



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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CA 94103-2479

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**SAN FRANCISCO
PLANNING DEPARTMENT**

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, April 28, 2010**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Rear Yard)**
Hearing Body: **Zoning Administrator**

| PROPERTY INFORMATION | | APPLICATION INFORMATION | |
|---|-------------------------------|-------------------------|-------------------------|
| Project Address: | 285 Lowell Street | Case No.: | 2007.1098V |
| Cross Street(s): | Hanover St. /Byron Ct. | Building Permit: | 2007.08.09.9293 |
| Block /Lot No.: | 6489/013E | Applicant/Agent: | Eduardo Fraustro |
| Zoning District(s): | RH-1 / 40-X | Telephone: | (415) 685-6839 |
| Area Plan: | N/A | E-Mail: | N/A |
| PROJECT DESCRIPTION | | | |
| <p>The proposal is to legalize the construction of a one-story deck, staircase, and corrugated vinyl roof, located at the rear of the existing single-family dwelling.</p> <p>PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 19'-6". The deck encroaches approximately 2'-6" into the required rear yard and results in a rear yard of 17'-0"; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.</p> | | | |
| ADDITIONAL INFORMATION | | | |
| <p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Elizabeth Watty Telephone: (415) 558-6620 E-Mail: Elizabeth.watty@sfgov.org</p> | | | |
| <p>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/2007.1098V.pdf</p> | | | |

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 March 30, 2010, the Department issued the required Section 311/312 notification for this project (expires April 29, 2010).**

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

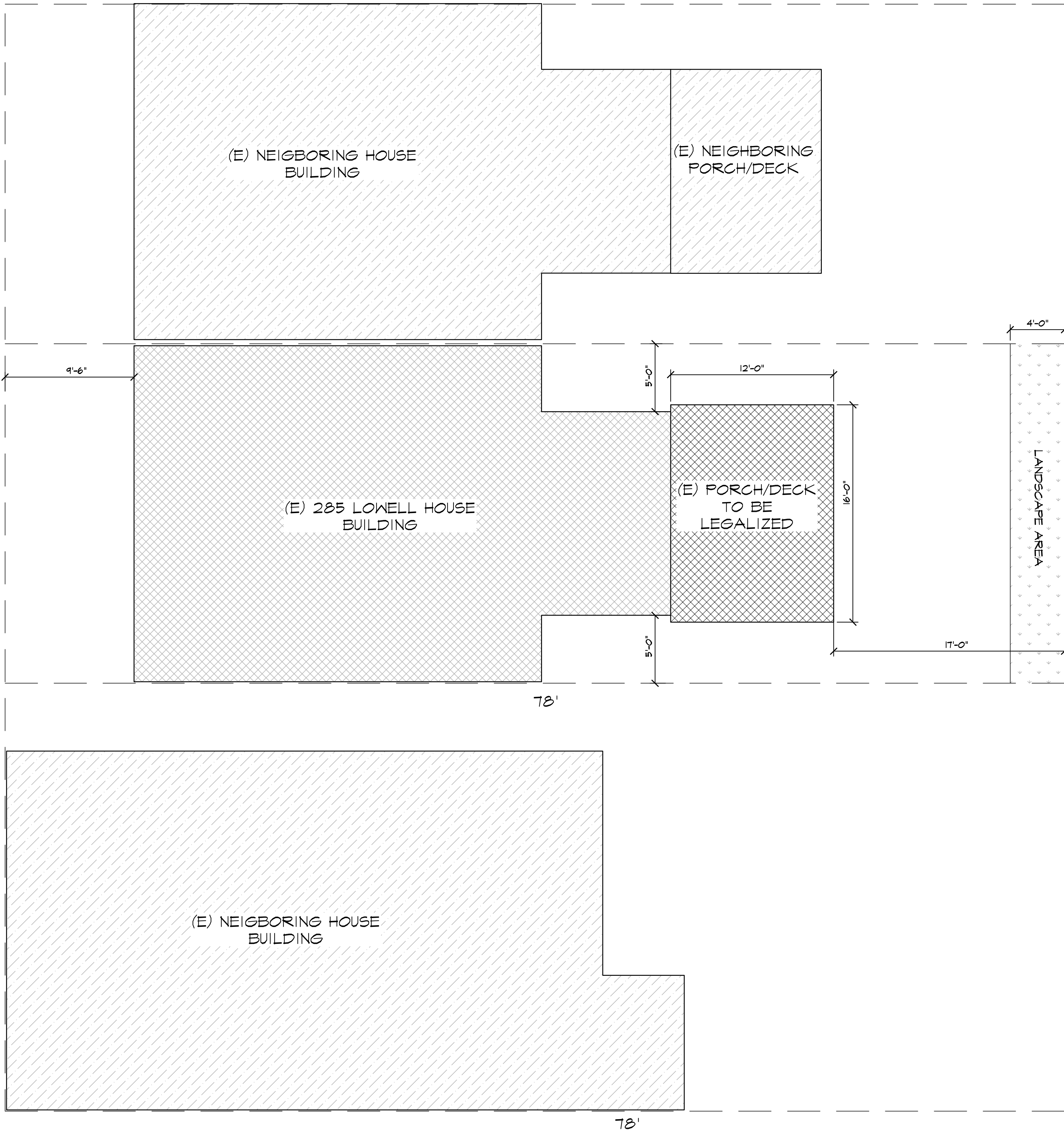
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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

