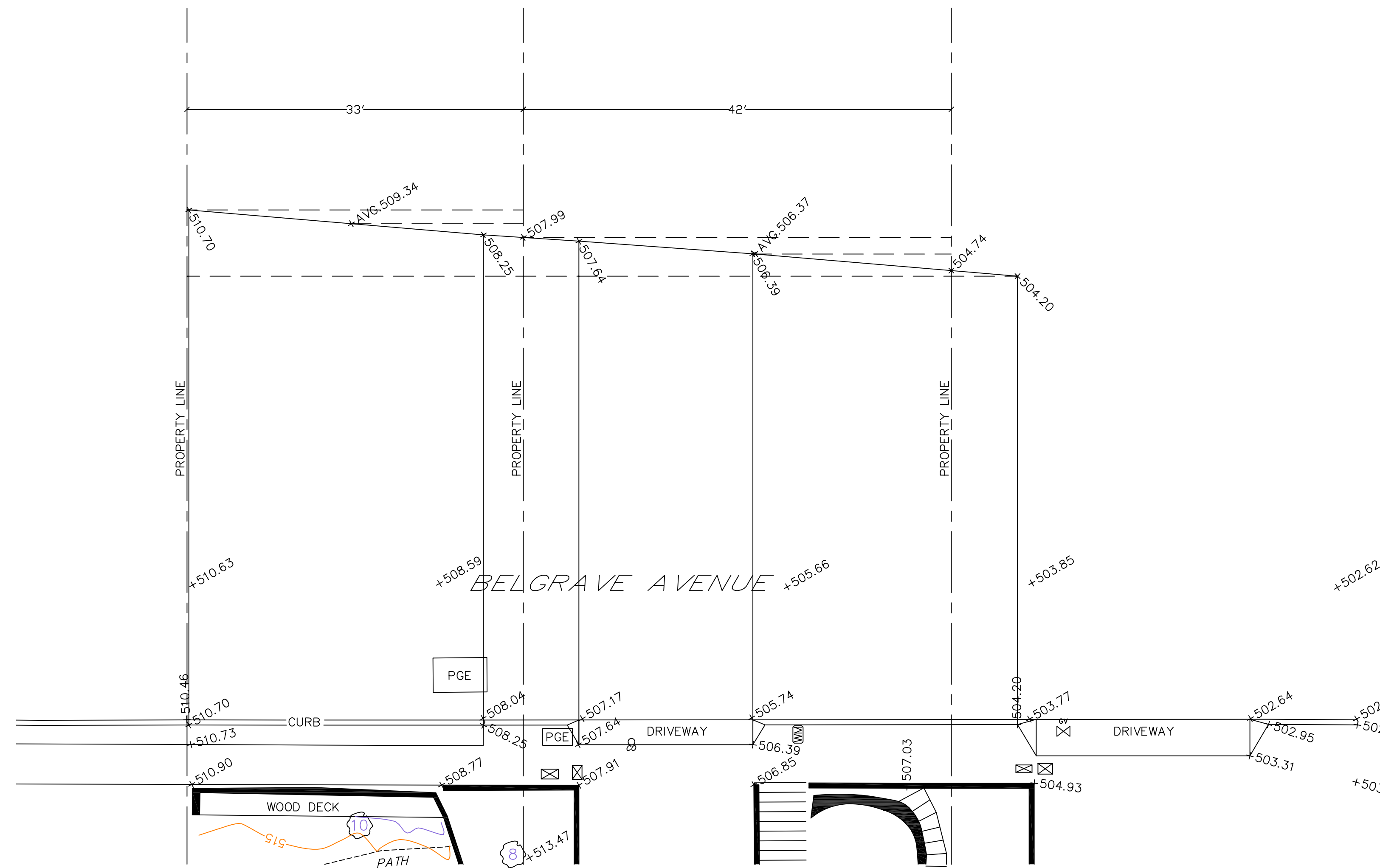
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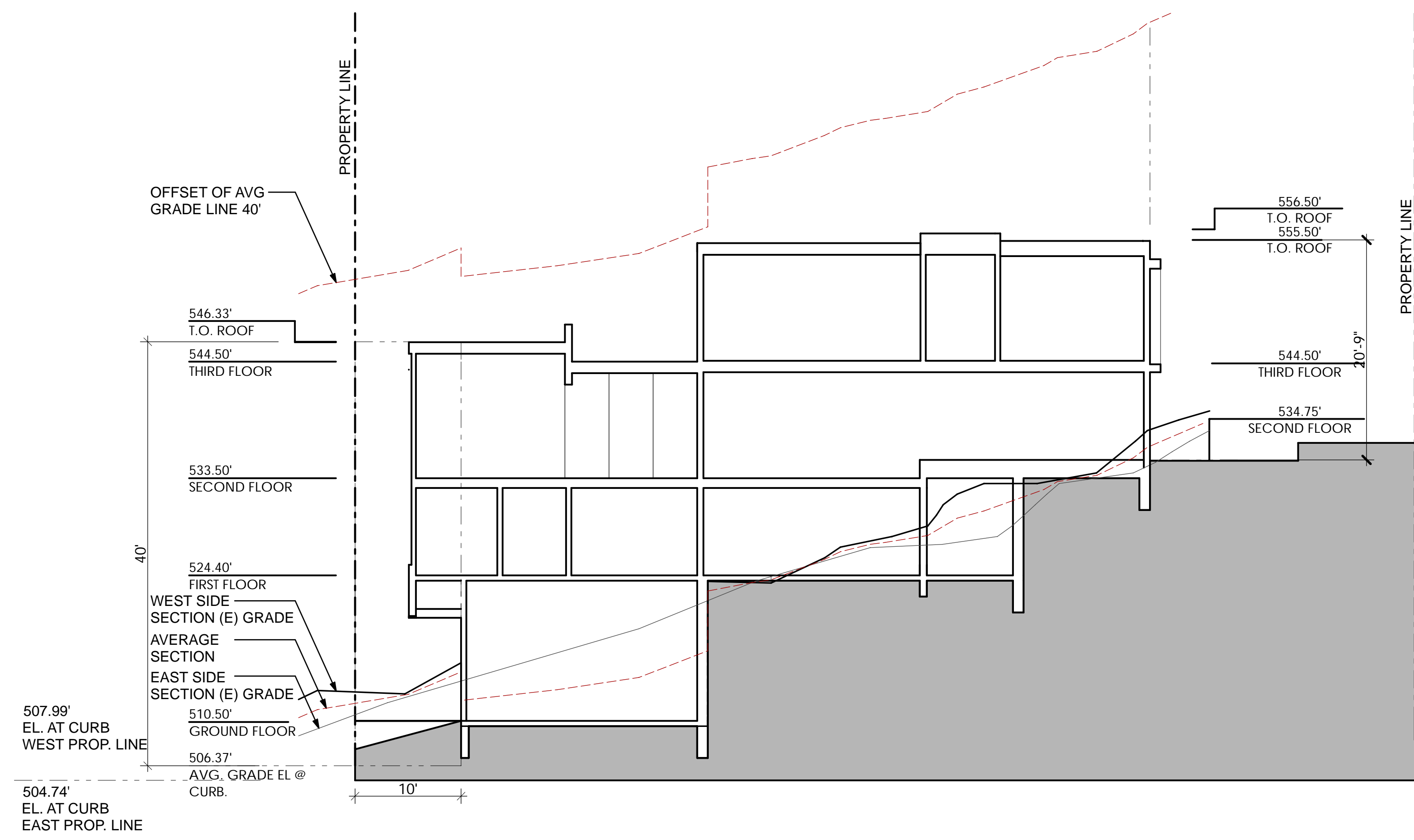
2 PROPOSED REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



