



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, February 23, 2011**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Rear Yard and Noncomplying Structure)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	4179 – 23rd Street	Case No.:	2010.0496V
Cross Street(s):	Diamond & Castro Streets	Building Permit:	2010.06.30.5637
Block /Lot No.:	2804/032	Applicant/Agent:	Daniel Ewald, Architect
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 713-0109
Area Plan:	N/A	E-Mail:	N/A
PROJECT DESCRIPTION			
<p>The Project proposes to raise the existing building by approximately 5'-0" to accommodate a new garage, construct new stairs at the front of the property, remove the existing covered rear porch and stairs and construct a horizontal rear addition in a similar location at the ground and first floors, construct decks (including roof decks) at the rear of the 2nd and 3rd floors, and make interior alterations.</p> <p>PER SECTION 134, and 188 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 51'-3", measured parallel to the rear property line. The existing structure currently encroaches into the required rear yard by 10'-0", resulting in a rear yard of approximately 41'-3"; the proposed alterations would not encroach into the rear yard any further than the existing 10'-0" encroachment, but would result in an overall intensification within the rear yard, through volumetric expansions (caused by raising the building 5'-0" and by constructing horizontal rear additions at the ground and first floors, beneath the existing covered rear porch). This intensification of the existing noncomplying structure necessitates variances from the rear yard (Section 134) and noncomplying structure (Section 188) provisions 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/2010.0496V.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.

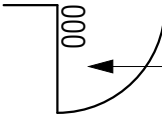

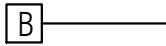


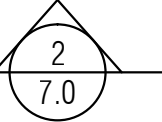
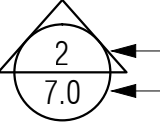
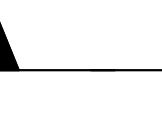
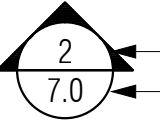
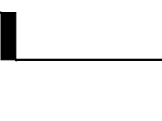
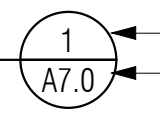
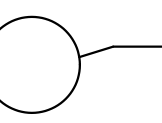
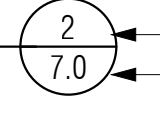

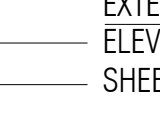
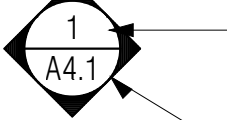

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.

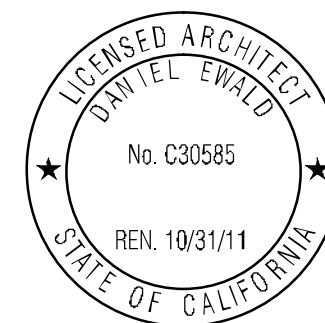
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

GENERAL NOTES	LEGEND
<div>1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING CODE, 2007 EDITION THE STATE OF CALIFORNIA BUILDING CODE, 2007 EDITION. ALL MECHANICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2007 U.M.C., ALL PLUMBING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WITH THE 2007 C.P.C., ALL ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2007 C.E.C., ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2007 C.F.C., ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2007 C.E.C. COORDINATE ALL WITH STRUCTURAL DRAWINGS.</div> <div>2. IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING.</div> <div>3. MANUFACTURER'S DESIGNATIONS ARE NOTES TO INDICATE PATTERN, COLOR AND PERFORMANCE AND ARE NOT INTENDED TO SHOW PREFERENCE FOR A PARTICULAR BRAND.</div> <div>4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND, IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE DESIGNER, BEFORE COMMENCING WORK.</div> <div>5. CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED, SHALL CONTACT THE DESIGNER FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.</div> <div>6. ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE, TO FINISHED FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.N.</div> <div>7. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS AND/OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT CASEWORK, FURNISHINGS AND ALL OTHER ITEMS REQUIRING SAME.</div> <div>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT</div>	<div><div><div>DOOR SYMBOL DOOR NUMBER</div></div><div><div><div>WINDOW TYPE</div></div><div><div><div>WALL TYPE</div></div><div><div><div>REVISION CLOUD AROUND REVISION</div></div><div><div><div>WORK POINT, CONTROL POINT OR DATUM POINT.</div></div><div><div><div><div>BUILDING SECTION SECTION NUMBER</div></div><div><div><div>SHEET WHERE SECTION IS</div></div></div><div><div><div><div>WALL SECTION DETAIL NUMBER</div></div><div><div><div>SHEET WHERE DETAIL IS</div></div></div><div><div><div><div>DETAIL SECTION DETAIL NUMBER</div></div><div><div><div>SHEET WHERE DETAIL IS</div></div></div><div><div><div><div>ENLARGED DETAIL DETAIL NUMBER</div></div><div><div><div>SHEET WHERE DETAIL IS</div></div></div><div><div><div><div>EXTERIOR ELEVATION ELEVATION NUMBER</div></div><div><div><div>SHEET WHERE ELEV IS ON</div></div></div><div><div><div><div>INTERIOR ELEVATION ELEVATION NUMBER</div></div><div><div><div>(UNFOLD ELEVATIONS CLOCKWISE, NO ARROWS MEANS ELEVATION NOT ON</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>