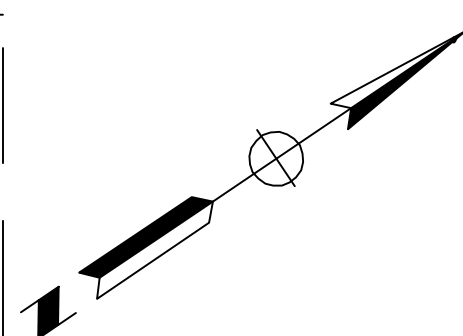
Lowell St.

sidewalk

sidewalk



SITE PLAN
Scale: 1/4"=1'



Project Info.

RECORD FOR BLOCK 6489 LOT 013E---ASSESSOR VOLUME 38

SCOPE OF WORK:

-TO LEGALIZE EXISTING PORCH/DECK = 192 SF

Sheet Index

TI SITE PLAN
AI ELEVATIONS & DETAILS

General Notes

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS OF STATE AND/OR LOCAL CODES, ORDINANCES, STATUTES, AND REGULATIONS. NOTHING IN THE DRAWINGS IS TO BE CONSTRUCTED AS REQUIRING OR PERMITTED WORK CONTRARY TO THESE APPLICABLE CODES, REGULATIONS, AND RULES.
- THE DESIGN PRESENTED IN THESE DRAWINGS ESTABLISHES THE GENERAL ARCHITECTURAL REQUIREMENTS FOR THE PROJECT. IT DOES NOT PRESENT ALL DETAILS REQUIRED FOR CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO EXERCISE SOUND JUDGMENT IN ACCORDANCE WITH CODE REQUIREMENTS.
- THE DRAWINGS INDICATE LOCATION, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND APPLY GENERALLY FOR SIMILAR CONDITIONS. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. IN THE EVENT THAT CERTAIN FEATURES ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE (A) OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS; OR (B) IN ACCORDANCE WITH CONVENTIONAL PRACTICES OF THE UNIFORM BUILDING CODE.
- UNLESS SHOWN OTHERWISE, DETAILS SHOWN AS "TYPICAL" APPLY WHEREVER APPROPRIATE.
- ALL CONDITIONS AFFECTING WORK PROGRESS AND CONFORMANCE TO PLANS AND SPECIFICATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF WORK.
- ANY SITE AND BUILDING AREAS UNAFFECTED BY THIS WORK SHALL BE PROTECTED FROM ANY DAMAGE CAUSED BY THIS WORK. ANY DAMAGE TO EXISTING STRUCTURES AND BUILDING ELEMENTS SO CALLED, SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
- ANY WASTE AND REFUSE, CAUSED BY THIS WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR.

