



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: **Wednesday, March 23, 2011**
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:	2324 19th Street	Case No.:	2008.0546V
Cross Street(s):	San Bruno	Building Permit:	2010.06.18.4282
Block /Lot No.:	4027/015	Applicant/Agent:	Troy Kashanipour
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 431-0869
Area Plan:		E-Mail:	tk@tkworkshop.com
PROJECT DESCRIPTION			
<p>The proposal is to add two stories to an existing two-story, single-family dwelling and expand the entire building five feet to the west property line. The existing building extends to the rear property line, providing no rear yard.</p> <p>PER SECTION 134 OF THE PLANNING CODE a rear yard equal to 45% of lot depth is required at grade level and each succeeding story of the building. The project does not provide a rear yard at any story where one of 12 feet 3 inches is required; therefore the project requires a rear yard variance.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Diego R Sánchez Telephone: (415) 575-9082 E-Mail: diego.sanchez@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/2008.0546V.pdf</p>			

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.

RESIDENTIAL RENOVATION AND VERTICAL ADDITION

2324 19TH STREET

SAN FRANCISCO CA 94107

DRAWING LIST

- A0.0 PROJECT INFORMATION/SITE PLAN
- A1.0 EXISTING CONDITIONS/DEMOLITION PLAN
- A2.0 PROPOSED FLOOR PLANS
- A3.0 EXISTING ELEVATIONS
- A3.1 PROPOSED ELEVATIONS

SCOPE OF WORK THIS PROJECT

- VERTICAL ADDITION OF TWO STORES, EXISTING BUILDING USE AS SINGLE FAMILY RESIDENTIAL UNCHANGED.
- VARIANCE APPLICATION FOR REAR YARD SETBACK.

BUILDING & PLANNING DEPARTMENT NOTES

BUILDING OWNER: SASHA WENGER & LANA PLOTNIA
2324 19TH STREET
SAN FRANCISCO, CA 94107
PHONE: 415.848.3081

ARCHITECT: TROY KASHANIPOUR ARCHITECTURE
2325 THIRD STREET, SUITE 413
SAN FRANCISCO, CA 94107
PHONE: 415.437.0869
EMAIL: TROY@TROYKASHANIPOUR.COM

STRUCTURAL ENGINEER: DERRICK ROEDER
1307 RESCUE STREET
ALAMEDA, CA 94601
PHONE: 918.814.1809
EMAIL:

BLOCK/LOT: 4027/015

ZONING: RH-2 (HOUSE, TWO-FAMILY)

USE (EXISTING AND PROPOSED): SINGLE-FAMILY RESIDENTIAL

LOT SIZE: 30' x 27.187'

FRONT SETBACK: BASED ON AVERAGE OF ADJACENT SETBACK PROVIDED BASED UPON RESIDENTIAL DESIGN ORDINANCE AND PER FRONT SETBACK REQUIREMENTS OF SECTION 201.

REAR YARD SETBACK: AVE. OF LOT DEPTH, EXCEPT REDUCTION BASED UPON AVERAGE OF ADJACENT IF AVERAGED LAST 10' OF BUILDING LIMITED TO HEIGHT OF 30'.
SECTION 134

OPEN SPACE: 125 SQFT x 0.33 = 168 SQFT (REQ'D) 248 PROVIDED AT TOP LEVEL DECK.

SPECIAL REQUIREMENTS: PARKING ENTRANCES LIMITED TO 30% LOT WIDTH, A LOT SHALL NOT BE LIMITED TO A SINGLE ENTRANCE LESS THAN 16' IN WIDTH (SEC 144).