2 CROSS SECTION @ CURB
SCALE: 1/8" = 1'-0"



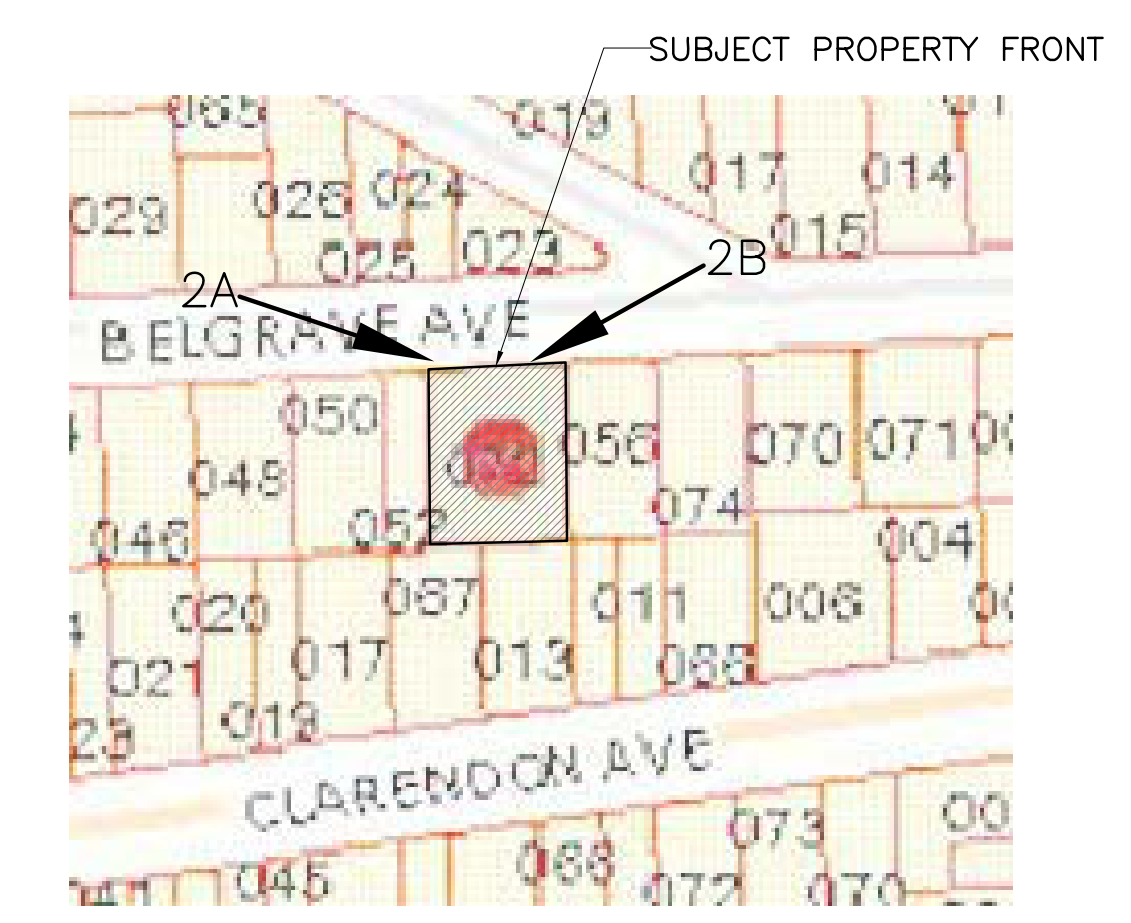
1 SECTION
SCALE: 1/8" = 1'-0"