Abbreviations

| | | | | | |
|-------|--------------|--------|-----------------|----------|------------------------|
| ∠ | ANGLE | FLR. | FLOOR | P.W. | PLYWOOD |
| ● | AT | FTG. | FOOTING | PLY.W.D. | PLYWOOD |
| C | CENTERLINE | FT. | FOOT OR FEET | P.T. | PRESSURE TREATED |
| ° | DIAMETER | GA. | GAUGE | REINF. | REINFORCED |
| ° | DEGREE | GALV. | GALVANIZED | REF. | REFERENCE |
| ARCH. | ARCHITECT | HST. | HEIGHT | STL. | STEEL |
| BLKG. | BLOCKING | HORIZ. | HORIZONTAL | SHT. | SHEET |
| COL. | COLUMN | MAX. | MAXIMUM | SIM. | SIMILAR |
| CONC. | CONCRETE | MISC. | MISCELLANEOUS | SPEC. | SPECIFICATIONS |
| CLS. | CEILING | MANUF. | MANUFACTURER | SQ. | SQUARE |
| CLR. | CLEAR | NO., # | NUMBER | T&G | TONGUE & GROOVE |
| DIA. | DIAMETER | N.T.S. | NOT TO SCALE | TYP. | TYPICAL |
| DIM. | DIMENSION | N.I.C. | NOT IN CONTRACT | U.N.O. | UNLESS NOTED OTHERWISE |
| DWN. | DOWN | O.C. | ON CENTER | VERT. | VERTICAL |
| D.F. | DOUGLAS FIR | O/ | OVER | W/ | WITH |
| EXIST | EXISTING | PLT. | PLATE | WD. | WOOD |
| (E) | EXISTING | | | W/O | WITHOUT |
| EN. | EDGE NAILING | | | W.P. | WATERPROOF |
| | | | | W.S. | WATER SCREW |



