



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.

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SAN FRANCISCO PLANNING DEPARTMENT

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NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, December 07, 2011**
 Time: **9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance(rear yard, parking and mass reduction)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 169 Nevada St	Case No.: 2011.1062V
Cross Street(s): Cortland / Powhattan	Building Permit: TBD
Block / Lot No.: 5655/021	Applicant/Agent: Helena Meryman
Zoning District(s): RH-1 / 40-X	Telephone: 415-992-1987
Area Plan: Bernal Heights	E-Mail: hmeryman@sbcglobal.net

PROJECT DESCRIPTION

The proposal is to create additional usable floor area by (1) raising the existing roof height three additional feet, (2) proposing a new dormer on the north side facade, and (3) adding a new two-story rear addition to the existing two-story, single-family dwelling.

PLANNING CODE SECTION 242 requires buildings on lots which have a depth greater than 70 feet may not be deeper than 45'-6" measured from the front property line; the remainder of the lot shall be used for rear yard. The required rear yard depth for the subject lot is 53'-0". The existing rear yard is approximately 51'-0" measured to the rear building wall and 43'-0" measured to the rear deck. The proposed building expansion encroaches approximately 6'-0" into the required rear yard, and the proposed rear stair and deck encroach an additional 13'-0"; leaving a rear yard of approximately 47'-0" measured to the rear building wall and 34'-0" measured to the rear stair; therefore, a variance is required.

PLANNING CODE SECTION 242 requires a total of 650 square feet of usable floor area to be removed from the exterior of the building, causing a reduction in square footage as well as building volume. The proposal is approximately 240 square feet short of meeting the requirement; therefore, a variance is required.

PLANNING CODE SECTION 242(e)(4) sets forth the parking standards for new constructions and alterations. Three off-street parking spaces are required for construction that results in usable floor area between 2,251 to 2,850 square feet. The total usable floor area proposed with the addition would be approximately 2,840 square feet. One independently accessible parking space exists but no additional spaces are proposed; therefore, a variance is required.

PER PLANNING CODE SECTION 188, a non-complying structure is prohibited from intensification or increase in discrepancy at any level. The existing building is a non-complying structure in terms of rear yard. The proposed addition enlarges the existing non-complying building envelope; therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Ben Fu** Telephone: **415-558-6613** Mail: ben.fu@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/2011.1062V.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. **The mailing of such notification will be performed separately.**

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.

FLOOR AREAS <small>see sheet A1.1 for diagrams</small>					
location	garage	existing	additional	Total	Reduction
LEVEL 1 (garden level)		695 sq ft	223 sq ft	918 sq ft	194 sq ft
garage	286 sq ft				
LEVEL 2 (main level)		1044 sq ft	245 sq ft	1289 sq ft	194 sq ft
LEVEL 3 (greater than 5'-0" ceiling height)		336 sq ft	264 sq ft	600 sq ft	240 sq ft
TOTAL AREAS	286 sq ft	2075 sq ft	732 sq ft	2807 sq ft	628 sq ft

STREET TREE REQUIREMENT		
FLOOR AREA INCREASE		732 sq ft
more than 20% increase in floor area requires street tree	0.20	415 sq ft tree required

MASS REDUCTION			
MAX FLOOR AREA	width	allowable depth	area / FAR
allowable footprint	30'0"	45'6"	1365 sq ft
allowable stories			3
MAX ALLOWABLE FLOOR AREA			4095 sq ft
REDUCTION REQUIRED			
required floor area reduction			650 sq ft
rear yard intrusion seeking variance			310 sq ft
TOTAL REDUCTION			960 sq ft
REDUCTION PROVIDED			628 sq ft
MAX FLOOR AREA after required reduction			3135 sq ft
PROPOSED USEABLE FLOOR AREA			2807 sq ft

PARKING	
floor area	2807 sq ft
onsite parking required	3
onsite parking	1

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PROJECT DATA	
owners	Helena Meryman, Ali Naschke-Messing
address	169 Nevada Street San Francisco, CA 94110 415.992.1987
project address	same as above
Block / Lot	5655 / 021
zoning	RH-1 residential single family
height and bulk dist	40-X
special use dist	Bernal1
year built	1922
architect	James Bill Z I A [zero impact architecture]
address	1654 San Anselmo Avenue San Anselmo, CA 94960 415.785.4874 james@ZIAArchitecture.com
structural engineer	Andres Stambuk CRES Engineering 2420 Sand Creek Road, Suite C-1252 Brentwood CA 94513 925.420.5255 andres@creseng.com
mechanical engineer	Taylor Keep 510.200.8551

PROJECT DESCRIPTION	
THIS PROJECT INCLUDES:	
A new two story addition.	
Interior remodel of the existing kitchen and bathroom.	
Reconfiguration of the first floor with a new interior stair connecting to the second floor.	
The third floor roof is raised with increased insulation, increased headroom, and a bathroom addition.	
This is a Green Point Rated project, as well as a low energy project toward the Passive House standard.	