OCCUPANCY: R-3

NUMBER OF STOREYS: 4 STOREYS/0 BASEMENT
(CIRC TABLE 503)

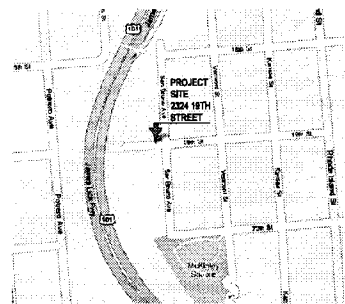
TYPE OF CONSTRUCTION: INCREASE TAKEN FOR SPRINKLER SYSTEM
(CIRC TABLE 601)

EXISTING BUILDING SIZE: EXISTING LEVEL 1 GARAGE: 817 SQFT
LEVEL 2 LIVING: 831 SQFT

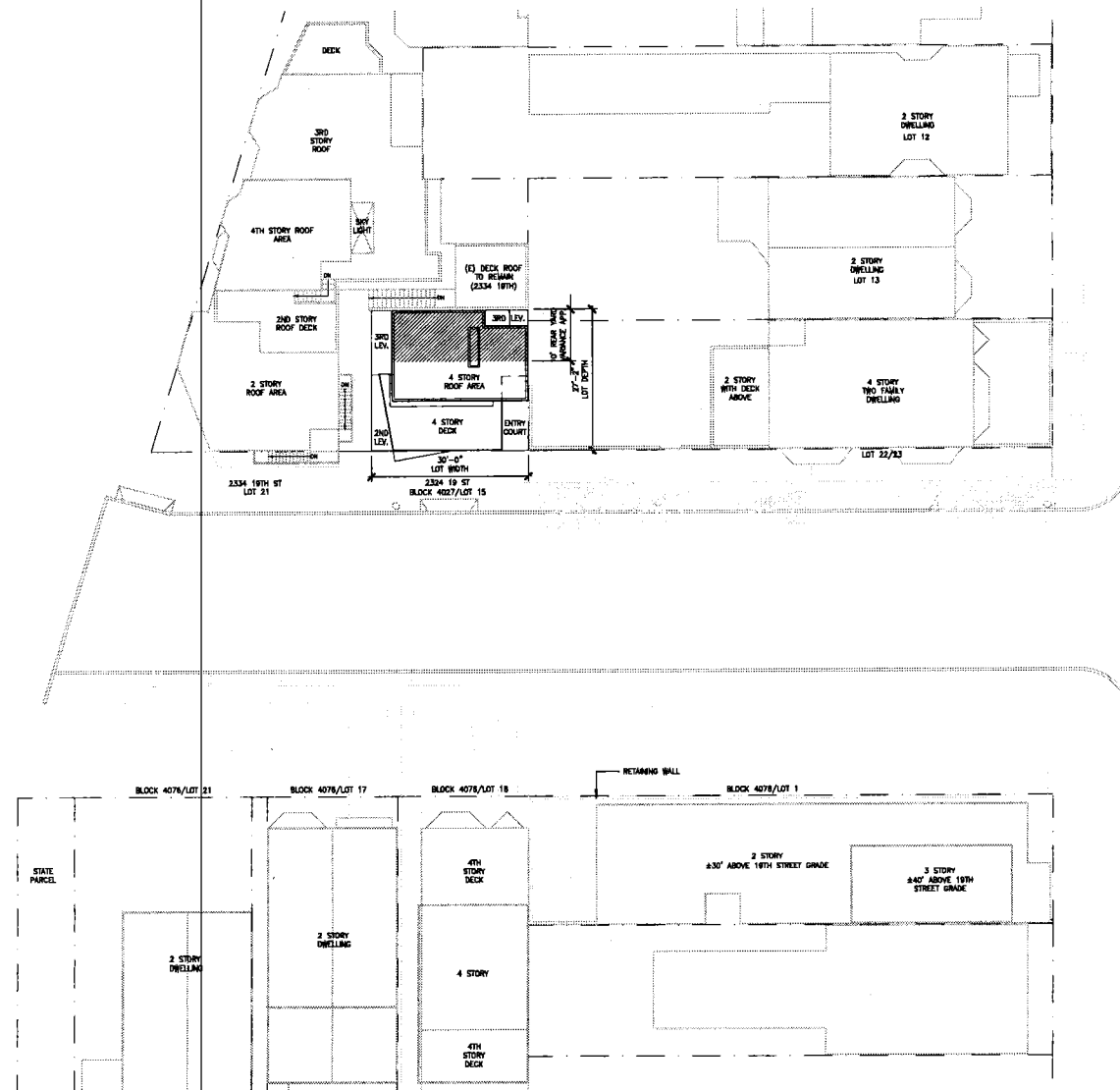
PROPOSED BUILDING SIZE: LEVEL 1: 351 SQFT LIVING, 313 UNCONDITIONED GARAGE
LEVEL 2: 623 SQFT LIVING, 62 SQFT PATIO
LEVEL 3: 608 SQFT LIVING, 64 SQFT PATIO
LEVEL 4: 368 SQFT LIVING, 246 SQFT PATIO
TOTAL: 1,978 SQFT LIVING, 364 SQFT PATIO

FIRE-RESISTANT AT EACH LEVEL PER CIRC TABLE 602 AND 704 IN SEE FLOOR PLAN.