EWALD TAJBAKSH
ARCHITECTURE

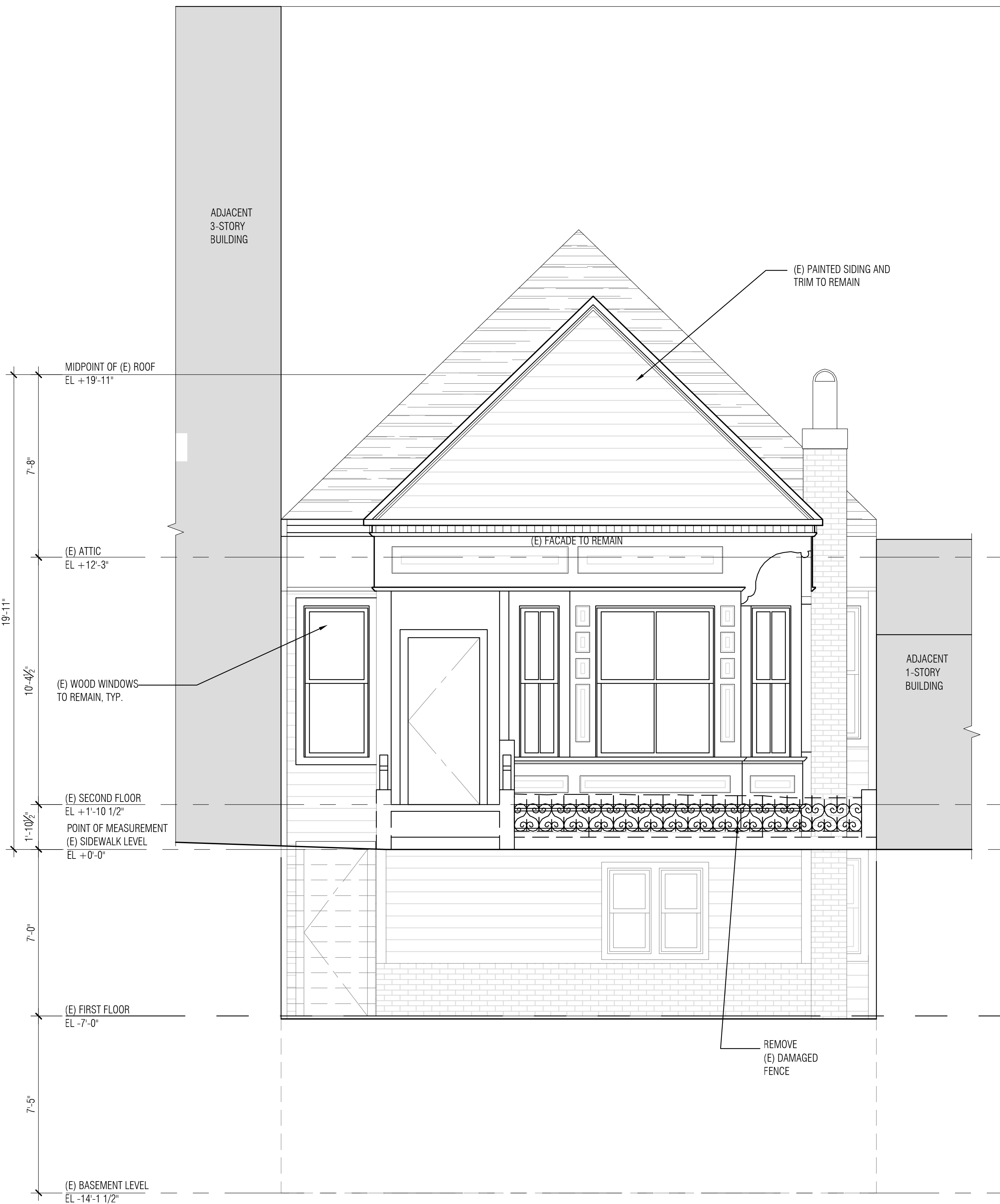
1175 FOLSOM STREET
SECOND FLOOR
SAN FRANCISCO 94103
tel 415.255.0700
fax 415.255.0702