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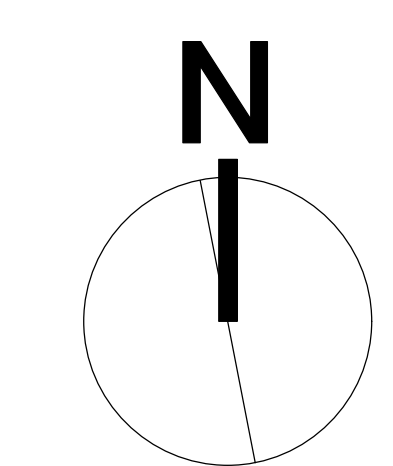
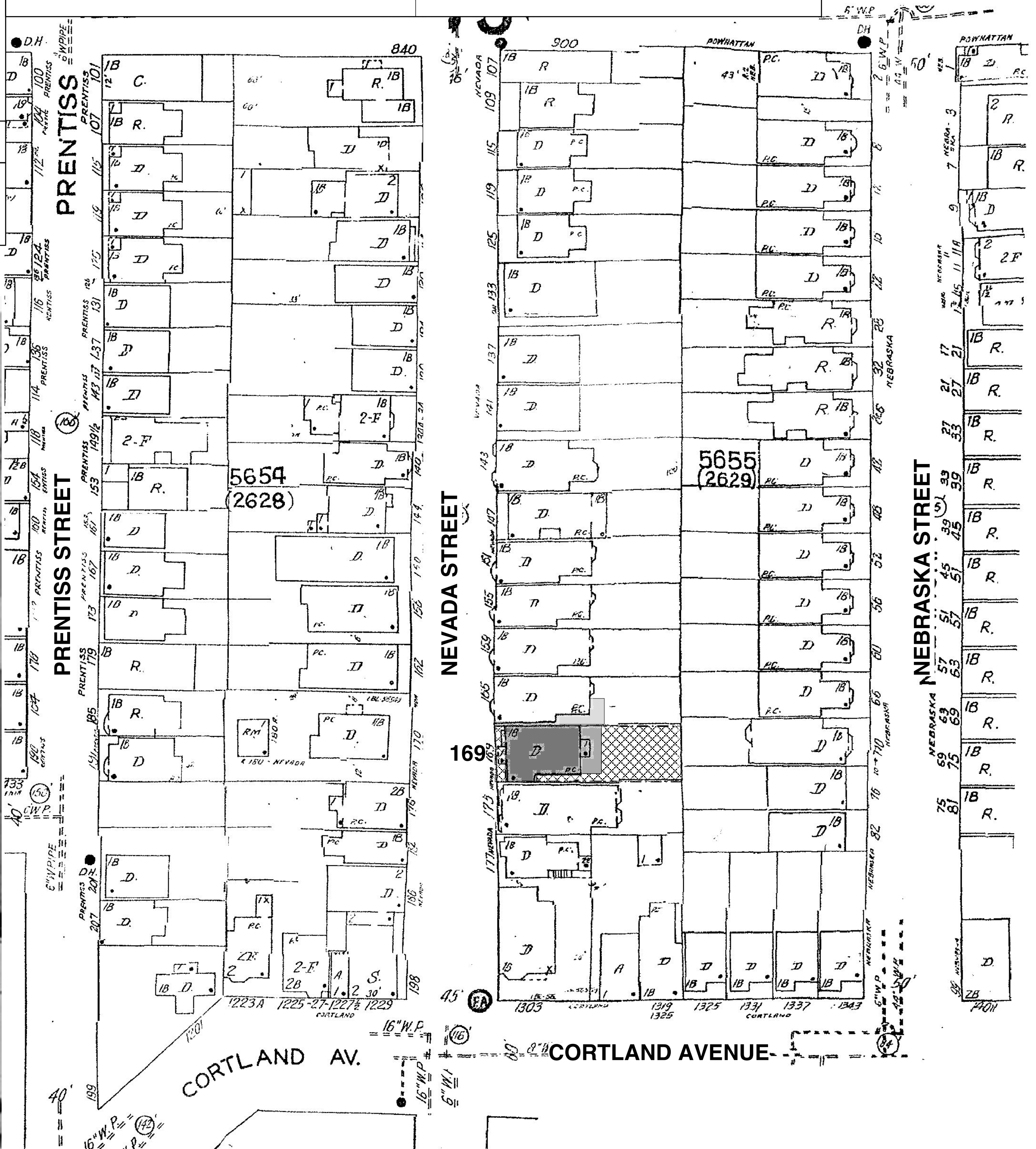
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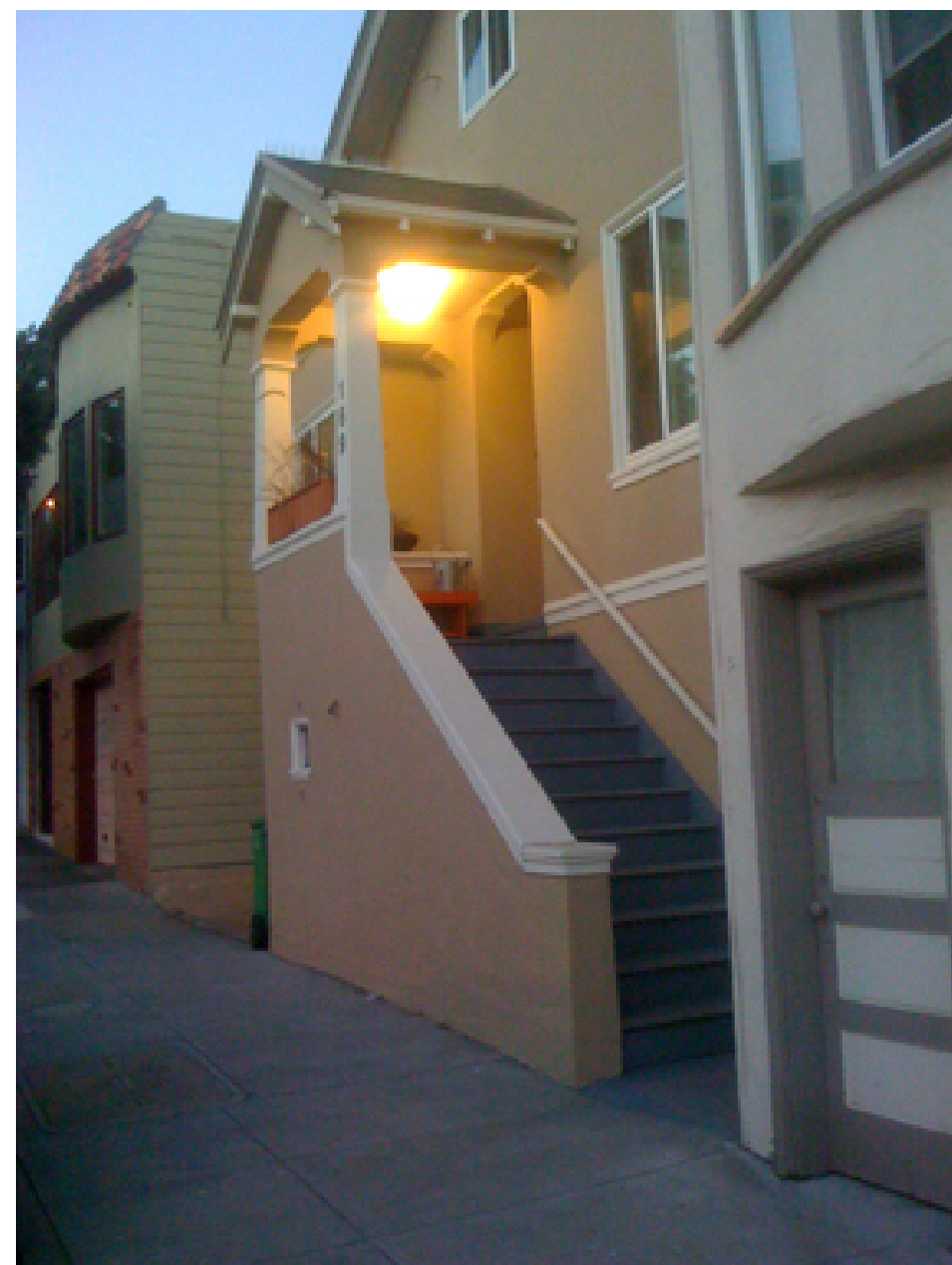
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proj descript
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location



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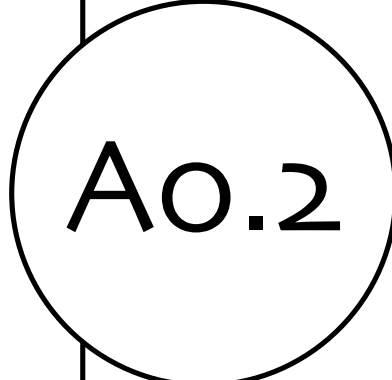


