



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

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, August 25, 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:	130 – 18th Avenue	Case No.:	2010.0487V
Cross Street(s):	California/Lake	Building Permit:	2010.06.29.5591
Block /Lot No.:	1377/038	Applicant/Agent:	James Hill, Architect
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 864-4408
Area Plan:	n/a	E-Mail:	info@jameshillarchitect.com
PROJECT DESCRIPTION			
<p>The proposal is for one-story rear and side horizontal additions at the ground floor level of the three-story, single-family residence. The portion of the project requiring a rear yard variance is the reconstruction of the existing rear deck and stairs at the same size within the required rear yard area.</p> <p>SECTION 134 OF THE PLANNING CODE requires the subject property to maintain a rear yard of approximately 54 feet. Section 136 allows for a two-story structure ("permitted obstruction") to project 12 feet into the required rear yard area with two 5-foot side setbacks.</p> <p>The proposed rear and side horizontal additions are within envelope allowed by the two-story permitted obstruction per Section 136; however the existing rear deck and stairs proposed to be reconstructed as part of the project would exceed the depth of the permitted obstruction by an additional 3 feet and would propose 3-foot side setbacks on both sides of the deck and stairs where 5-foot side setbacks are required.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Glenn Cabreros Telephone: (415) 558-6169 E-Mail: glenn.cabreros@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/2010.0487V.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

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 DATE, the Department issued the required Section 311/312 notification for this project (expires DATE) <OR> 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.

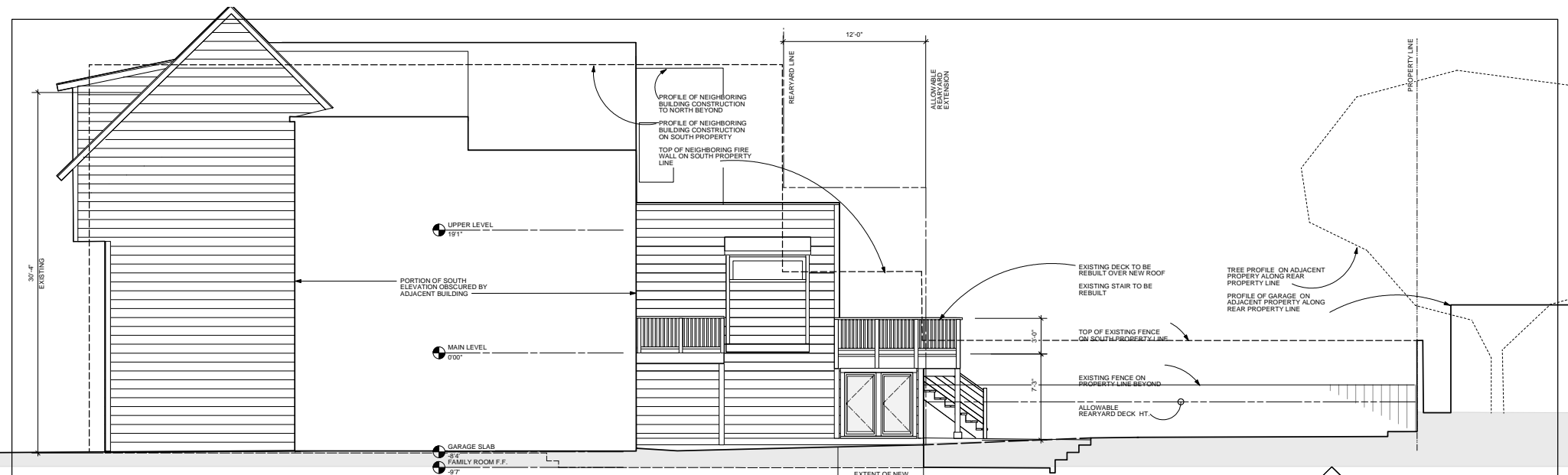
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