**89 BELGRAVE AVE.
NEW CONSTRUCTION**

**BELGRAVE PARTNERS LLC.
89 BELGRAVE AVE.
SAN FRANCISCO, CA 94103**

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2012.01.12	ADDENDUM SET



1 FRONT FACADE AND ADJACENT PROPERTIES ON 89 BELGRAVE STREET
NTS



2 EXISTING ADJACENT PROPERTIES ON 89 BELGRAVE STREET
NTS



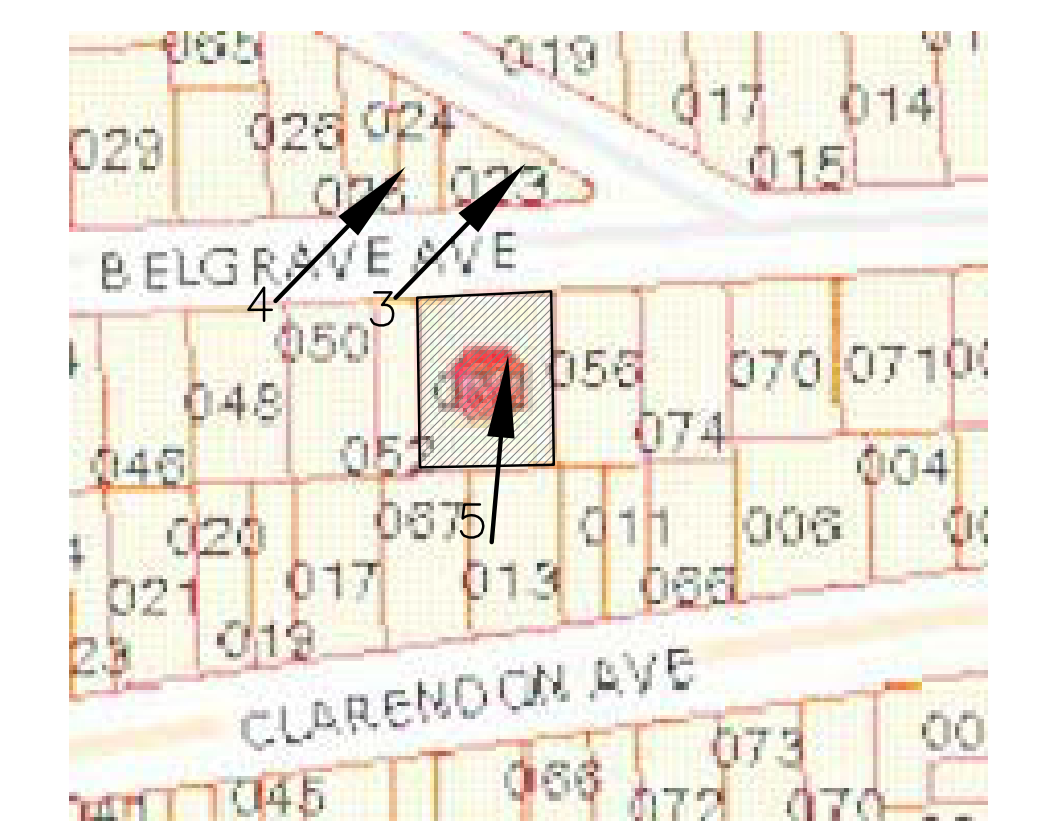
3 BUILDINGS ON OPPOSITE SIDE OF 89 BELGRAVE STREET
NTS