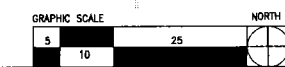
AN AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE PROVIDED SPRINKLER SYSTEM AND MONITORING UNDER SEPARATE PERMIT BY FIRE PROTECTION SUBCONTRACTOR.



LOCATION PLAN



1 SITE PLAN
SCALE: 3/32" = 1'-0"



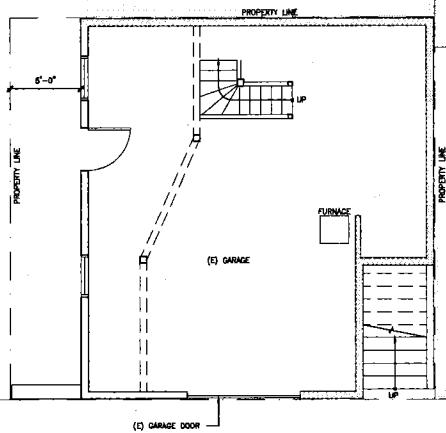
TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 413 SF CA 94107 PHONE: 415.437.0869

2324 19TH STREET

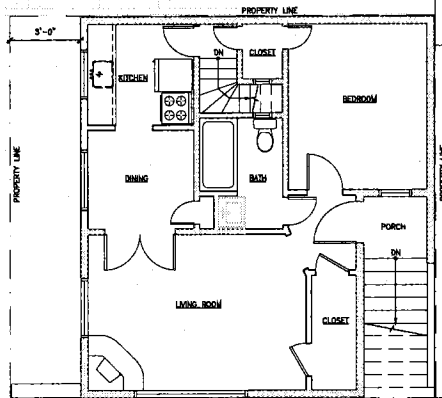
CLIENT: SASHA PLOTNIA & L. WENGER 2324 19TH STREET SAN FRANCISCO, CA 94107 PHONE: 415.848.3081	
ISSUE:	DATE:
ISSUED FOR VARIANCE APPLICATION 08.08.08	
CONSULTANT	
APPROVAL	
DRAWN	TK
CHECKED	TK
SCALE:	N/T

PROJECT INFORMATION

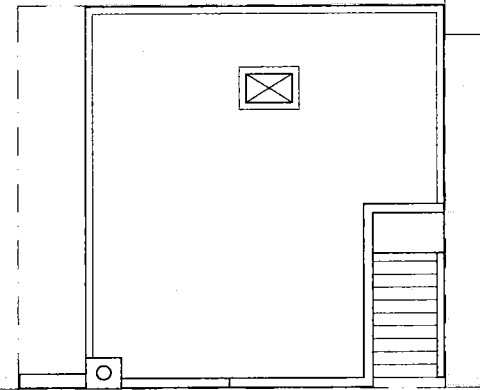
A0.0



1 EXISTING GARAGE LEVEL / FIRST STORY PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING SECOND STORY PLAN
SCALE: 1/4" = 1'-0"