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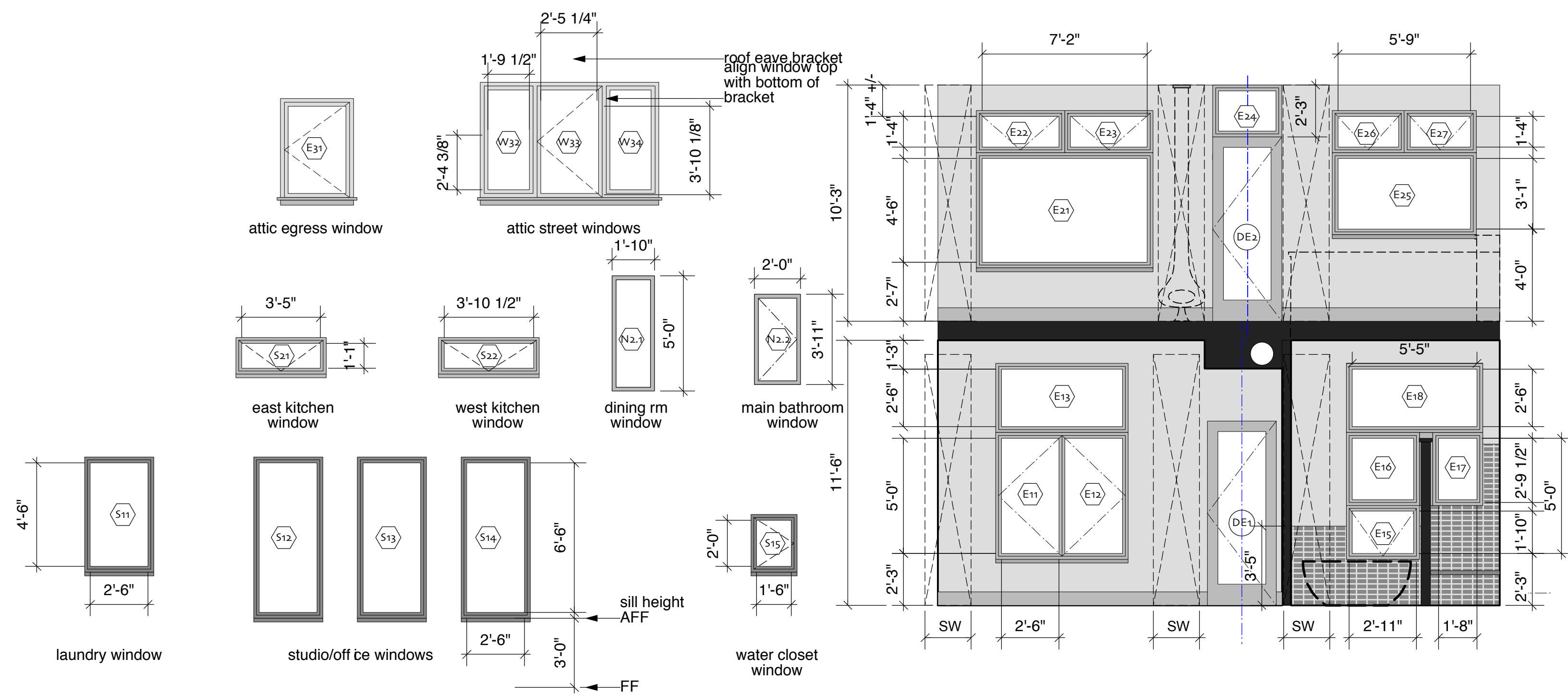
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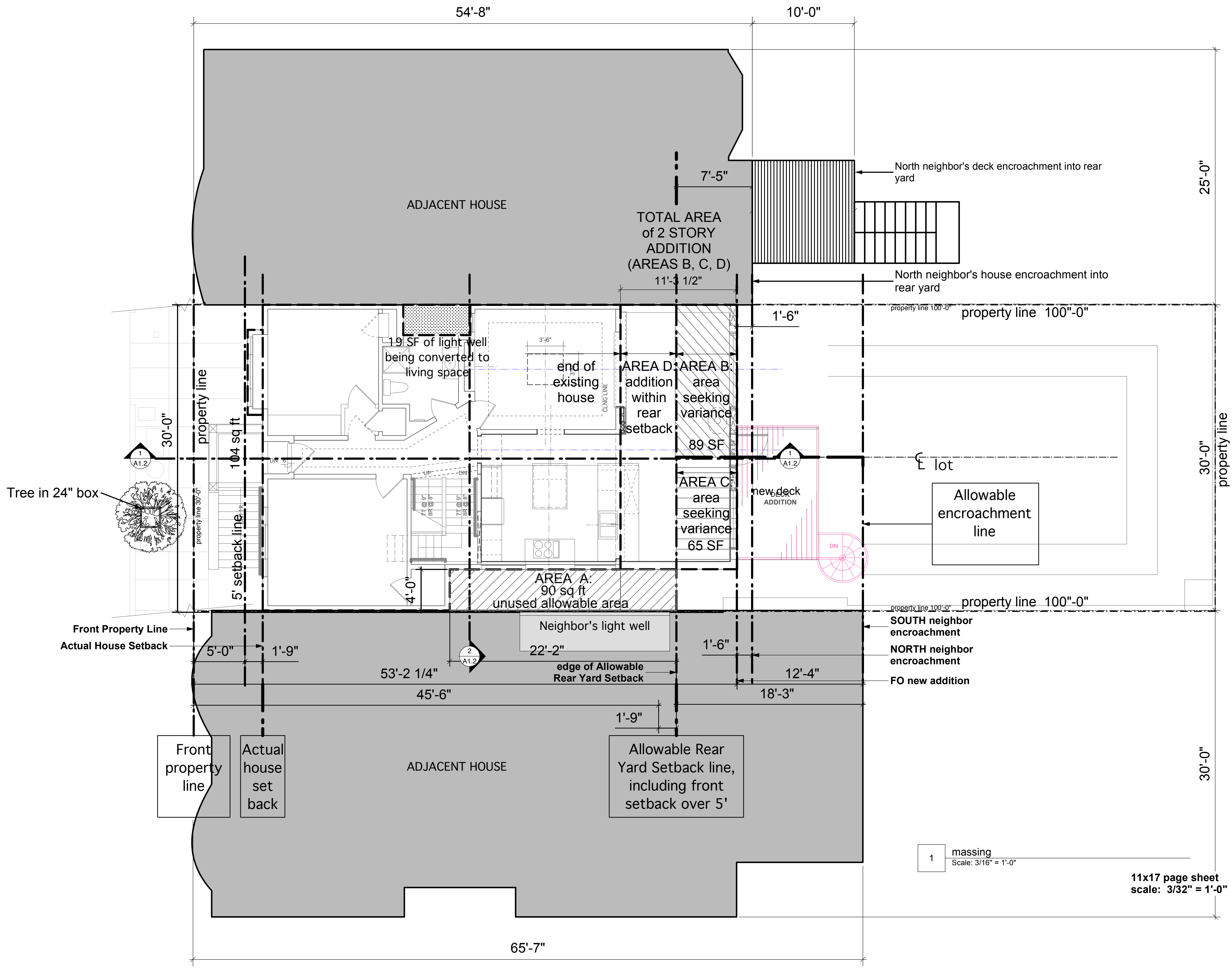
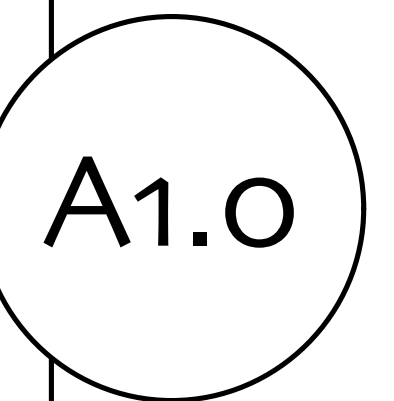
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window sched