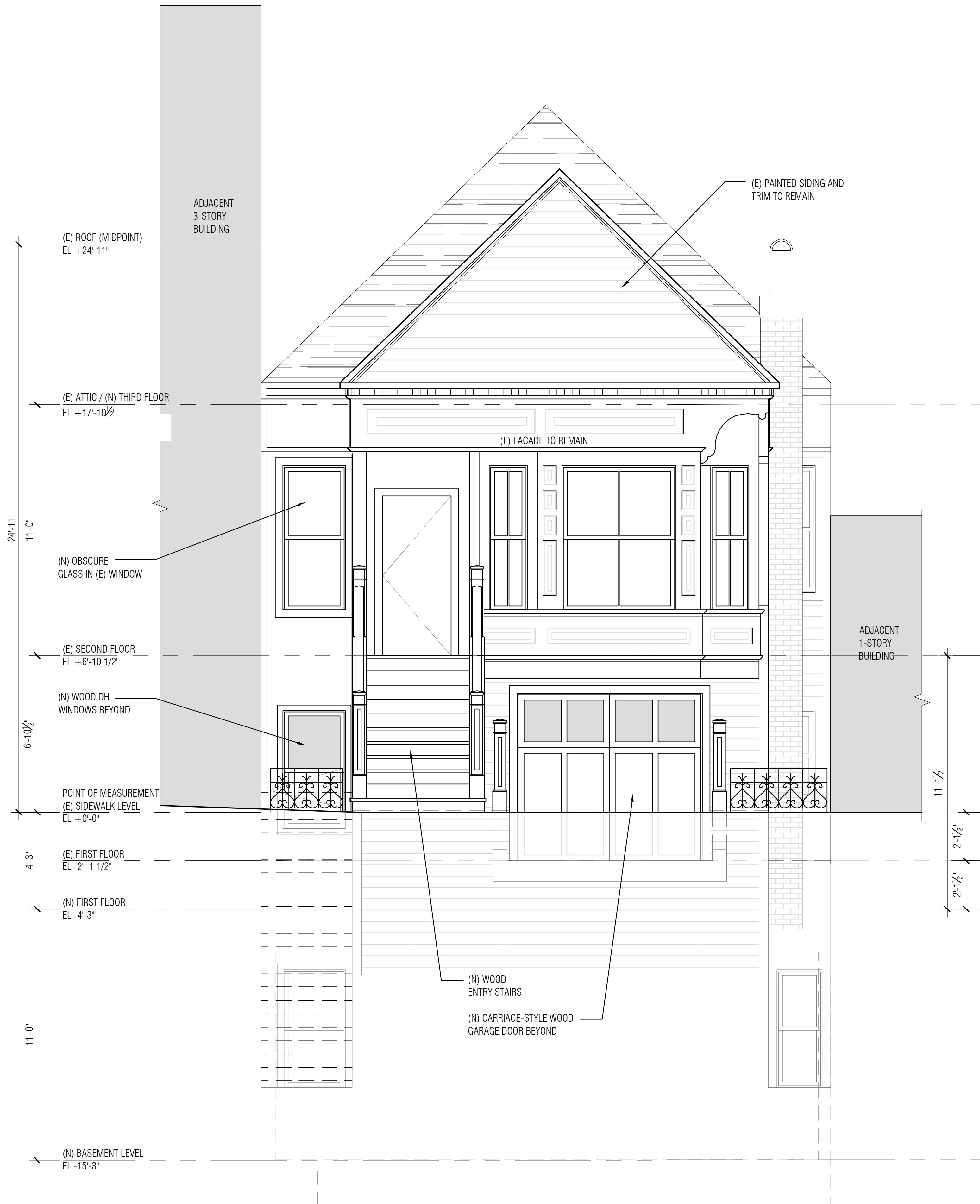
1. SITE PERMIT 6.15.10

EXTERIOR ELEVATIONS

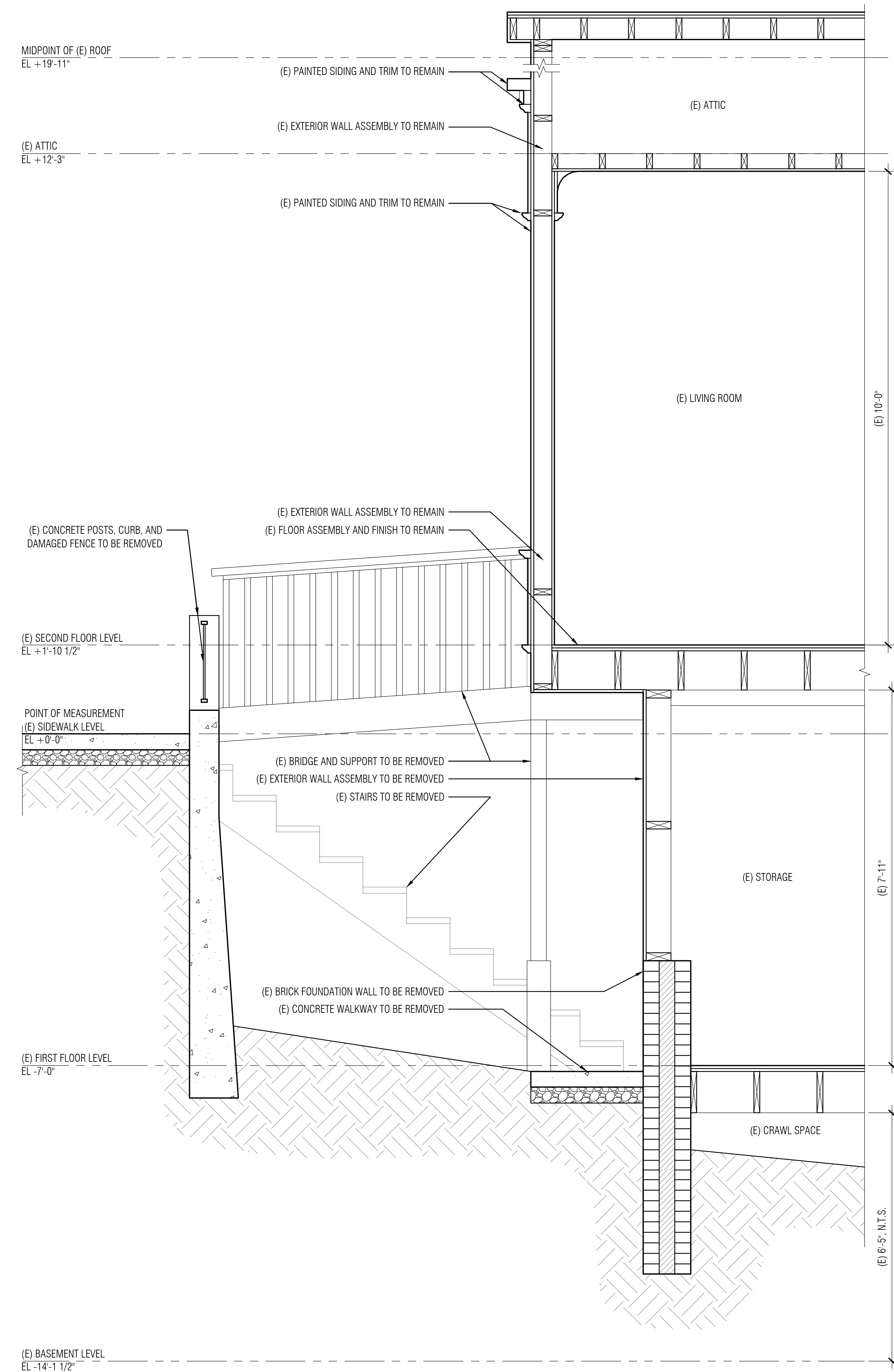