3 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

DRAWING LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED



CLIENT:
SASHA PLOTISKA & L. WENDER
2324 19TH STREET
SAN FRANCISCO, CA 94107
PHONE: 415.848.3051

ISSUE: DATE:
ISSUED FOR VARIANCE APPLICATION 05.08.08

CONSULTANT

APPROVAL

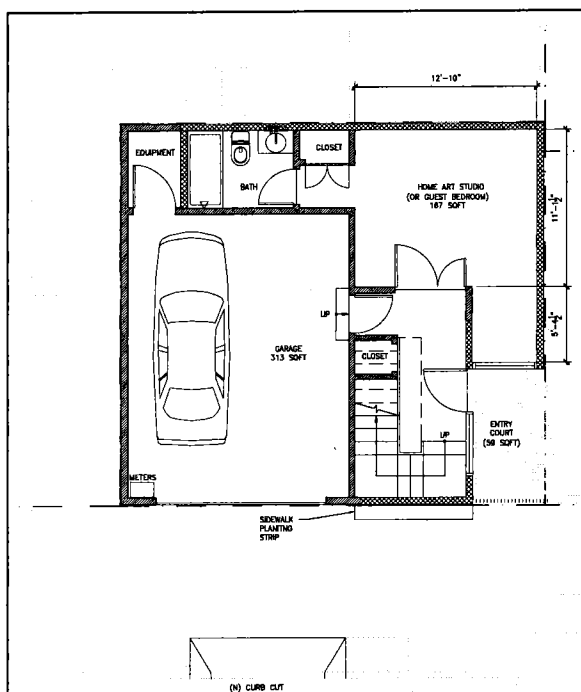
DRAWN:
TK
CHECKED:
TK
SCALE:
1/4" = 1'-0"