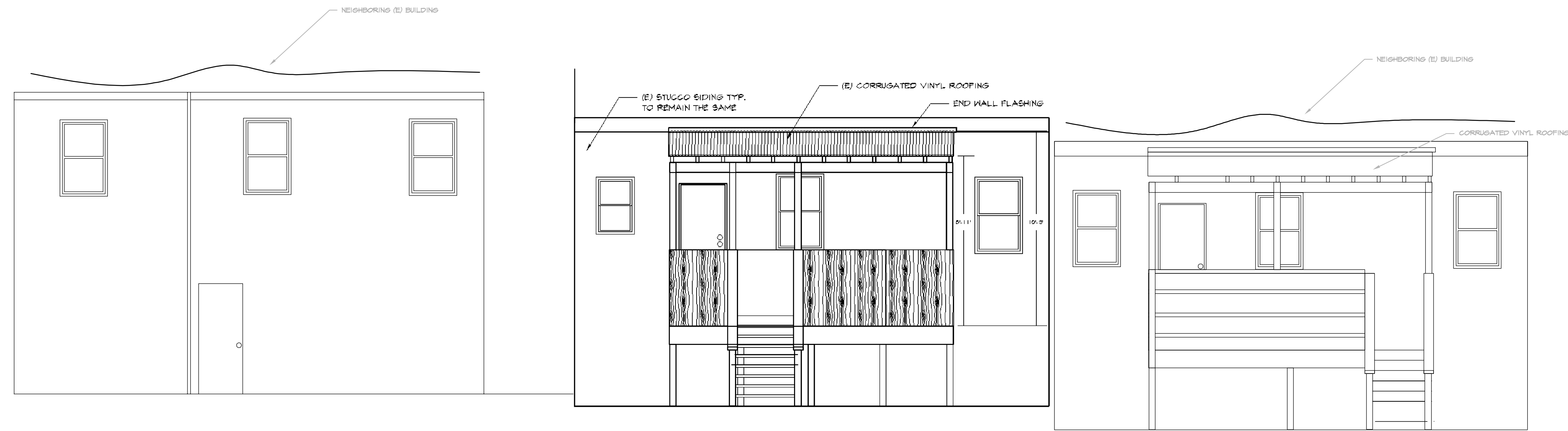
VICINITY

| INIT | DESCRIPTION | MARK | DATE |
|------|-------------|------|------|
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| | | | |
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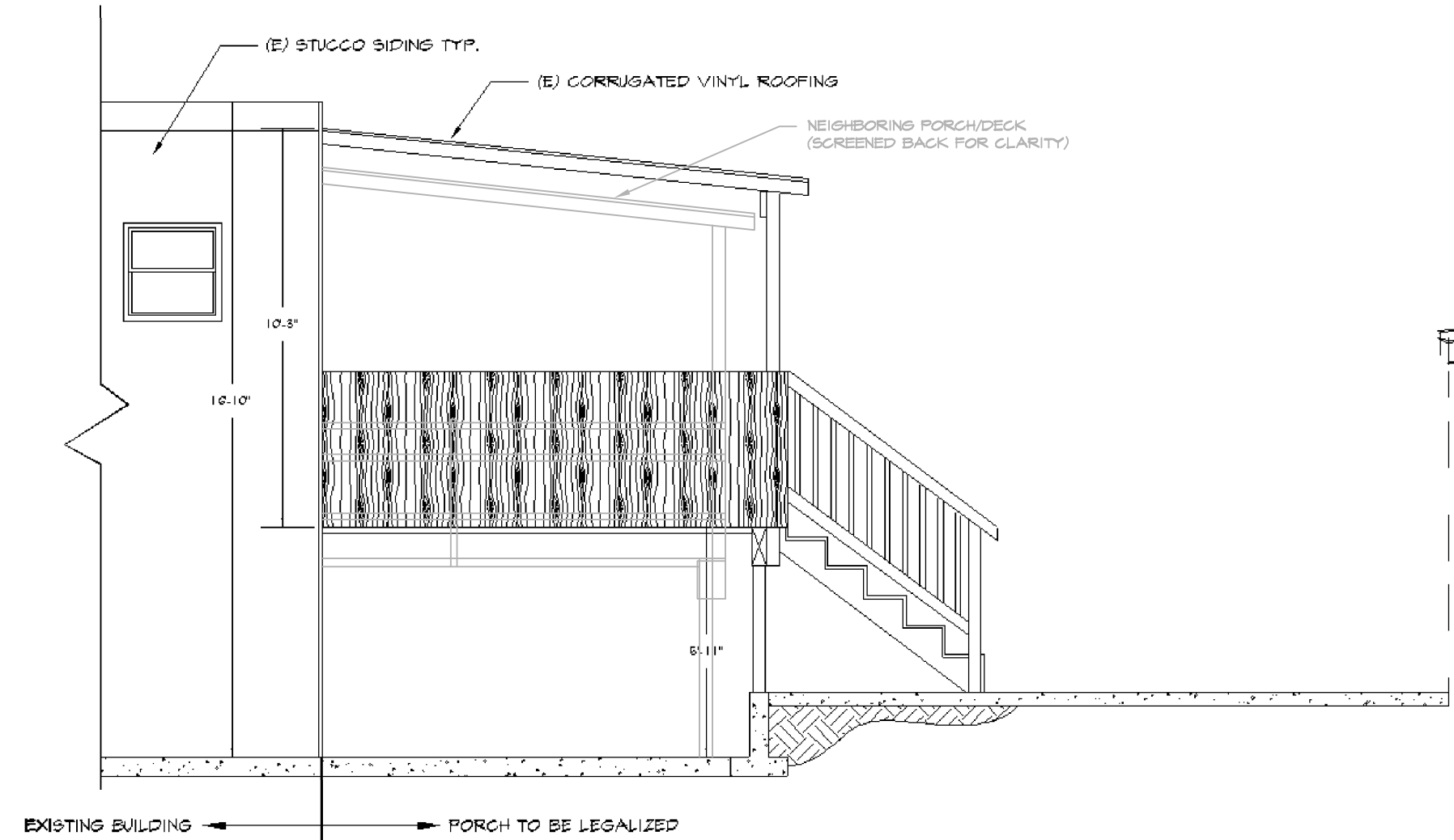
Owner: Maria Merina & Eduardo Fraustro
285 Lowell Street
San Francisco, CA 94112