4 BUILDINGS ACCROSS FROM 89 BELGRAVE STREET
NTS



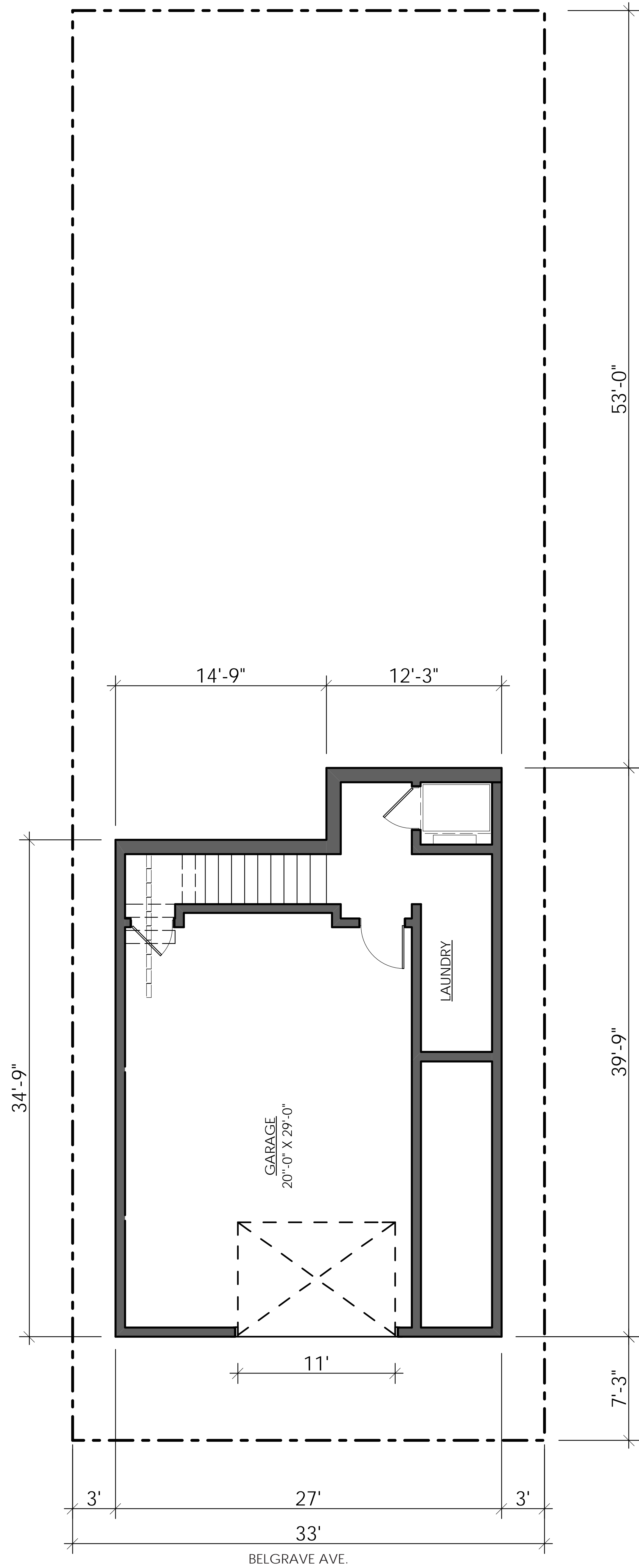
5 REAR VIEW OF SITE
NTS



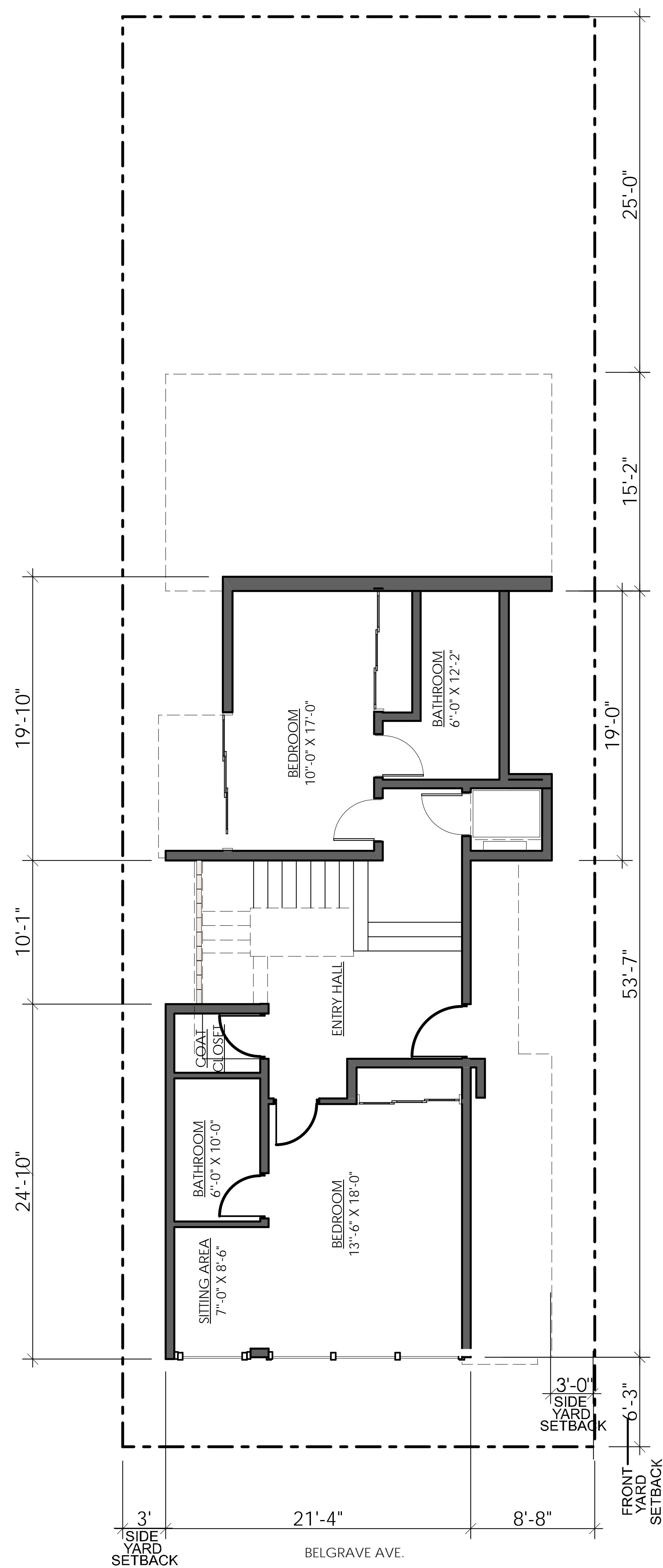
**89 BELGRAVE
REMODEL AND ADDITION**

**BELGRAVE PARTNERS LLC.
89 BELGRAVE AVE.
SAN FRANCISCO, CA 94117**

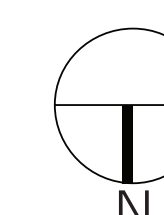
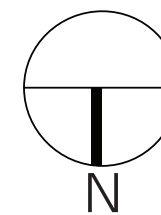
DATE	ISSUED
2010.12.13	PLANNING SUBMITTAL
2011.06.14	RDY COMMENTS REV 1
2011.08.10	RDY COMMENTS REV 2
2011.08.14	ENV. PLANNING REV 3
2011.09.29	ENV. PLANNING REV 4
2011.10.31	ENV. PLANNING REV 5
2012.01.12	ADDENDUM SET



1 PROPOSED GARAGE/BASEMENT LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED FIRST LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