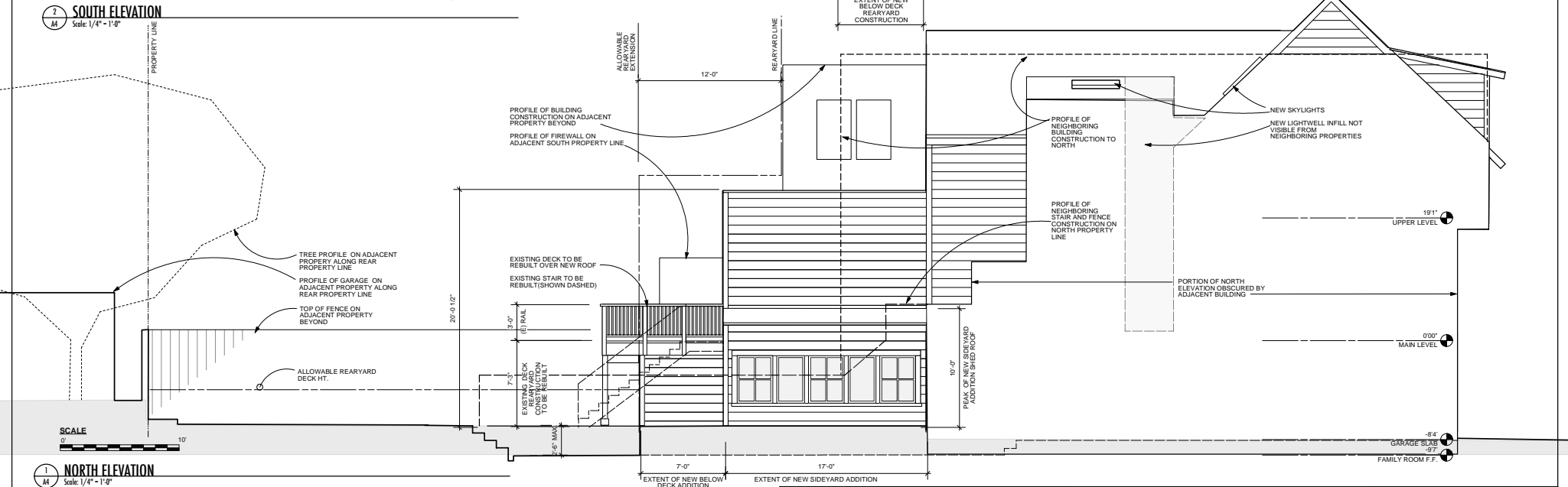
ABOUT THIS NOTICE

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.



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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

james hill architect
836 Hayes Street, San Francisco CA 94117
tel 415.864.4408 info@jameshillarchitect.com

GUERTIN/SILVERMAN RESIDENCE
130 18th Avenue
San Francisco, CA 94121

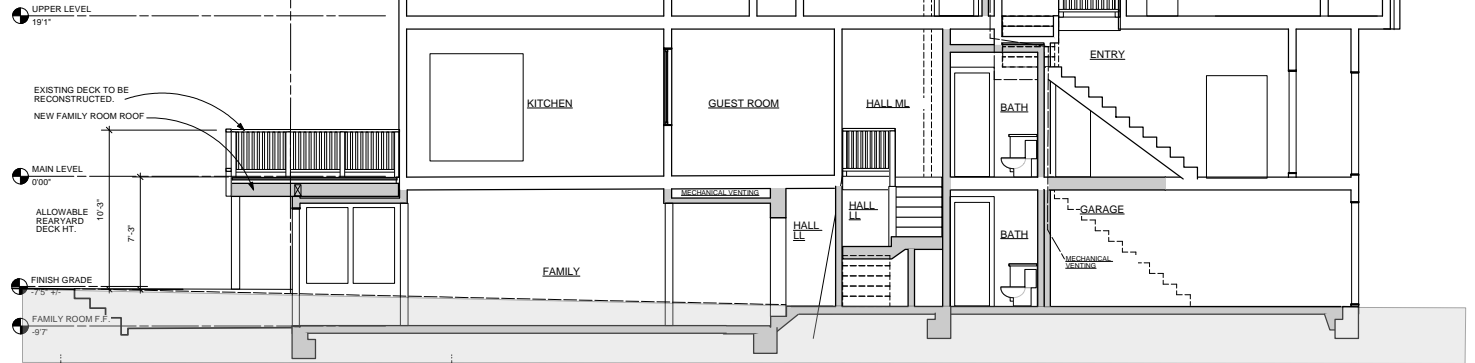
EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