A3.1



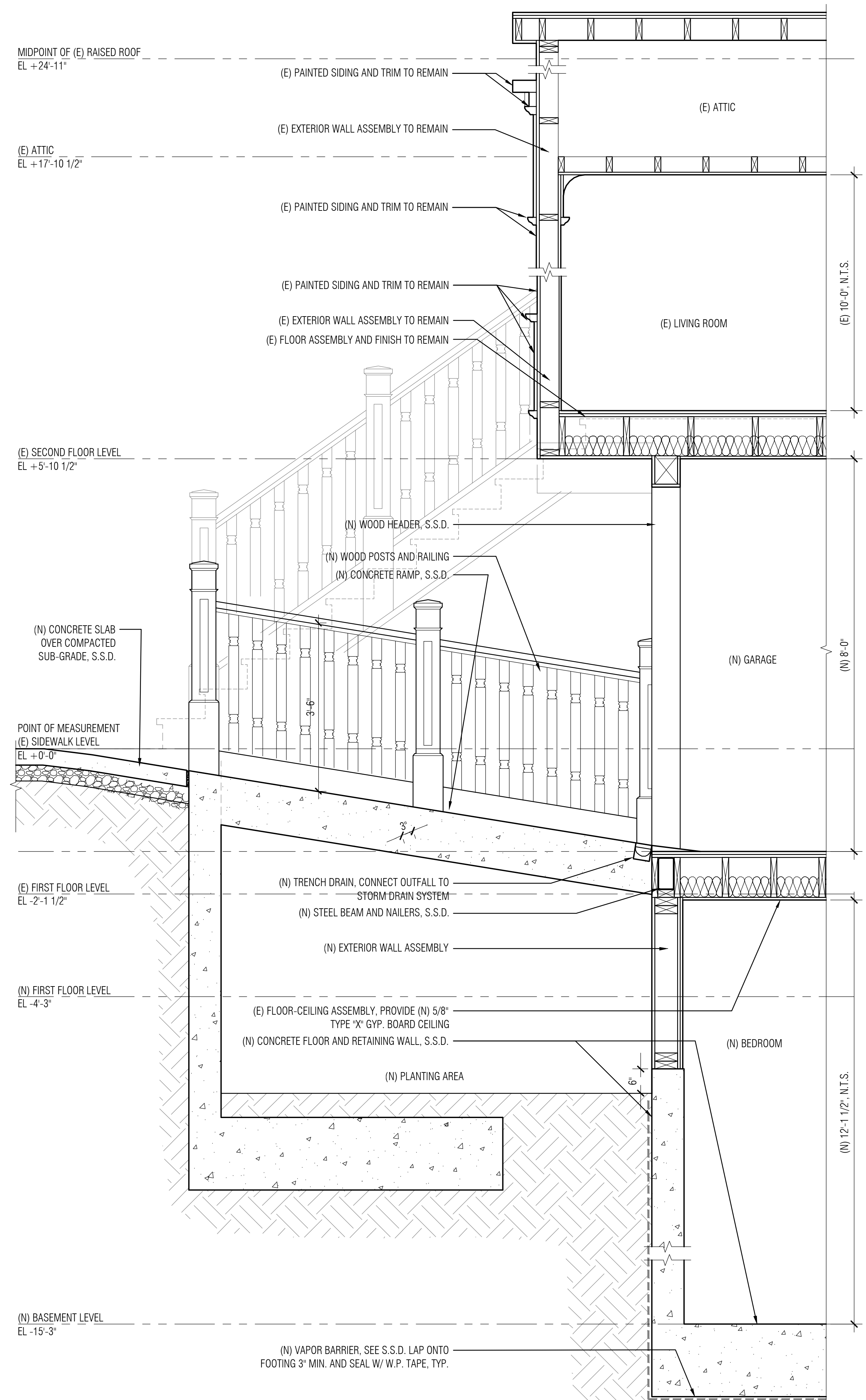
2 EXISTING EXTERIOR ELEVATION - NORTH
3/8"=1'-0"