GROUP 41
ARCHITECTS

GROUP 41 INC.
389 CLEMENTINA ST.
SAN FRANCISCO, CA 94103
P. 415-431-0300 F. 415-431-4360

ARCHITECT'S STAMP

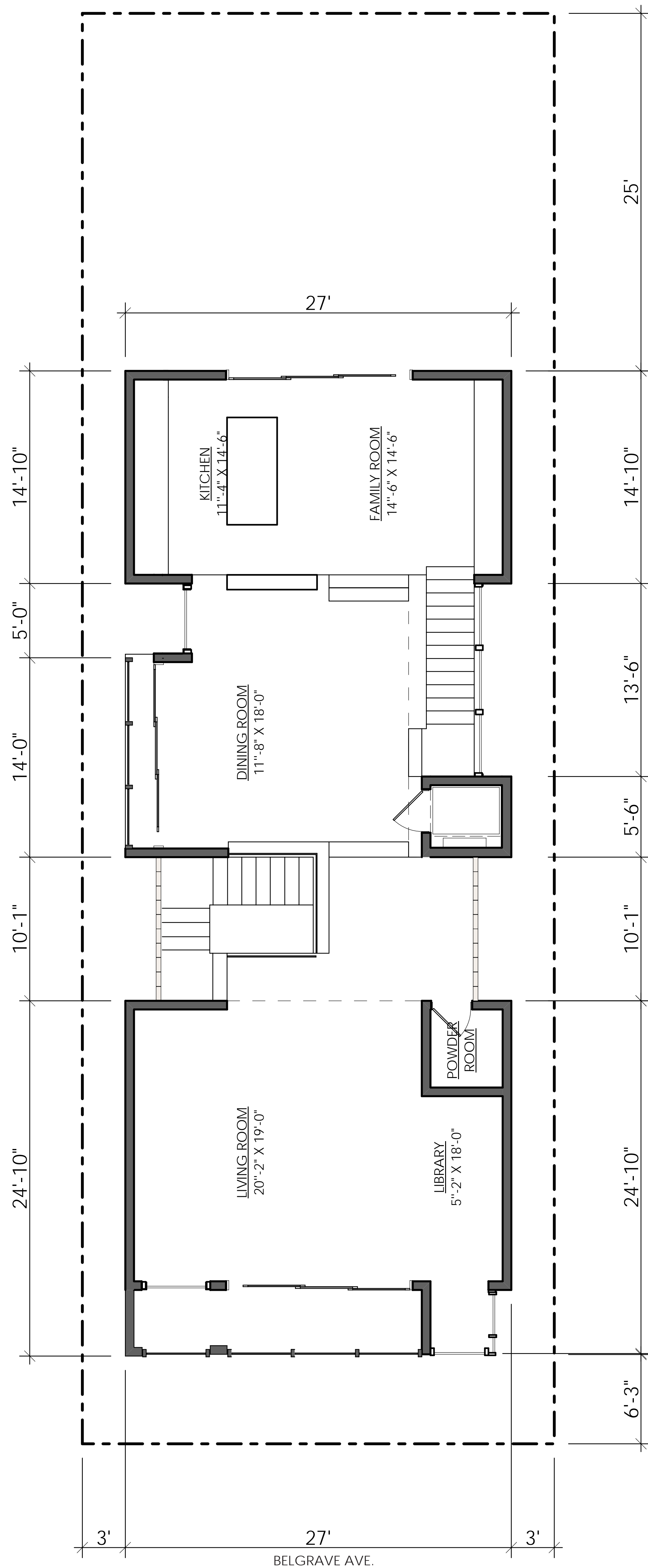
93 BELGRAVE AVE.
NEW CONSTRUCTION

BELGRAVE PARTNERS LLC.
89 BELGRAVE AVE.
SAN FRANCISCO, CA 94103

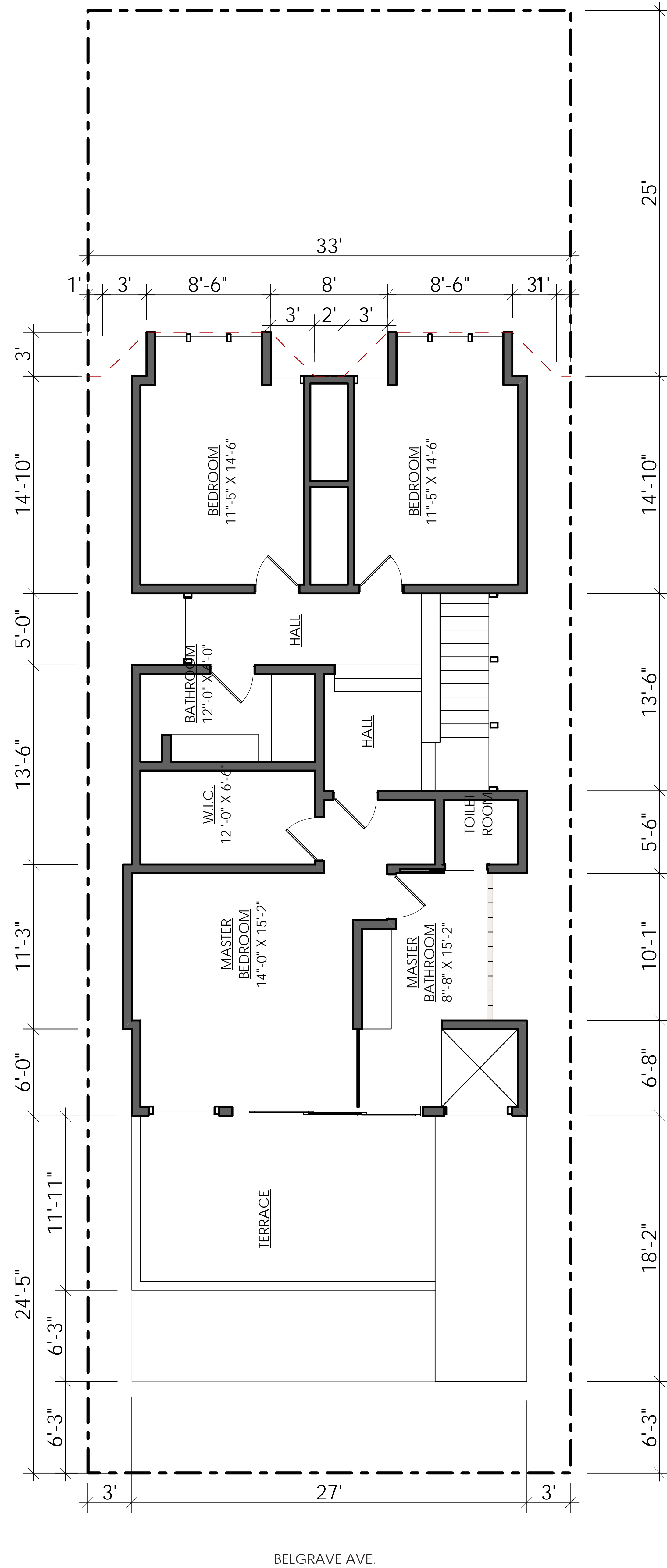
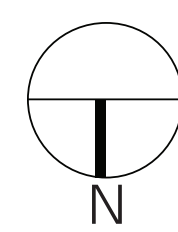
DATE	ISSUED
2010.12.16	PLANNING SUBMITTAL
2011.06.14	RDY COMMENTS
2011.08.10	RDY COMMENTS
2011.08.15	ENV. PLAN. REV. 3
2011.09.29	ENV. PLAN. REV. 4
2011.10.31	ENV. PLAN. REV. 5
2012.01.12	ADDENDUM SET

A 2.0

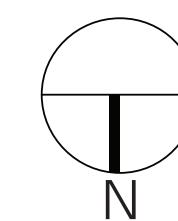
PROPOSED FIRST &
GARAGE/BASEMENT
LEVEL FLOOR PLANS



1 PROPOSED SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED THIRD LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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SAN FRANCISCO, CA 94103

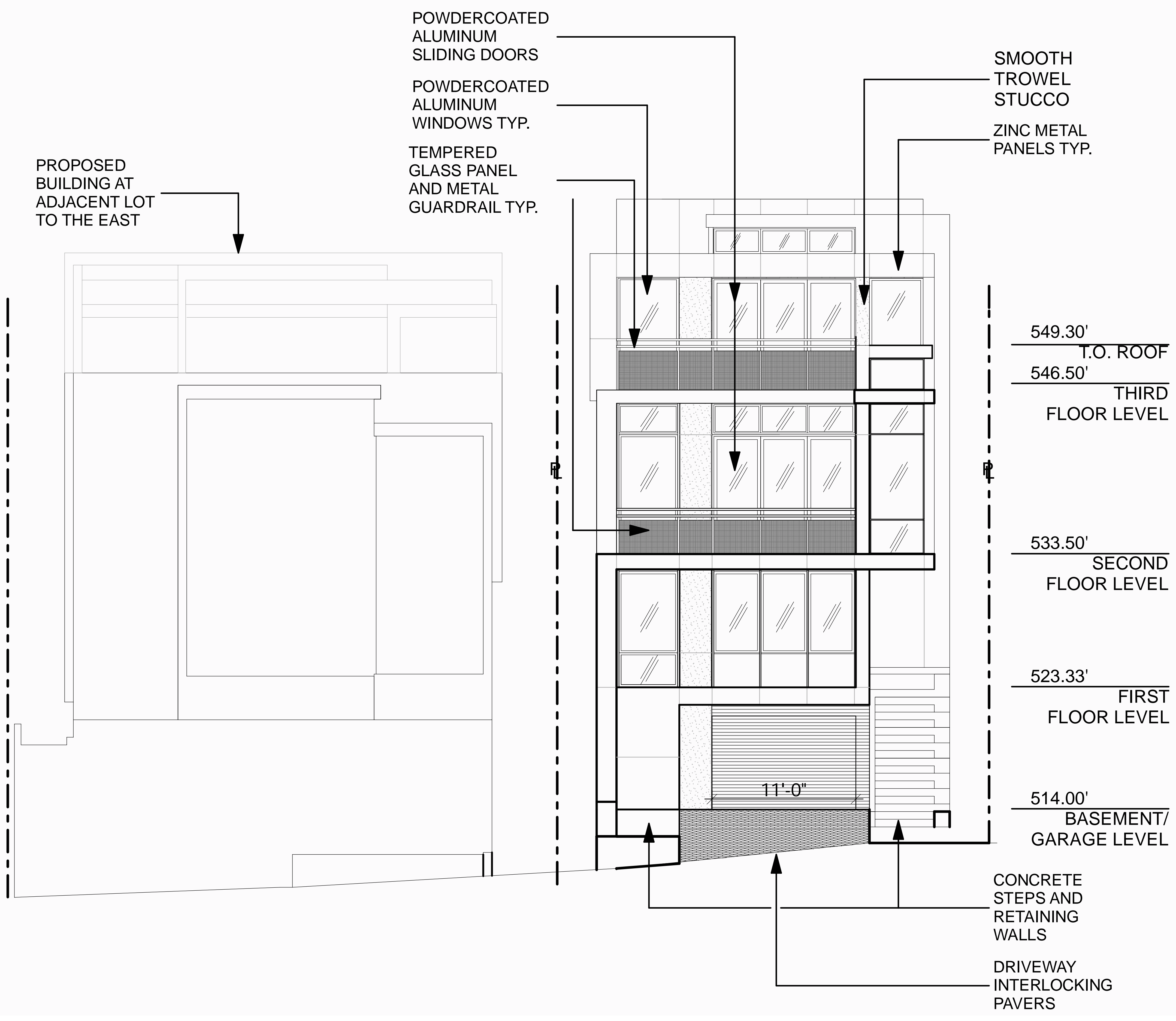
DATE	ISSUED
2010.12.16	PLANNING SUBMITTAL
2011.06.14	RDT COMMENTS
2011.08.10	RDT COMMENTS
2011.08.15	ENV. PLAN. REV. 3
2011.09.29	ENV. PLAN. REV. 4
2011.10.31	ENV. PLAN. REV. 5
2012.01.12	ADDENDUM SET