285 Lowell Street
San Francisco, CA 94112
PROPOSED REMODEL

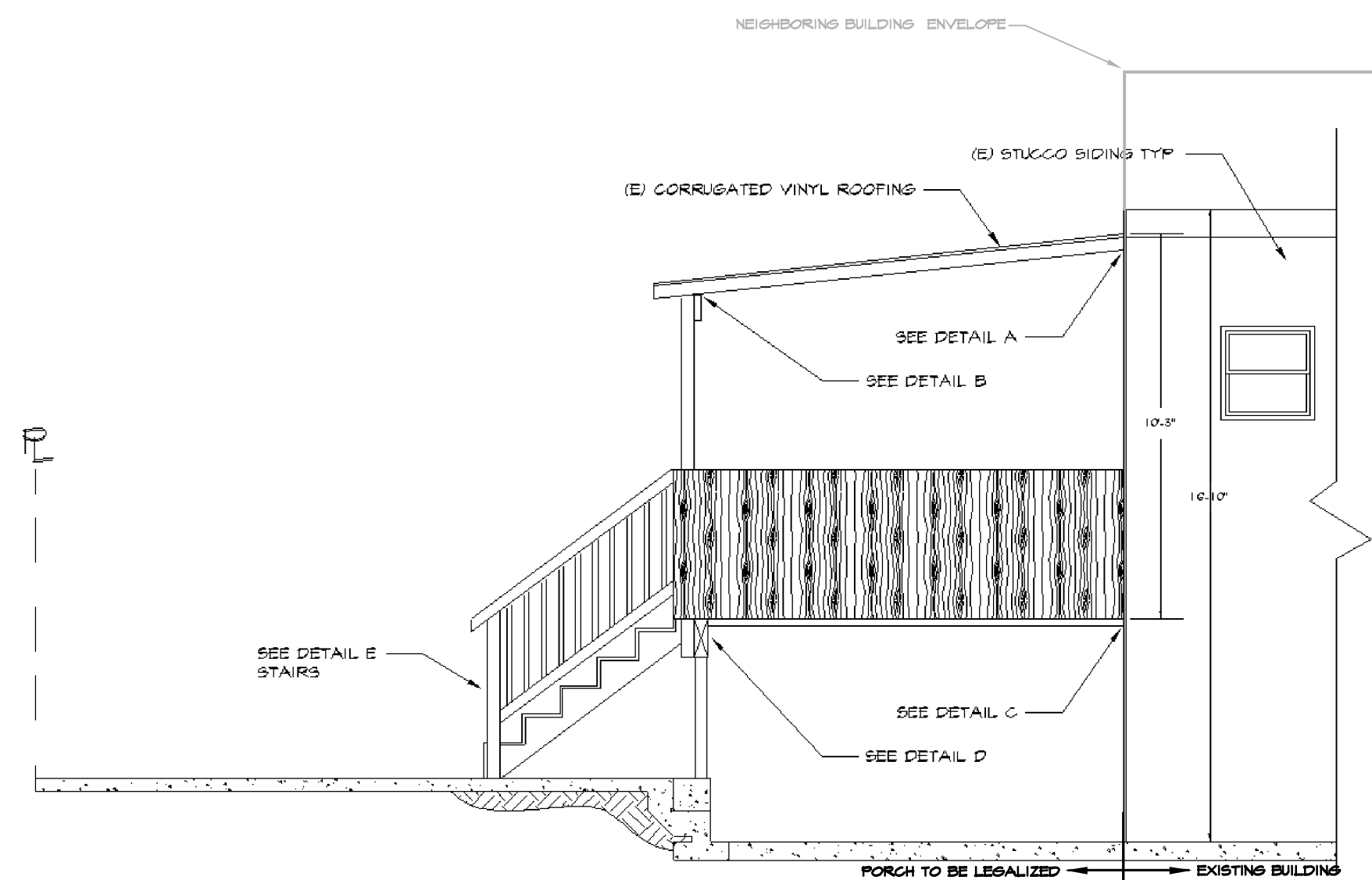
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|-----------------|--|
| DESIGN BY | |
| DRAWN BY | |
| CHECKED BY | |
| DATE | |
| SCALE | |
| HORIZ: AS SHOWN | |
| VERT: AS SHOWN | |
| SHEET | |
| T-1 | |
| OF SHEETS | |
| DRAWING FILE # | |