1 PROPOSED EXTERIOR ELEVATION - NORTH
3/8"=1'-0"

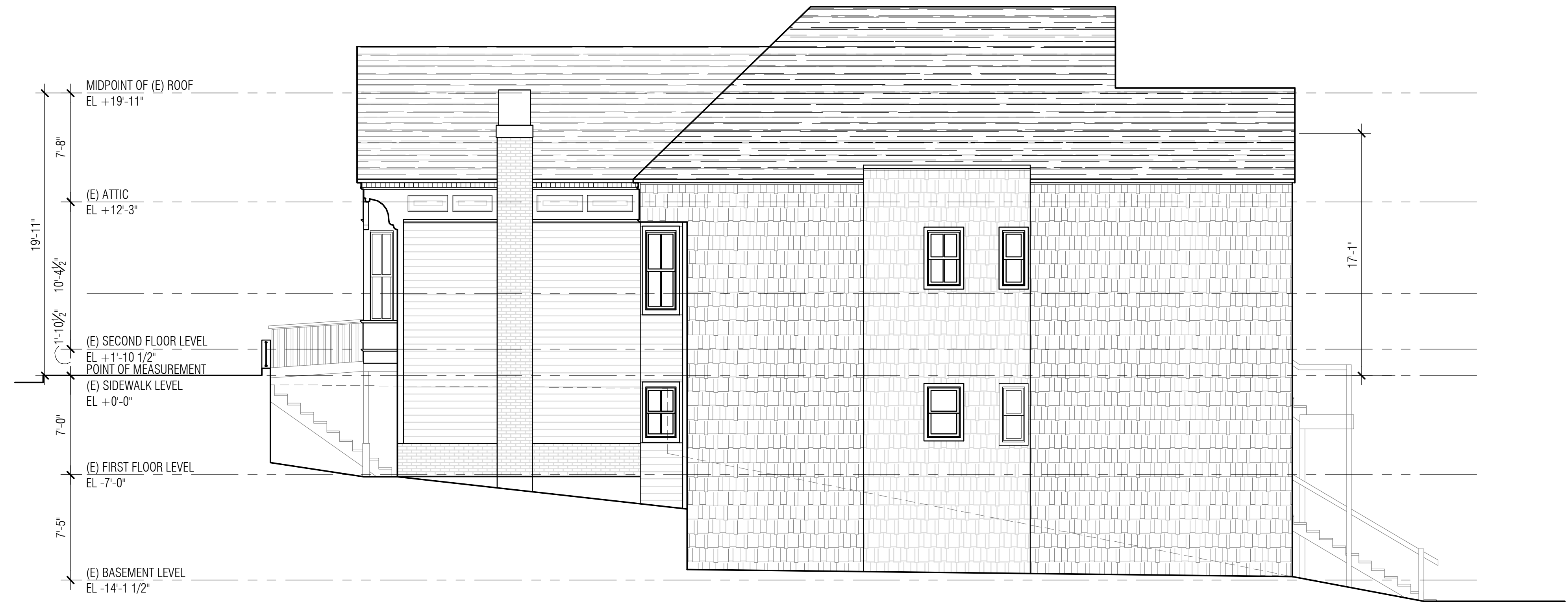


2 WALL SECTION THROUGH (E) FACADE AND (E) STORAGE
3/4"=1'-0"

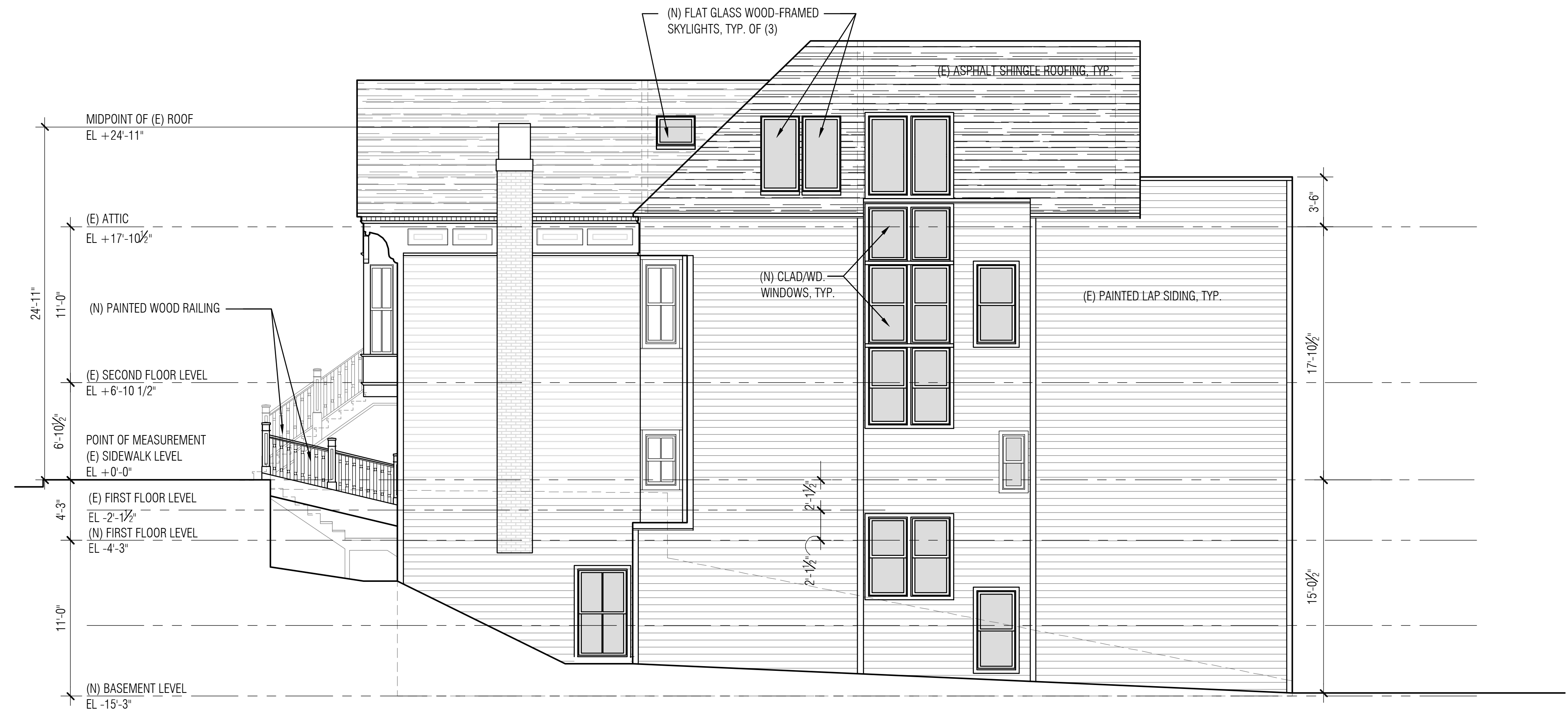