6/11/10
BG10 006 Site Permit.vwx

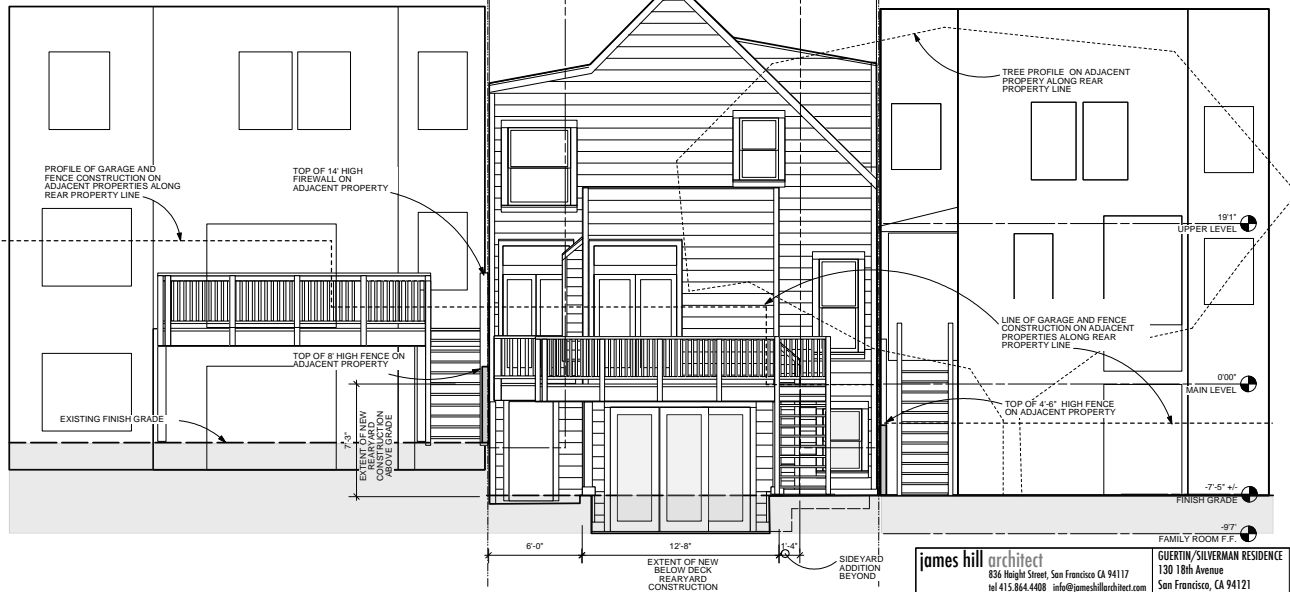
SHT. NO.
A4

LEGEND:
 — EXISTING WALL TO REMAIN
 — EXISTING WALL TO BE RECONSTRUCTED IN PLACE
 — NEW WALL
 - - - EXISTING WALL TO BE REMOVED

SCALE
 0' 10'



SECTION
 2 AS
 Scale: 1/4" = 1'-0"



SCALE
 0' 10'

EAST(REAR) ELEVATION
 1 AS
 Scale: 1/4" = 1'-0"

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EXTERIOR ELEVATION AND SECTION
 SCALE: 1/4" = 1'-0"

6/11/10
 BG10 D06 Site Permit.vwx

SHT. NO.
A5