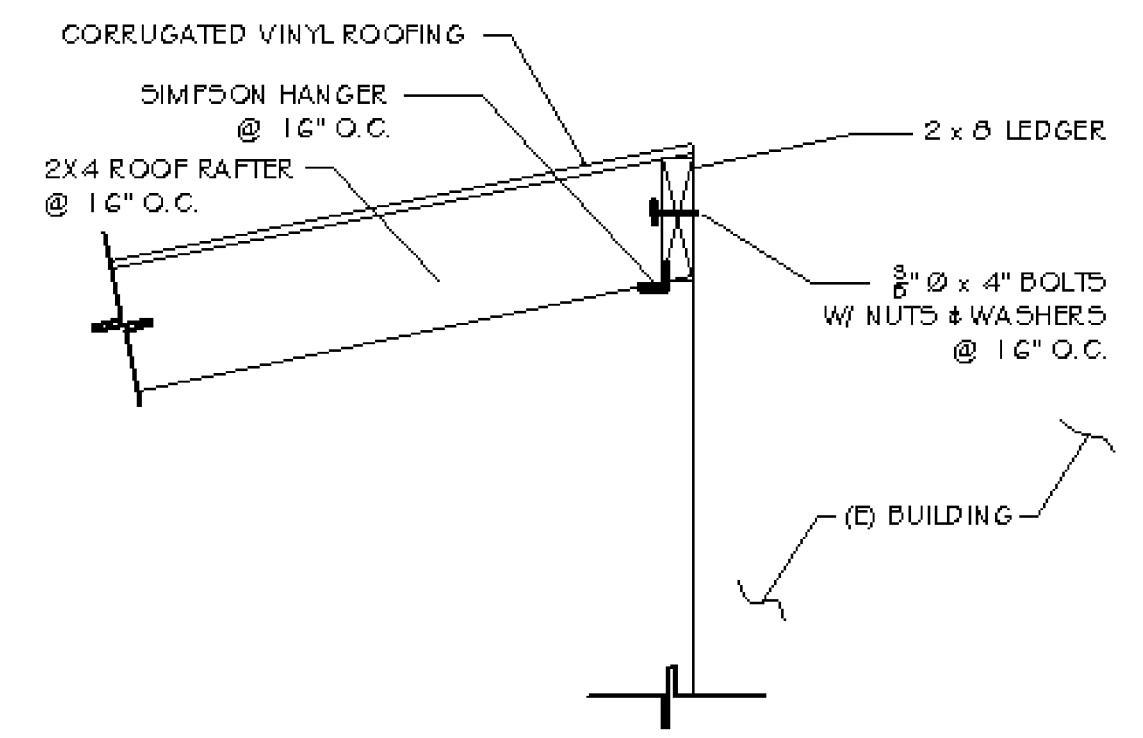
REAR ELEVATION
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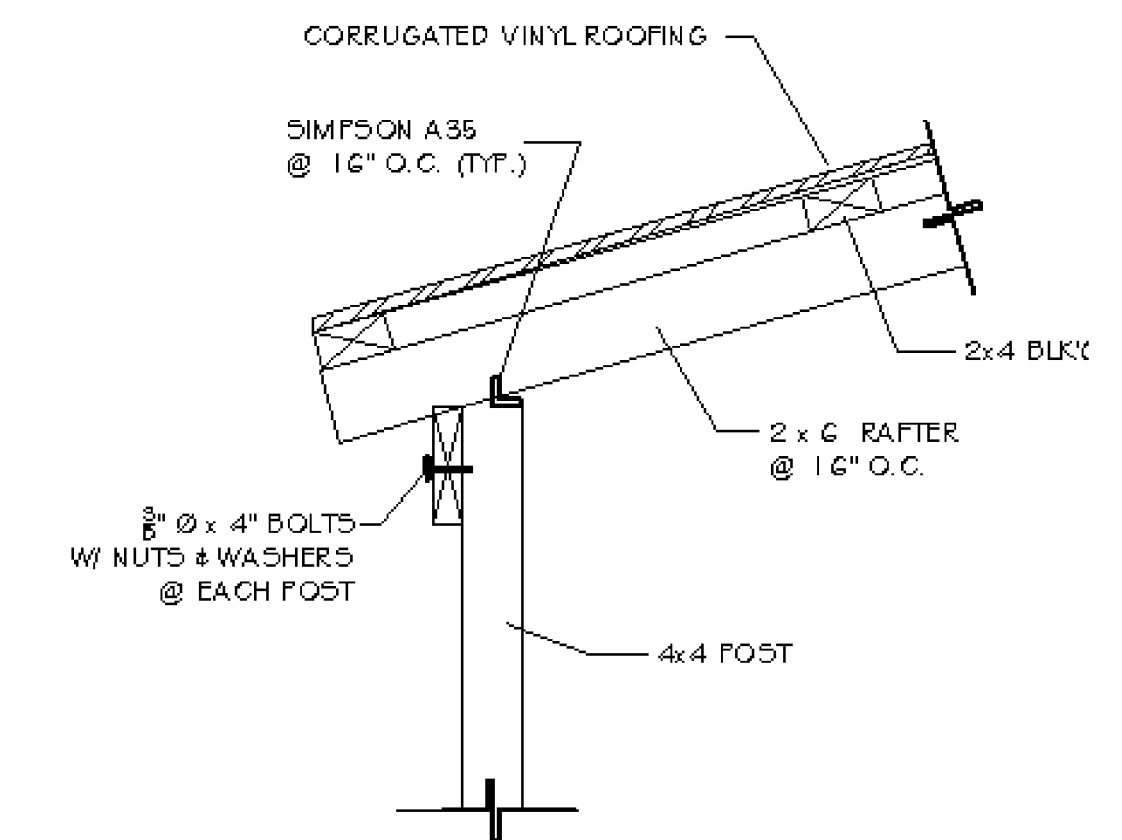