EXISTING
FLOOR PLANS

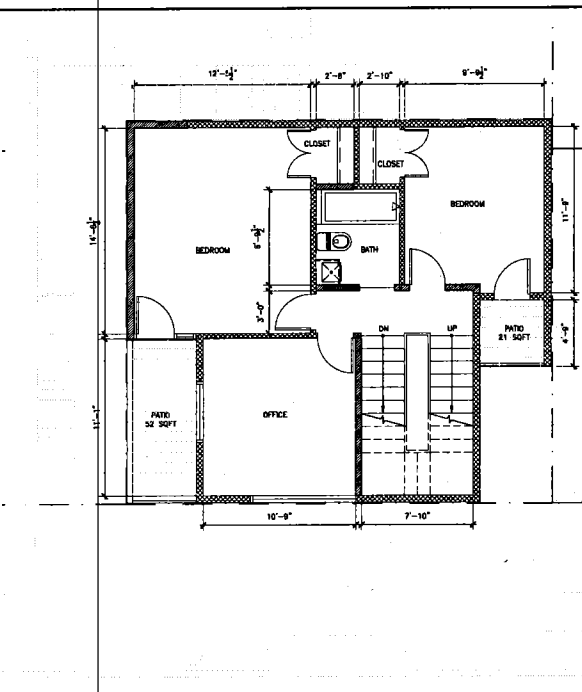
A1.0

TROY KASHANIPUR ARCHITECTURE 2325 9th STREET SUITE 411, SF CA 94107 PHONE/FAX 415.317.0509

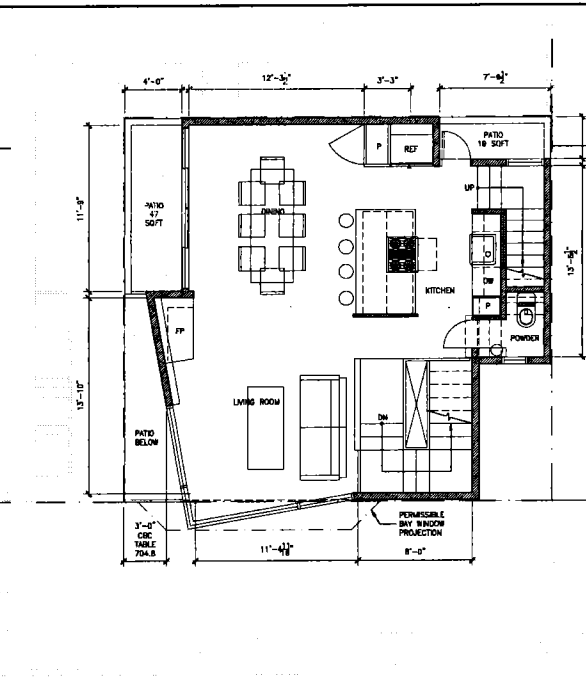
2324 19TH STREET



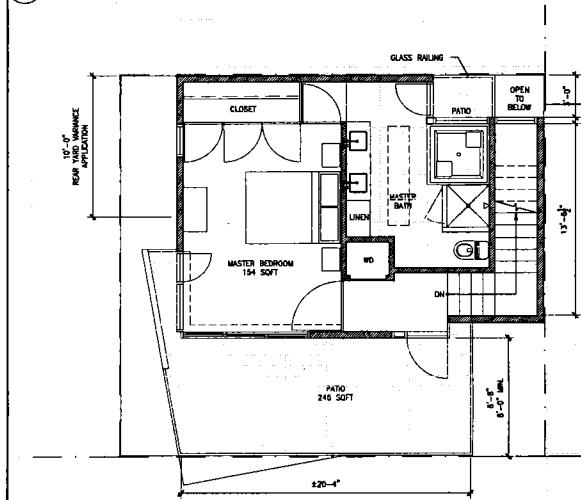
1 PROPOSED GARAGE LEVEL / FIRST STORY PLAN
SCALE: 1/4" = 1'-0"



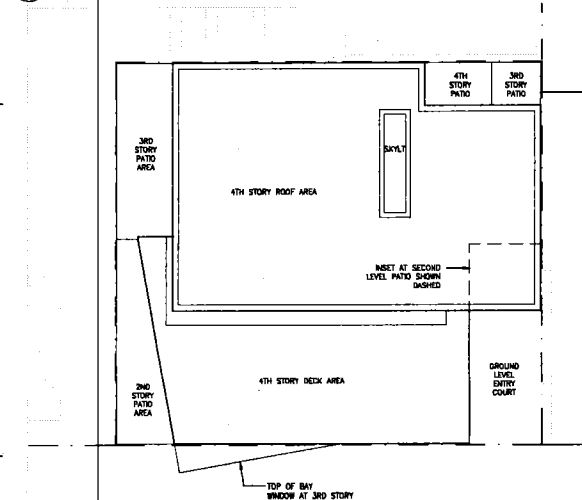
2 PROPOSED SECOND STORY PLAN
SCALE: 1/4" = 1'-0"



3 PROPOSED THIRD STORY PLAN
SCALE: 1/4" = 1'-0"

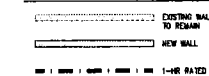


4 PROPOSED FOURTH LEVEL PLAN
SCALE: 1/4" = 1'-0"



5 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

DRAWING LEGEND:



CLIENT:
SADIA PLOTKIN & L. WEDGER
2324 19TH STREET
SAN FRANCISCO, CA 94117
PHONE: 415.848.3051

ISSUE: DATE:
ISSUED FOR VARIANCE APPLICATION 03.08.18
ISSUED FOR SITE PERMIT

CONSULTANT

APPROVAL

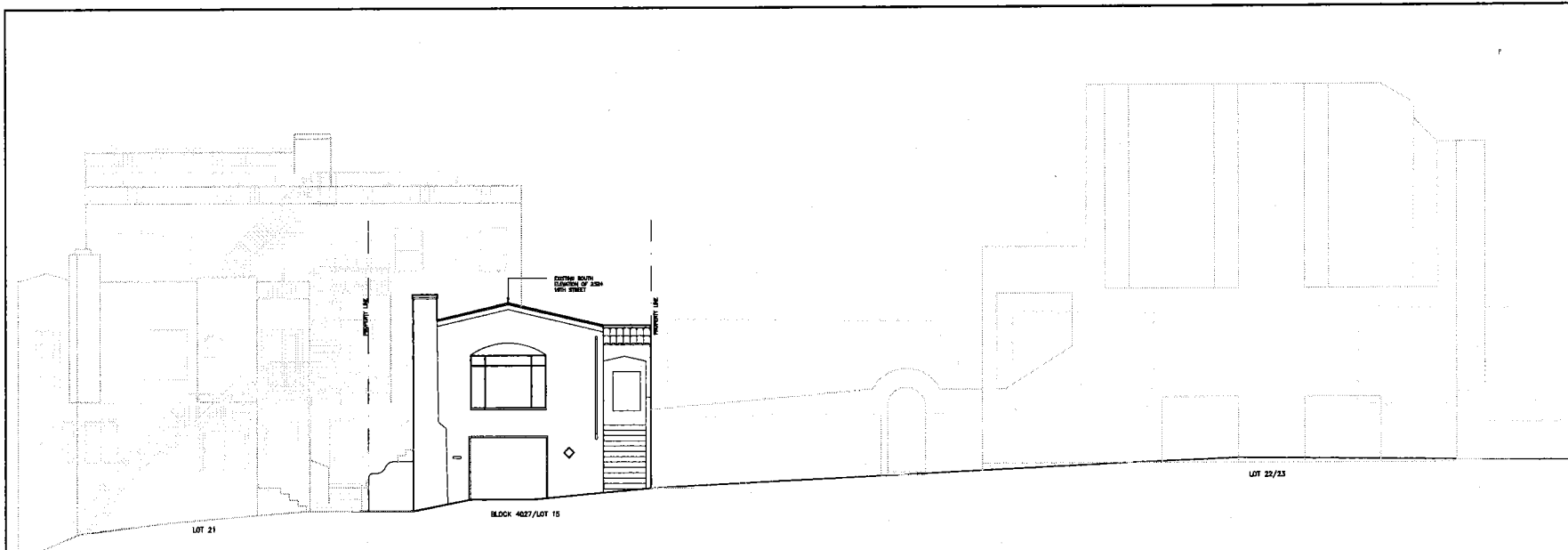
DRAWN:
TK
CHECKED:
TK
SCALE:
1/4" = 1'-0"