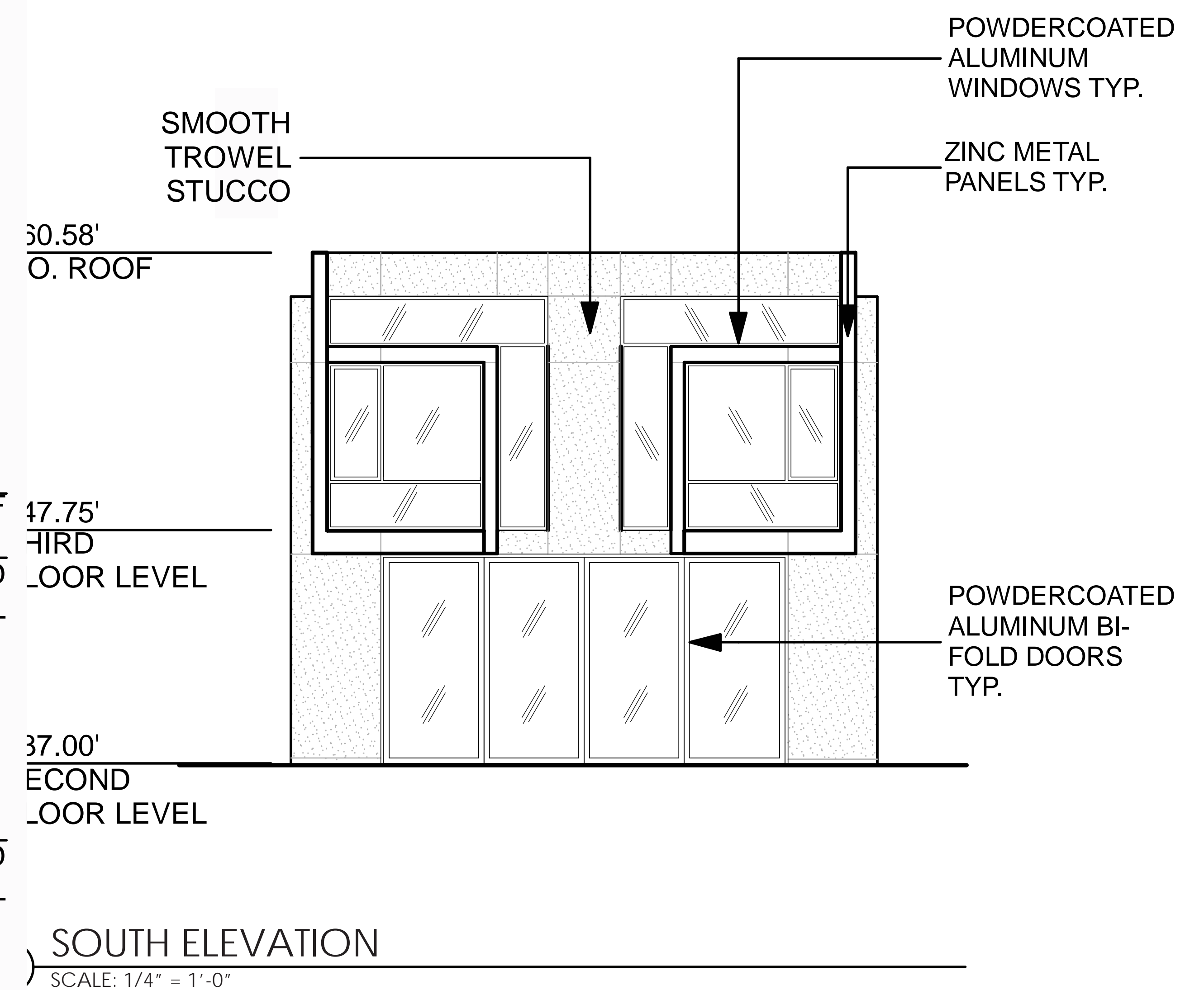
GROUP 41
ARCHITECTS

GROUP 41 INC.
389 CLEMENTINA ST.
SAN FRANCISCO, CA 94103
P. 415-431-0300 F. 415-431-4360

A 2.1
PROPOSED
SECOND/THIRD
LEVEL FLOOR PLANS



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



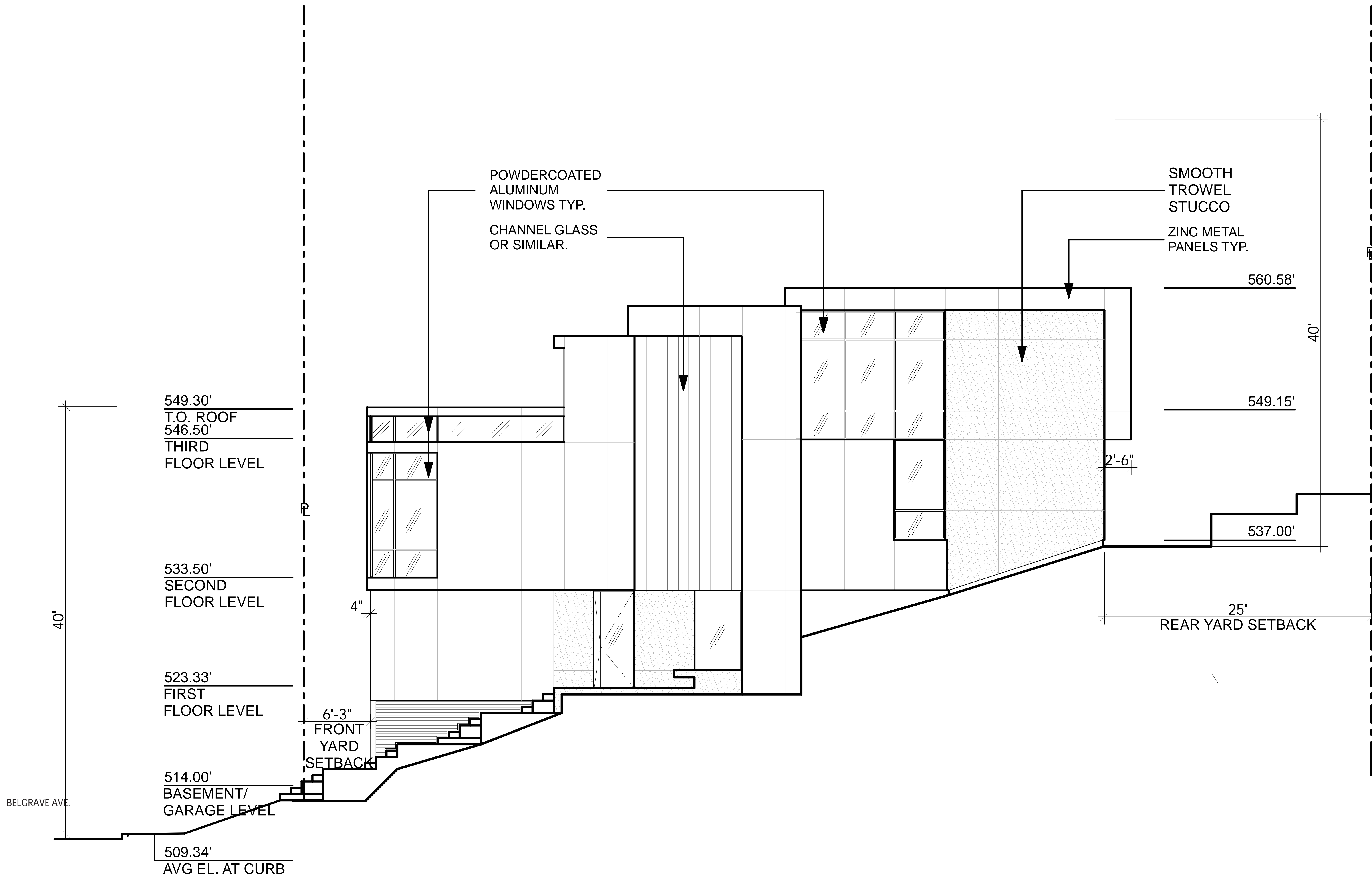
93 BELGRAVE AVE.
NEW CONSTRUCTION