RIGHT ELEVATION
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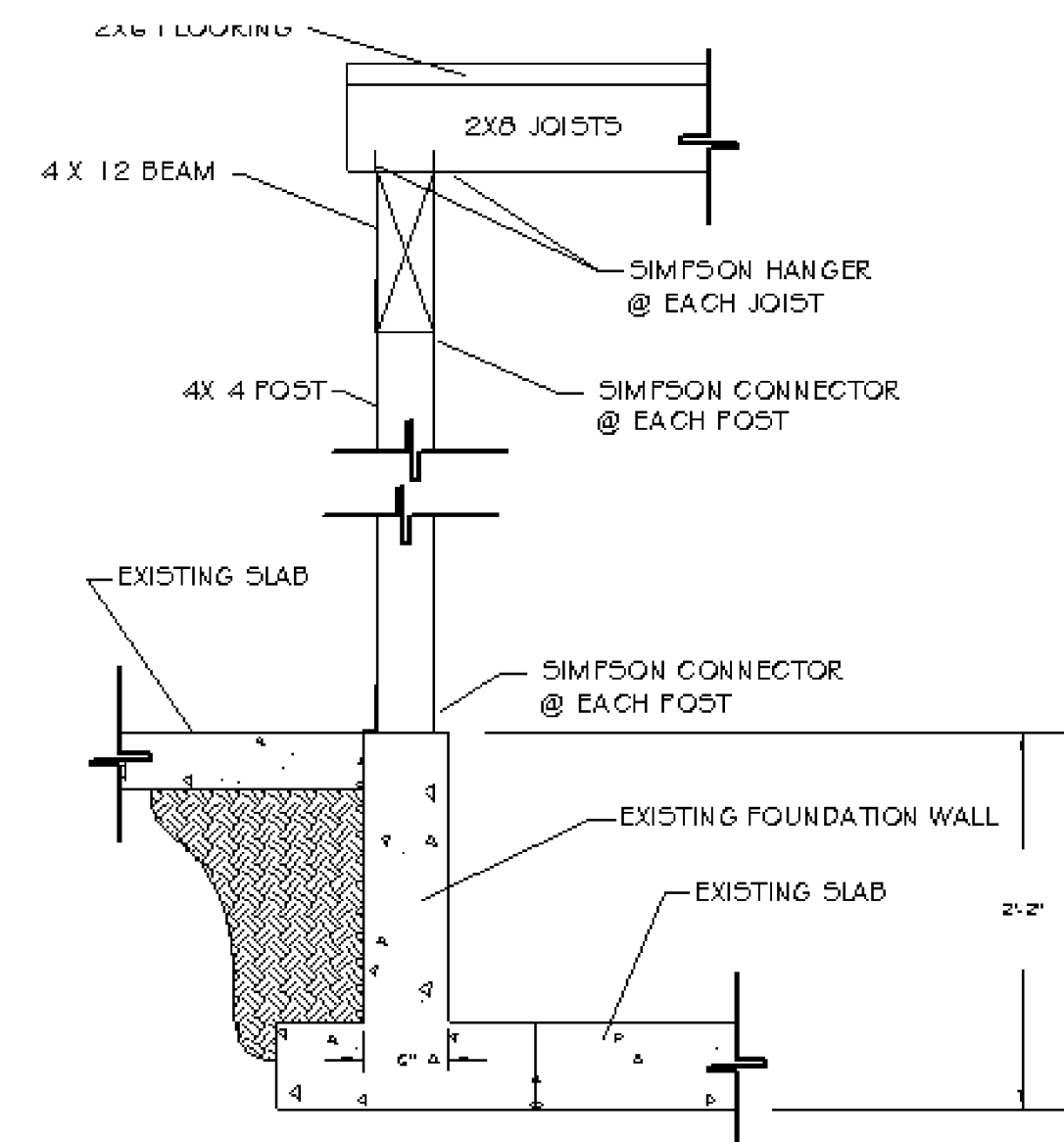
LEFT ELEVATION
Scale: $\frac{1}{4}$ "=1'