WINDOW SCHEDULE

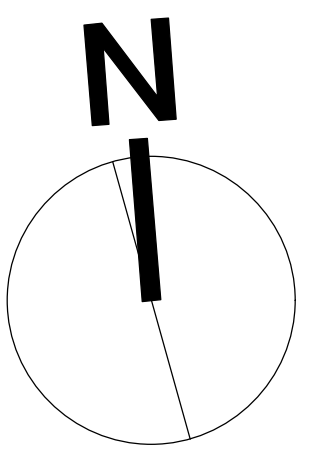
#	location	manuf.	model	operation	GLASS width	GLASS height	height AFF to glazing B.O. header	temp-ered?	fire-rated?	SHGC	U-value	hardware	hrdwr color	remarks	
<i>NOTE: these windows are sized using glass size.</i>															
WEST FRONT ELEVATION															
W31	NOT USED														
W32	attic storage	Marvin	wood magnum	fixed	19 1/2"	24 3/8"		clear	no	no	low	TBD	standard	TBD	egress window
W33	attic storage	Marvin	wood magnum	tilt turn	25 1/4"	3'10 1/8"		clear	no	no	low	TBD	standard	TBD	
W34	attic storage	Marvin	wood magnum	fixed	19 1/2"	24 3/8"		clear	no	no	low	TBD	standard	TBD	egress window
SOUTH ELEVATION															
S11	laundry	Marvin	clad	fixed	26"	46"		clear	YES	+/-	low	TBD	standard	TBD	
S12	office/studio	Marvin	clad	fixed	26"	66"		clear	YES	+/-	low	TBD	standard	TBD	
S13	office/studio	Marvin	clad	fixed	26"	66"		clear	YES	+/-	low	TBD	standard	TBD	
S14	office/studio	Marvin	clad	fixed	26"	66"		clear	YES	+/-	low	TBD	standard	TBD	
S15	water closet	Marvin	clad	fixed	16"	20"		clear	YES	+/-	low	TBD	standard	TBD	
S21	kitchen	Marvin	clad	fixed	35"	11"		clear	YES	+/-	0.61	TBD	standard	TBD	
S22	kitchen	Marvin	clad	fixed	35"	11"		clear	YES	+/-	0.61	TBD	standard	TBD	
S31	stairwell	Marvin	clad	fixed	50"	57"		clear	YES	+/-	0.61	TBD	standard	TBD	
EAST ELEVATION															
E11	master bedroom	Marvin	clad	french casemaster	26"	50"		clear, one way	YES	no	low	TBD	standard	TBD	inswing remvble screens
E12	master bedroom	Marvin	clad	french casemaster	26"	50"		clear, one way	YES	no	low	TBD	standard	TBD	
E13	master bedroom	Marvin	clad	fixed	VIF	26"		clear, one way	YES	no	low	TBD	standard	TBD	
E15	master bathroom	Marvin	clad	hopper	2'11"	1'10"		clear	YES	no	low	TBD	standard	TBD	
E16	master bathroom	Marvin	clad	fixed	2'11"	2'9 1/2"		clear	YES	no	low	TBD	standard	TBD	
E17	shower stall	Marvin	clad	fixed	18"	2'9 1/2"		clear	YES	no	low	TBD	standard	TBD	
E18	master bathroom	Marvin	clad	fixed	5'5"	2'6"		clear	YES	no	low	TBD	standard	TBD	
E21	living room	Marvin	clad	fixed	7'2"	4'6"		clear	no	no	low	TBD	standard	TBD	
E22	living room	Marvin	clad	hopper	VIF	14"		clear	no	no	low	TBD	standard	TBD	
E23	living room	Marvin	clad	hopper	VIF	14"		clear	no	no	low	TBD	standard	TBD	
E24	above door	Marvin	clad	fixed	3'0" unit	2'3" unit		clear	YES	+/-	low	TBD	standard	TBD	
E25	sitting room	Marvin	clad	fixed	5'9"	3'1"		clear	no	no	low	TBD	standard	TBD	
E26	sitting room	Marvin	clad	hopper	VIF	14"		clear	no	no	low	TBD	standard	TBD	
E27	sitting room	Marvin	clad	hopper	VIF	14"		clear	no	no	low	TBD	standard	TBD	
NORTH ELEVATION & LIGHTWELL															
N2.1	dining @ lightwell	Marvin	clad	casemaster	replace existing			clear	YES	+/-	low	TBD	standard	TBD	
N2.2	bathroom @ lightwell	Marvin	clad	casemaster	replace existing			clear	YES	+/-	low	TBD	standard	TBD	
ROOF															
R1	dining room skylight	Wasco	model 30/30	fixed	30"	30"		diffusing	YES	YES	low	TBD	NA	NA	energy efficient skylights
INTERIOR GLAZING															
between master bathroom and studio NA															





1 massing
Scale: 3/16" = 1'-0"

11x17 page sheet
scale: 3/32" = 1'-0"