BELGRAVE PARTNERS LLC.
89 BELGRAVE AVE.
SAN FRANCISCO, CA 94103

DATE	ISSUED
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2011.10.31	ENV. PLAN. REV. 5
2012.01.12	ADDENDUM SET

A3.0

NORTH AND SOUTH ELEVATION



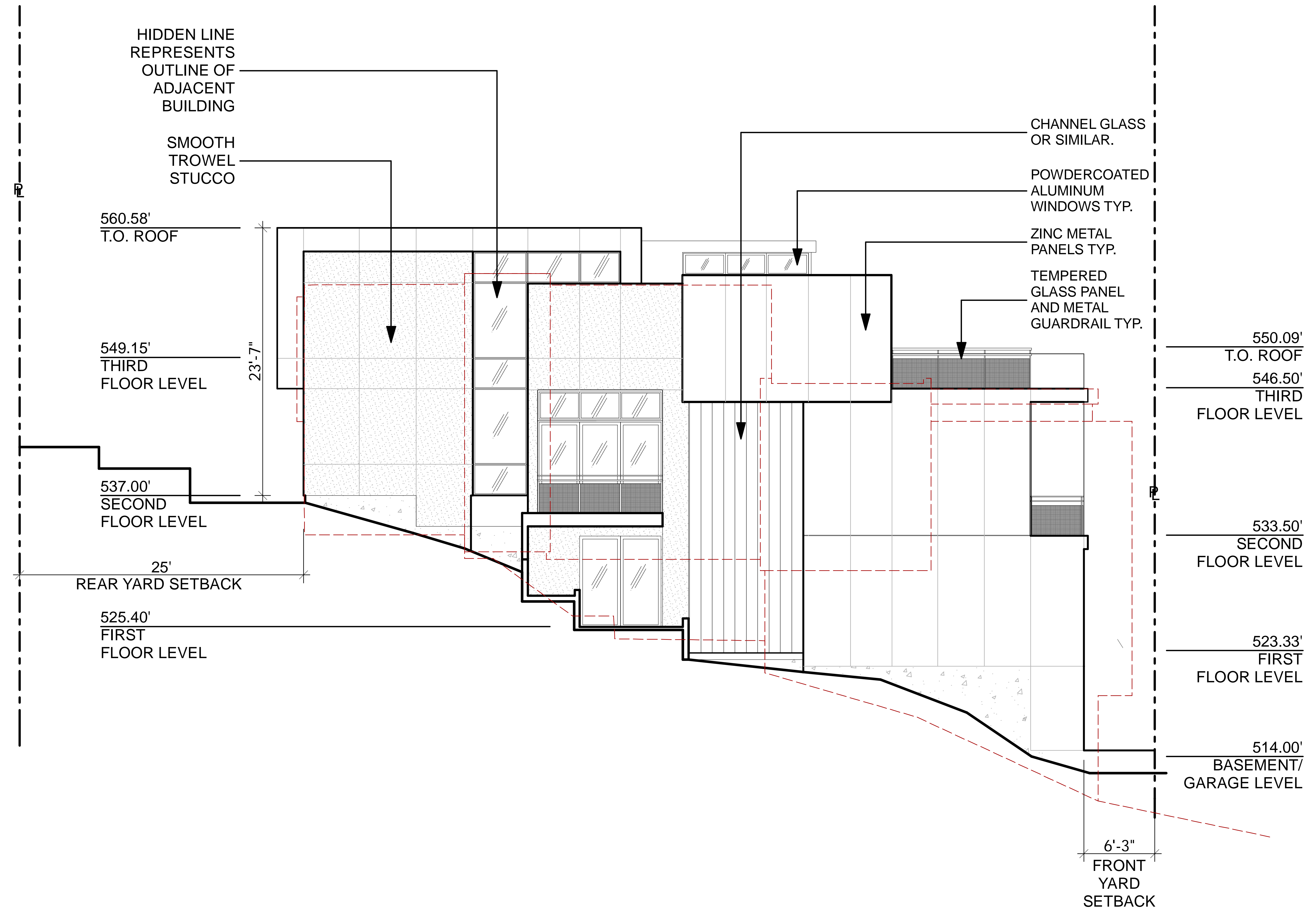
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