1 WALL SECTION THROUGH (E) FACADE AND (N) GARAGE & BASEMENT
3/4"=1'-0"

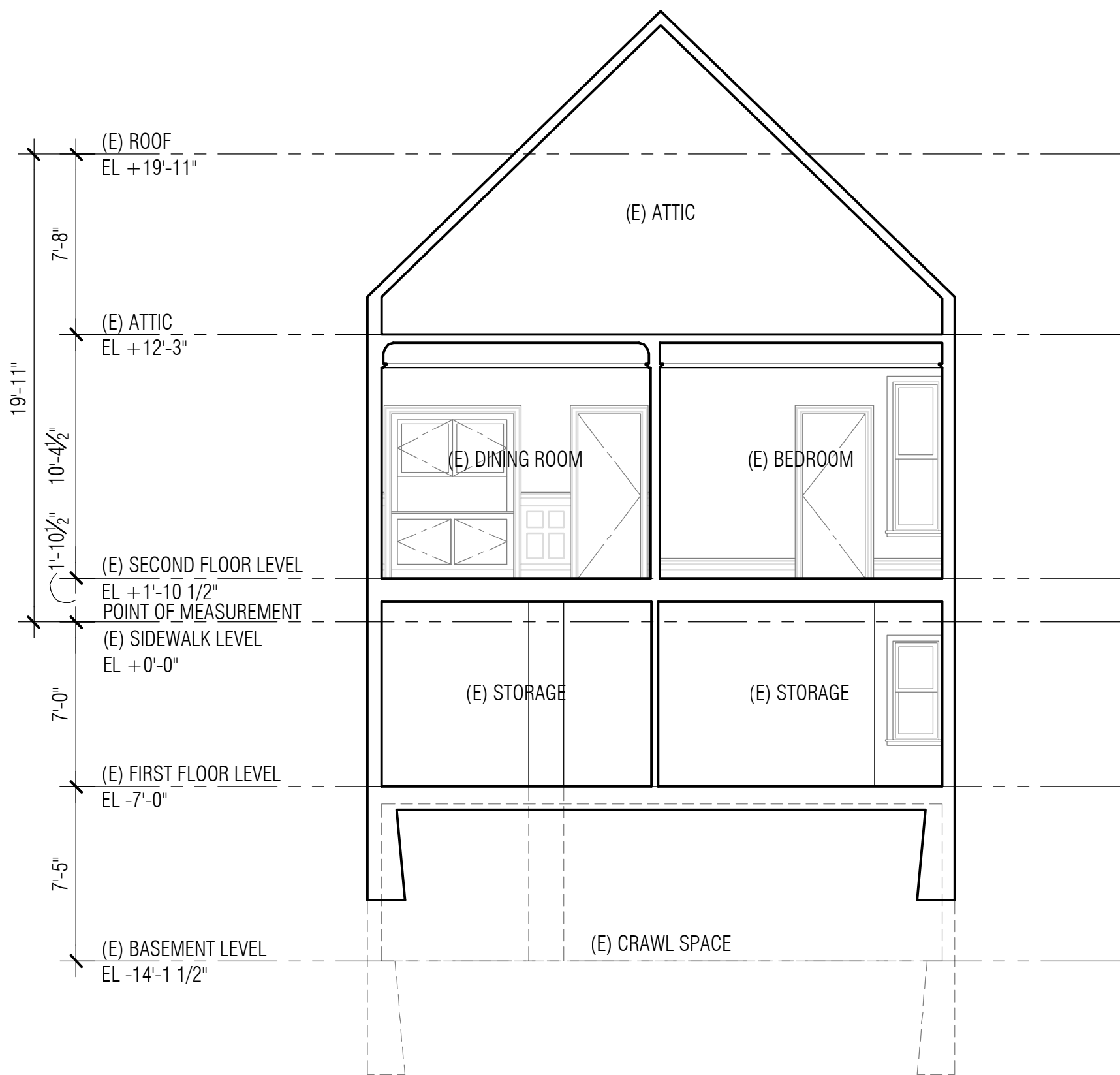




1 EXISTING EXTERIOR ELEVATION - WEST
3/16"=1'-0"