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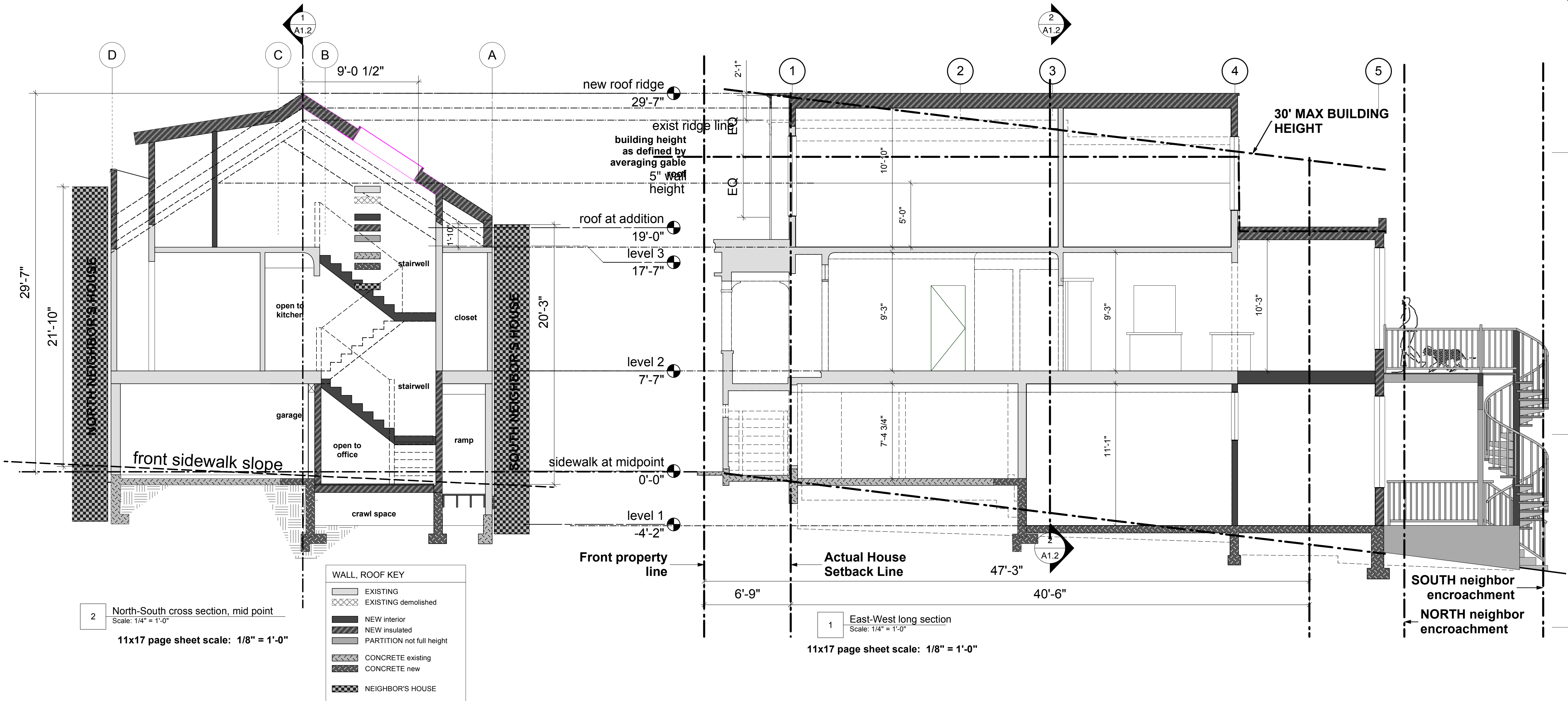
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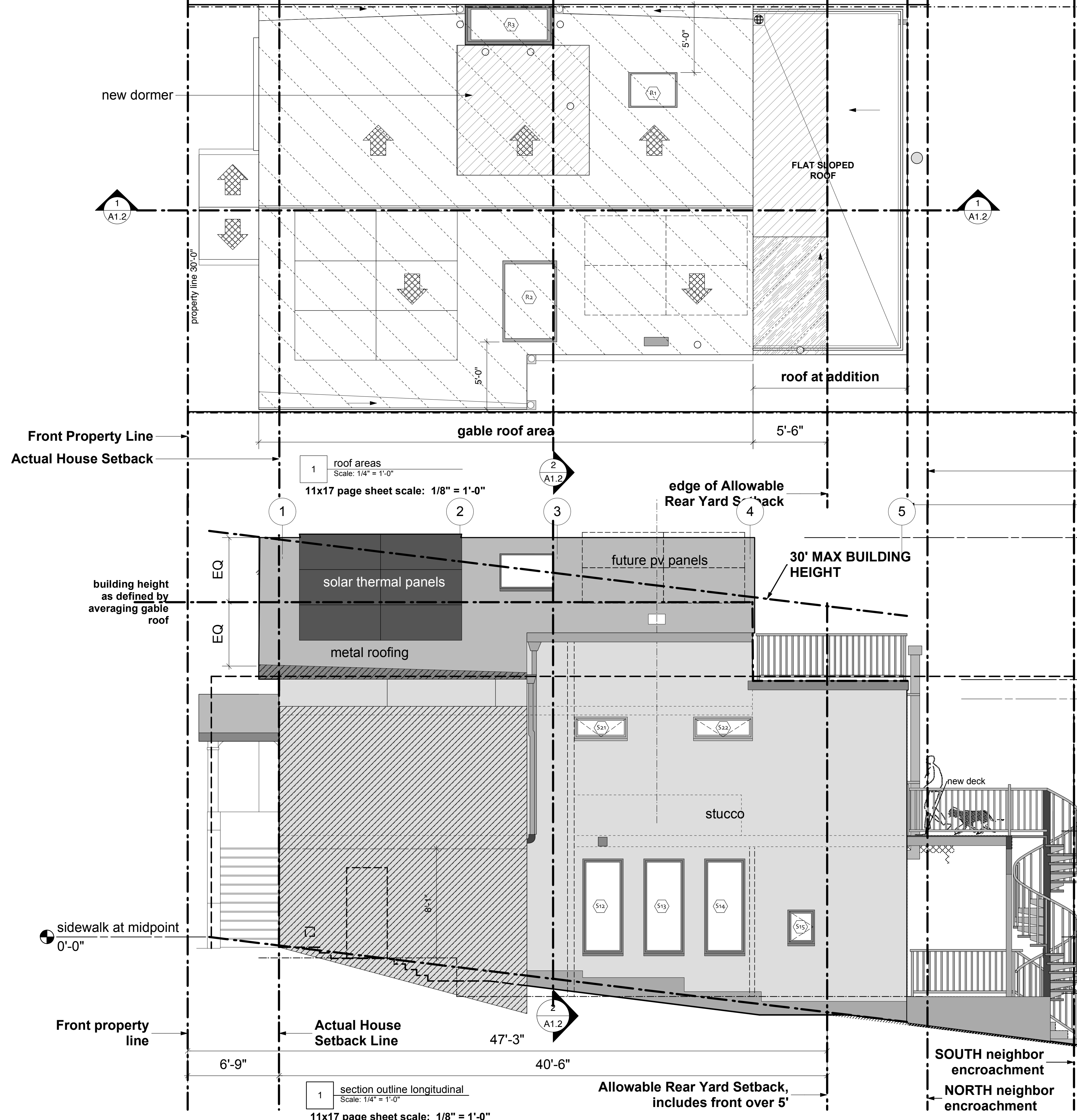
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A1.2

**building
sections**





ROOF AREAS ABOVE 30'

Area of gable roof	1,023 sq ft
Area of dormer roof extrusion	94 sq ft
Percentage of roof above 30'	0.09
Dormer offset area	94 sq ft
Remainder of flat roof for offset	46 sq ft

Key

- Area of roof
- Area of dormer roof extension
- Dormer offset area
- Offset areas



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roof areas



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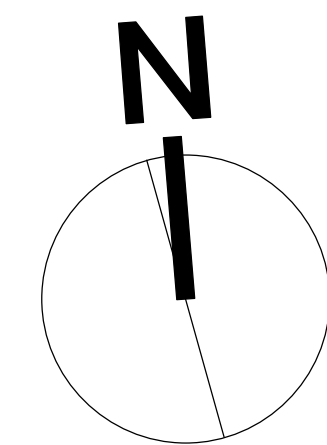