93 BELGRAVE AVE.
NEW CONSTRUCTION

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2011.08.15	ENV. PLAN. REV. 3
2011.09.29	ENV. PLAN. REV. 4
2011.10.31	ENV. PLAN. REV. 5
2012.01.12	ADDENDUM SET



93 BELGRAVE AVE.
NEW CONSTRUCTION

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SAN FRANCISCO, CA 94103

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2011.08.15	ENV. PLAN. REV. 3
2011.09.29	ENV. PLAN. REV. 4
2011.10.31	ENV. PLAN. REV. 5
2012.01.12	ADDENDUM SET

① EAST ELEVATION
SCALE: 1/4" = 1'-0"

A3.2



ARCHITECT'S STAMP

CONSULTANT

CONSULTANT

**89 BELGRAVE
REMODEL AND ADDITION**

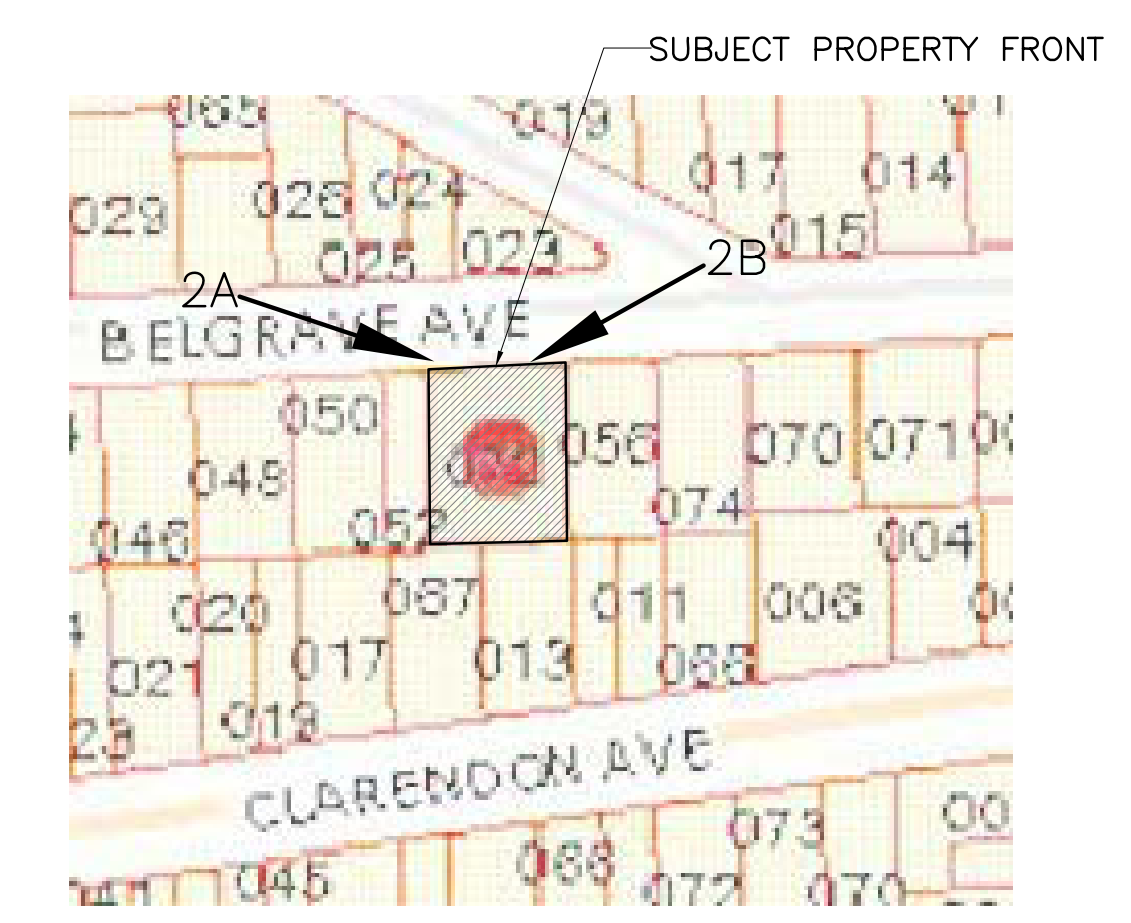
**BELGRAVE PARTNERS LLC.
89 BELGRAVE AVE.
SAN FRANCISCO, CA 94117**

DATE	ISSUED
2010.12.13	PLANNING SUBMITTAL
2011.06.14	RD COMMENTS REV 1
2011.08.10	RD COMMENTS REV 2
2011.08.14	ENV. PLANNING REV 3
2011.09.29	ENV. PLANNING REV 4
2011.10.31	ENV. PLANNING REV 5
2012.01.12	ADDENDUM SET

SHEET

A5.0

PHOTO SURVEY



1 FRONT FACADE AND ADJACENT PROPERTIES ON 89 BELGRAVE STREET
NTS



2 EXISTING ADJACENT PROPERTIES ON 89 BELGRAVE STREET
NTS



3 BUILDINGS ON OPPOSITE SIDE OF 89 BELGRAVE STREET
NTS



4 BUILDINGS ACCROSS FROM 89 BELGRAVE STREET
NTS



5 REAR VIEW OF SITE
NTS