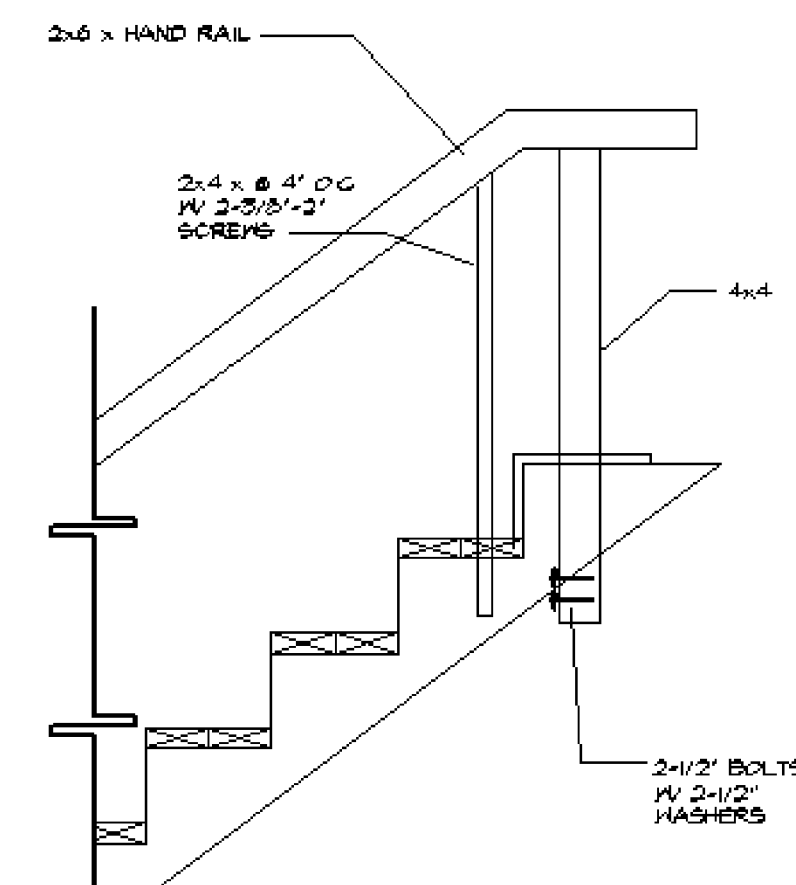
DETAIL A
NTS



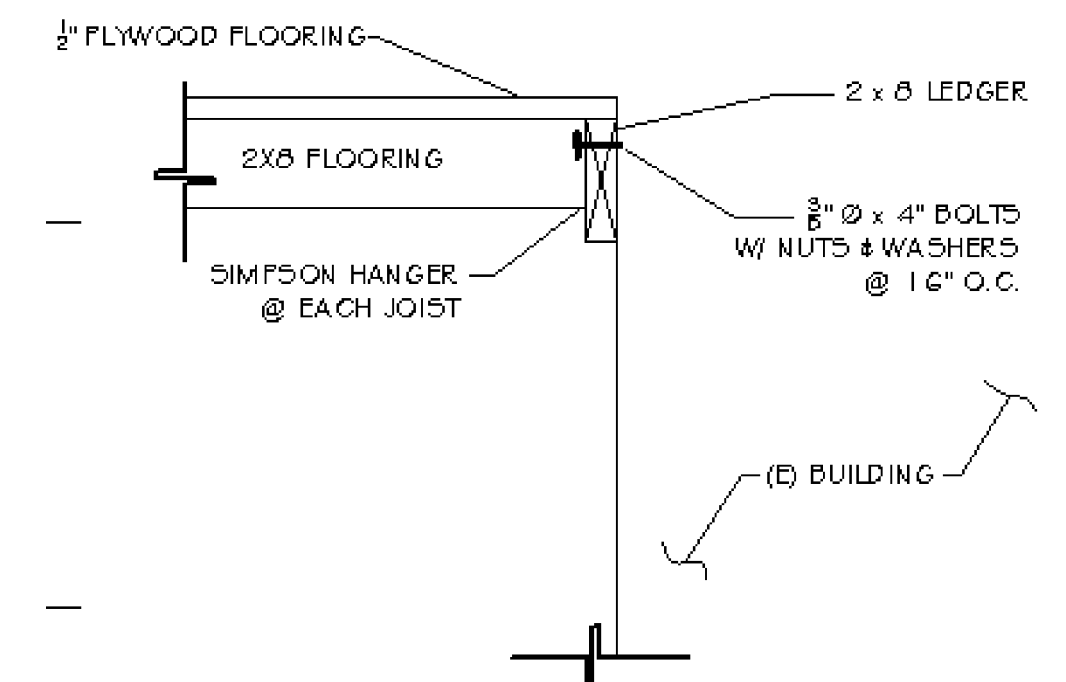
DETAIL B
NTS



DETAIL D
NTS



DETAIL E
NTS



DETAIL C
NTS

Owner:
Maria Merina & Eduardo Fraustro
285 Lowell Street
San Francisco, CA 94112

285 Lowell Street
San Francisco, CA 94112
PROPOSED REMODEL

DESIGN BY

DRAWN BY

CHECKED BY

DATE

SCALE

HORIZ: AS SHOWN

VERT: AS SHOWN

SHEET

A-1

OF SHEETS

DRAWING FILE #