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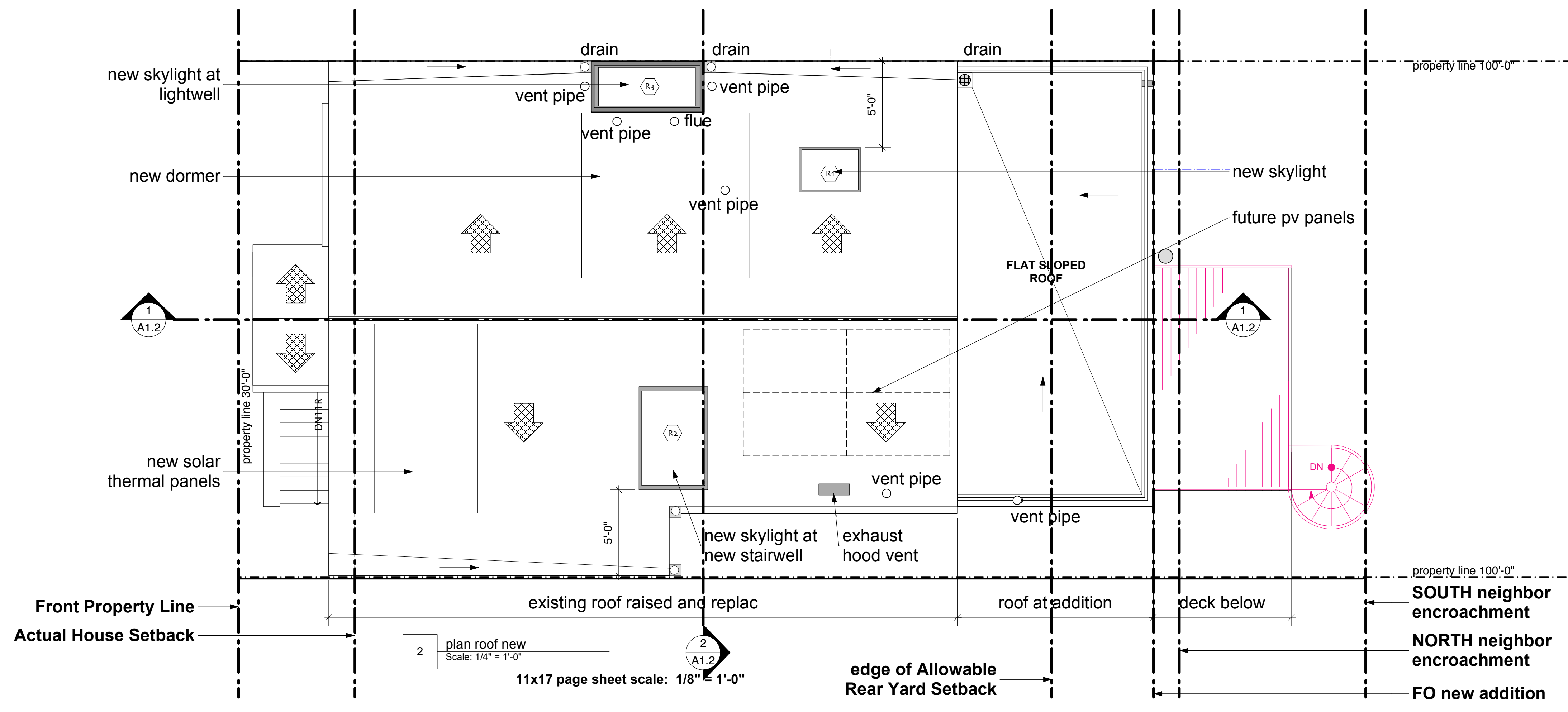
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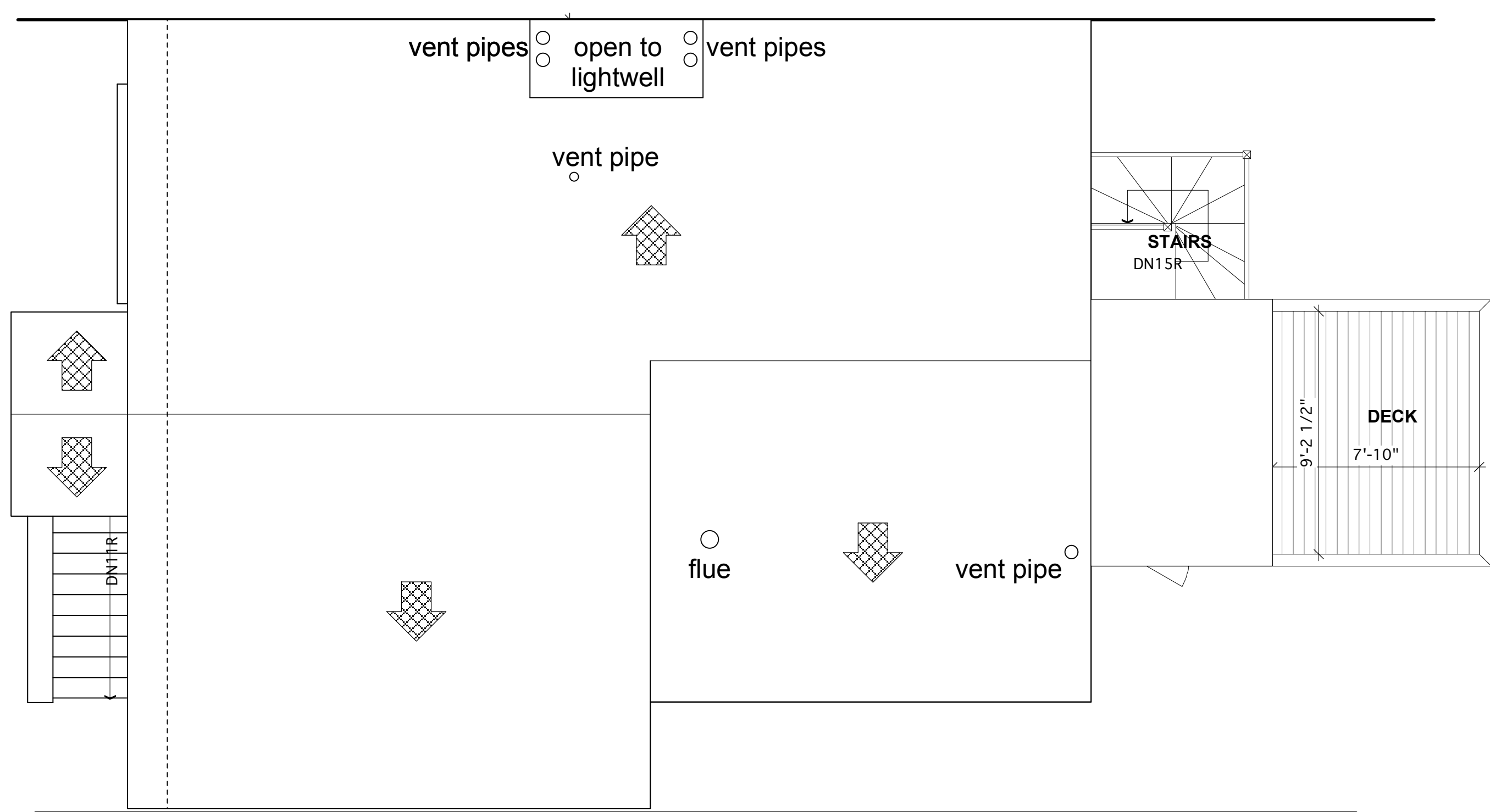


A2.4

**ROOF PLAN
exist & new**



2 plan roof new
Scale: 1/4" = 1'-0"
11x17 page sheet scale: 1/8" = 1'-0"



1 plan roof existing
Scale: 1/4" = 1'-0"
11x17 page sheet scale: 1/8" = 1'-0"