PROPOSED
FLOOR PLANS

A2.0

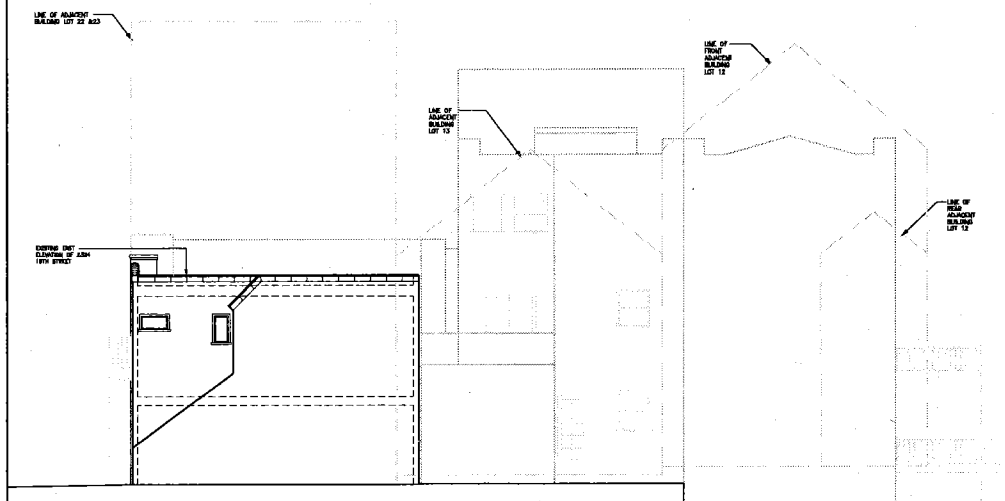
TROY KASHANIPUR ARCHITECTURE 2325 3RD STREET SUITE 413 SF CA 94107 PHONE/FAX 415.610.0889

2324 19TH STREET



2 EXISTING SOUTH ELEVATION AT 19TH STREET

SCALE: 3/16" = 1'-0"



1 EXISTING EAST ELEVATION AT 19TH STREET

SCALE: 3/16" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2324 19TH STREET SUITE 413.5 CA 94107 PHONE/FAX 415.431.0889

2324 19TH STREET

CLIENT:
SAGUN PLOTNIA & L. WENDER
2324 19TH STREET
SAN FRANCISCO, CA 94107
PHONE: 415.848.3051

ISSUE: DATE:
ISSUED FOR VARIANCE APPLICATION 05.06.08

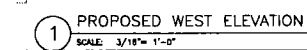
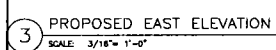
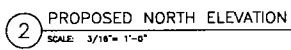
CONSULTANT

APPROVAL

DRAWN:
TK
CHECKED:
TK
SCALE:
1/8" = 1'-0"

EXISTING
ELEVATIONS

A3.0



2324 19TH STREET

A3.1