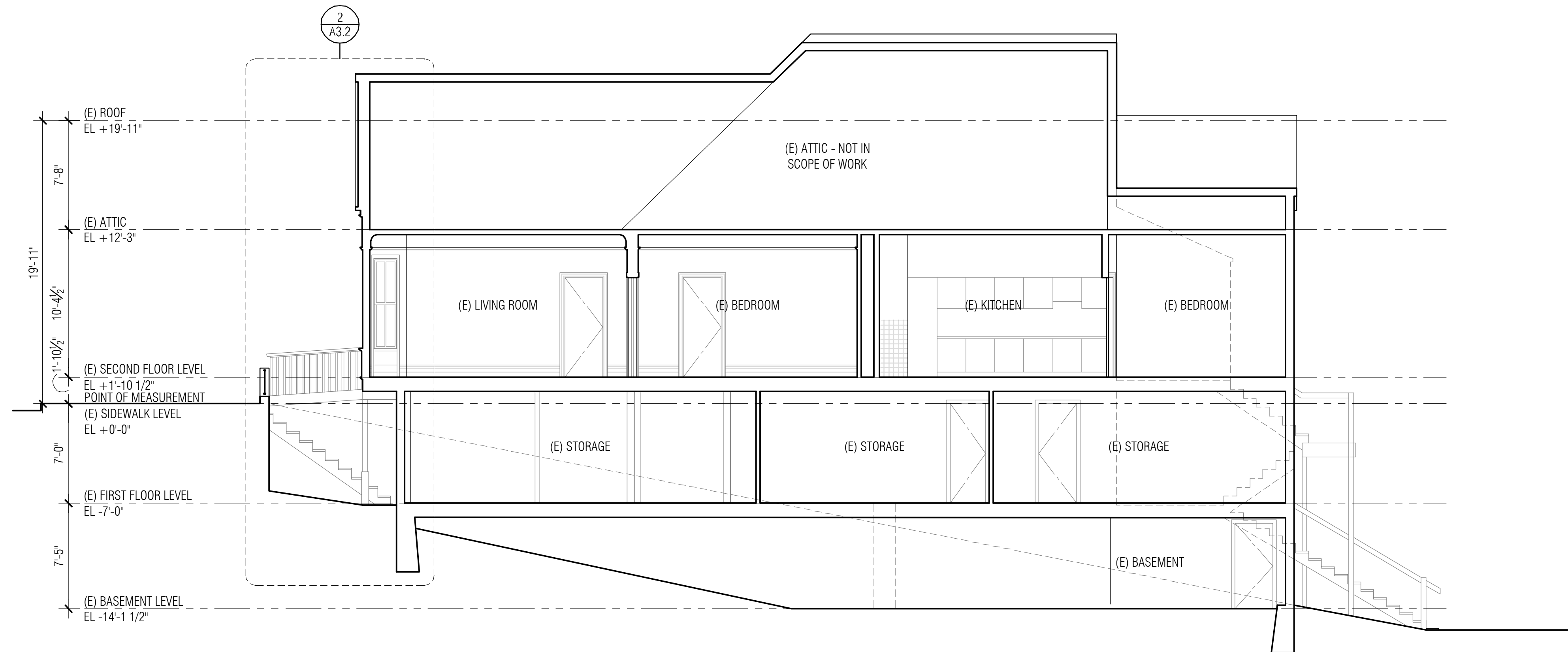


2 PROPOSED EXTERIOR ELEVATION - WEST
3/16"=1'-0"



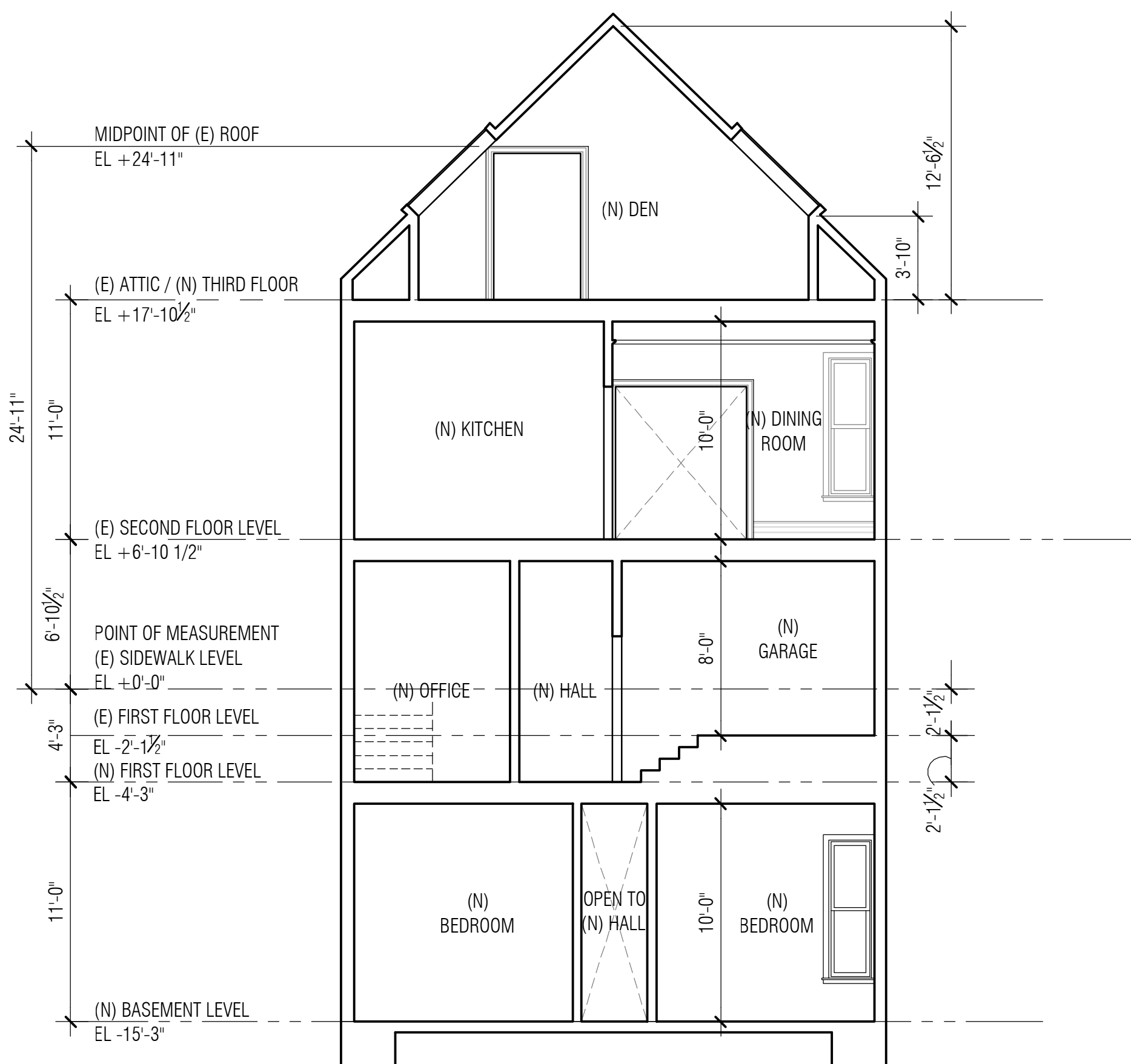
1 EXISTING BUILDING SECTION

3/16"=1'-0"