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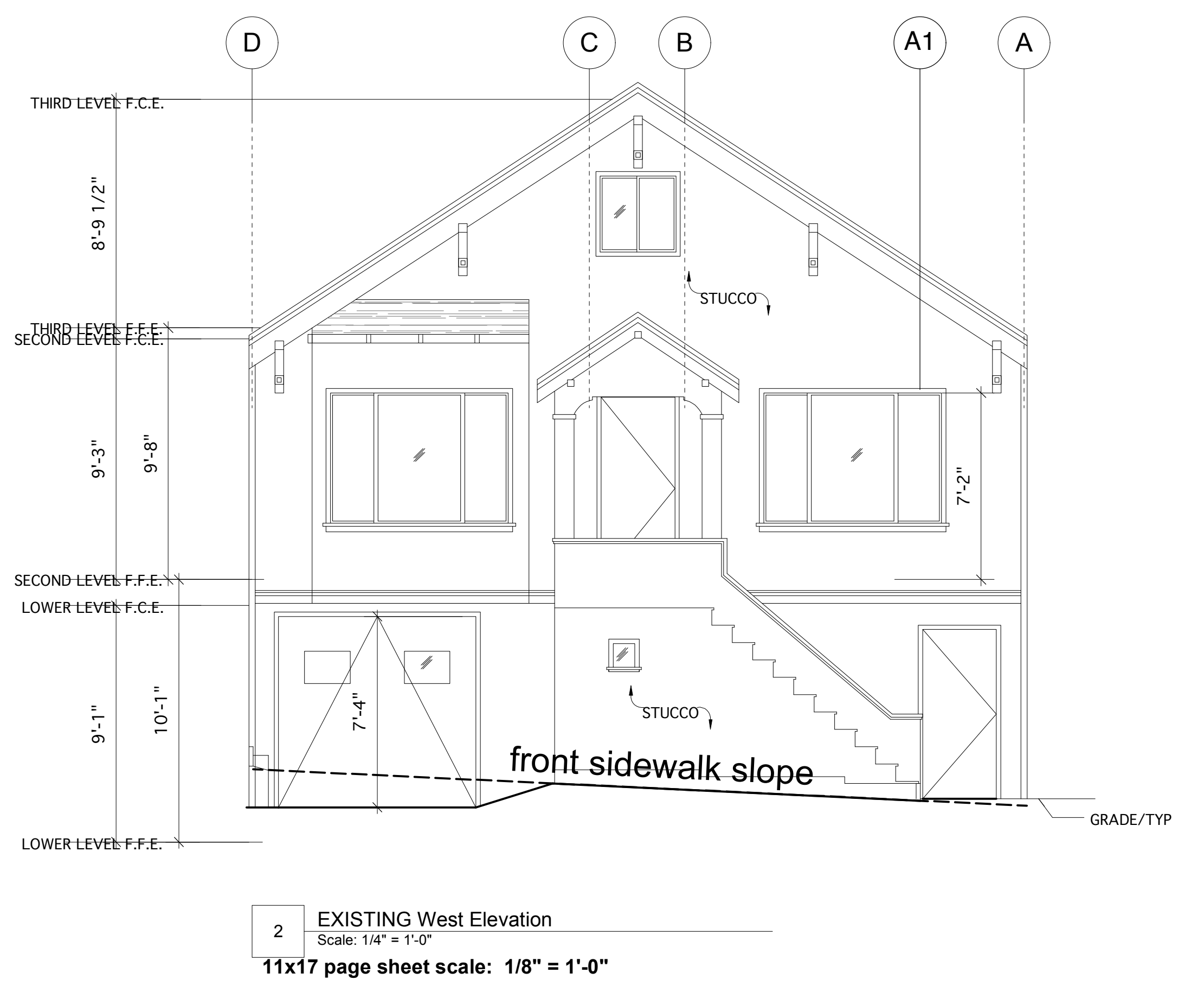
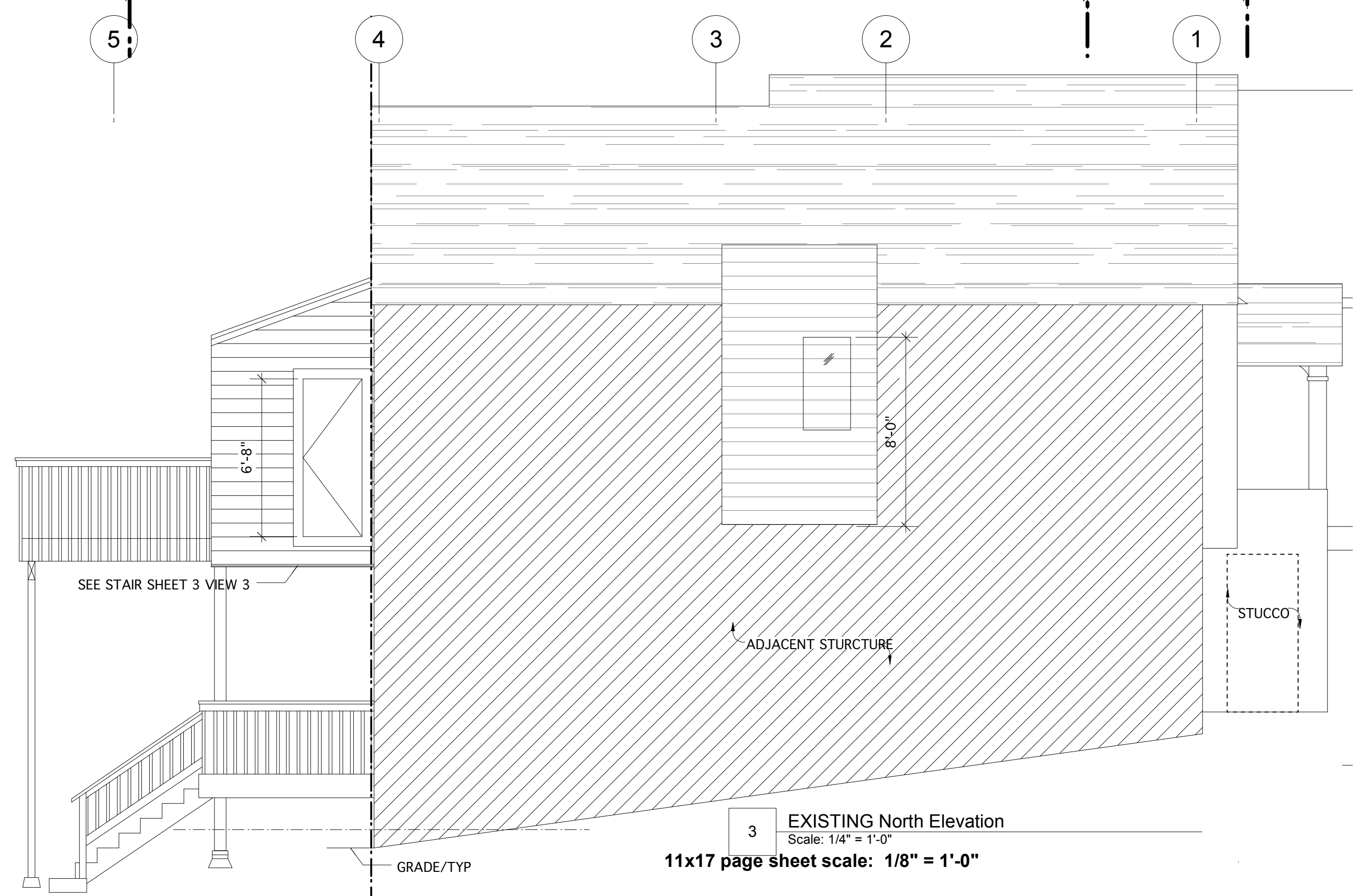
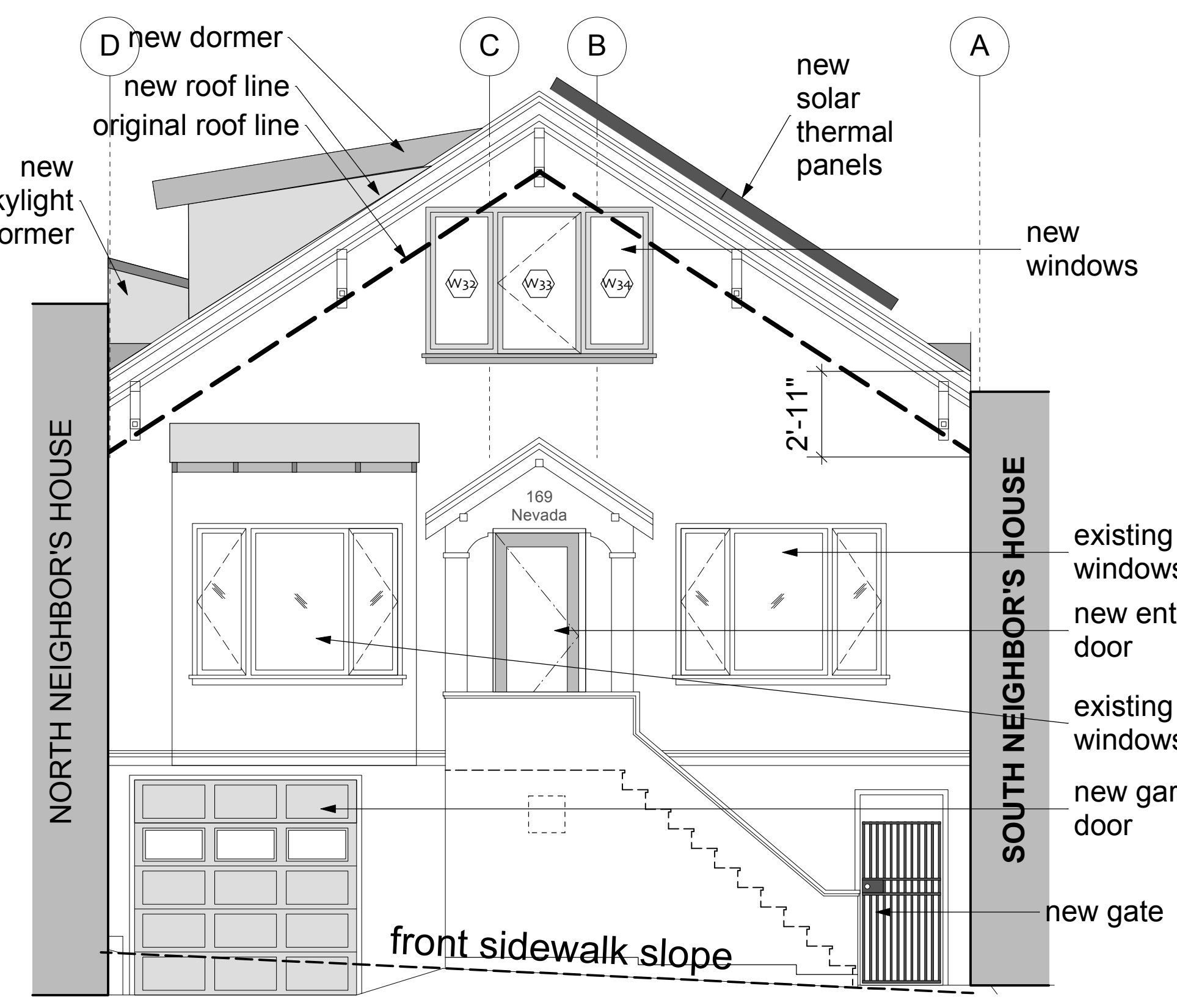
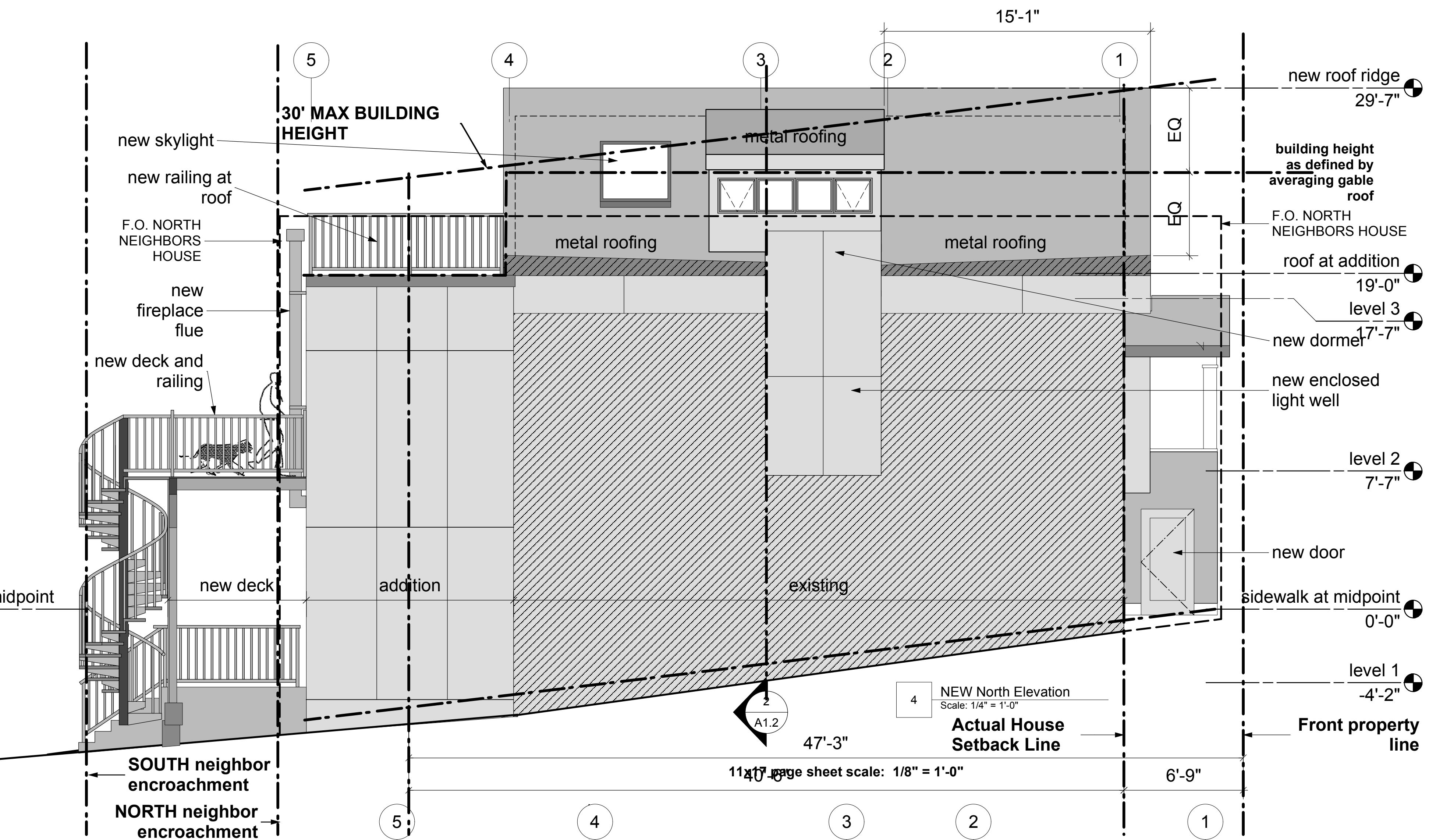
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elevations
exist & new





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