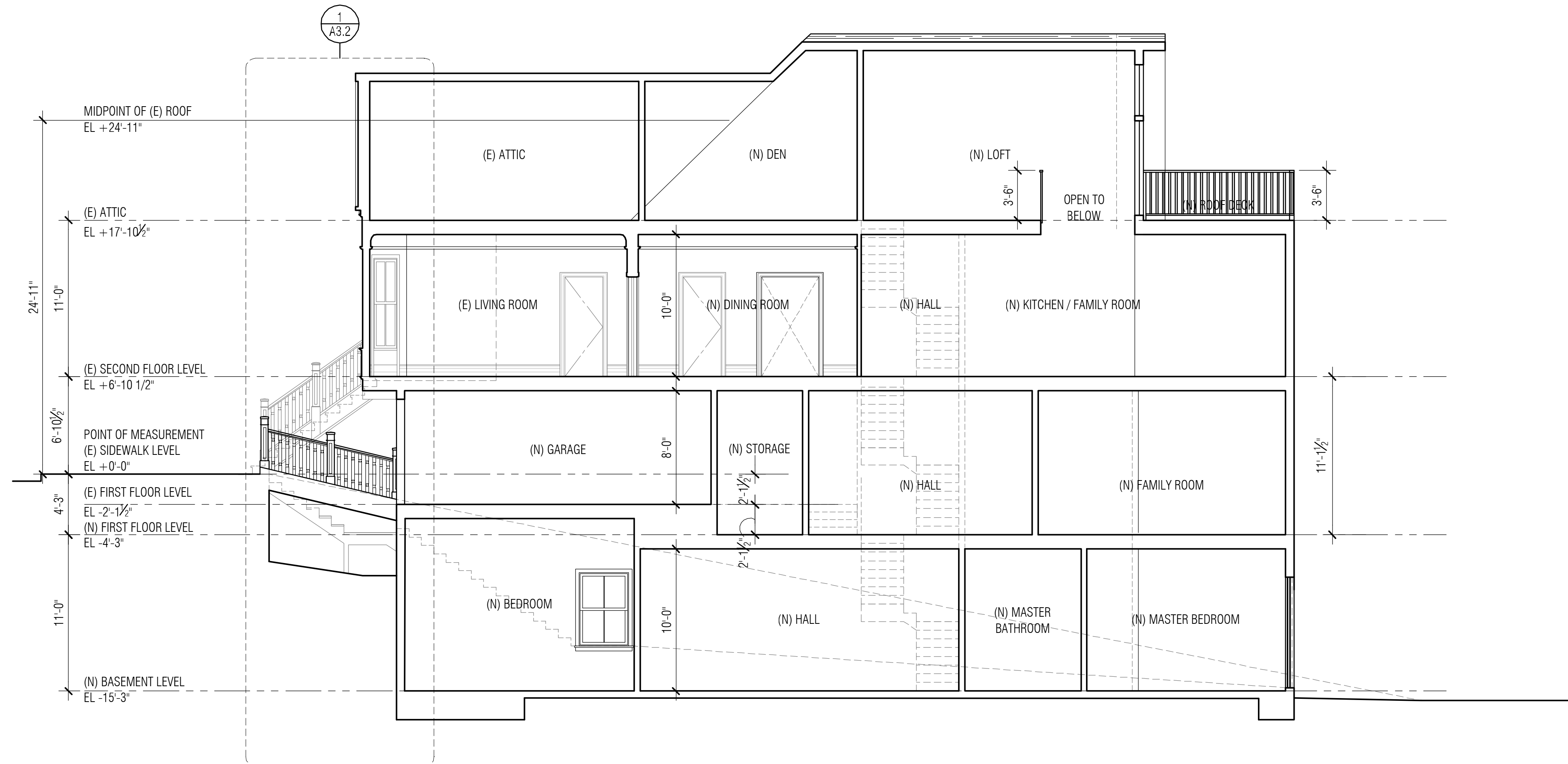
2 EXISTING BUILDING SECTION

3/16"=1'-0"



3 EXISTING BUILDING SECTION

3/16"=1'-0"



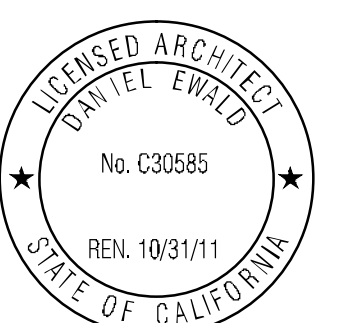
4 EXISTING BUILDING SECTION

3/16"=1'-0"

etA

EWALD TAJBAKSH
ARCHITECTURE

1175 FOLSOM STREET
SECOND FLOOR
SAN FRANCISCO 94103
tel 415.255.0700
fax 415.255.0702



1. SITE PERMIT 6.13.10

BUILDING SECTIONS

A3.5

4179 23rd STREET
SAN FRANCISCO, CALIFORNIA