



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, November 17, 2010**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Dwelling Unit Exposure)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1812-1814 Taylor Street Cross Street(s): Green/Union Block /Lot No.: 0119/025 Zoning District(s): RM-2/ 40-X Area Plan: N/A	Case No.: 2010.0786V Building Permit: 2007.0919.3035 Applicant/Agent: Lisa Wong Telephone: (415) 621-1280 E-Mail: lisaarch@aol.com

1812-1814 TAYLOR STREET PROJECT DESCRIPTION

The proposal is to add a third residential dwelling unit to the existing two-unit building. The new dwelling unit would be added within the existing building envelope at the first floor and would face onto the rear yard area of the subject property. No physical expansion of the structure on the project site is proposed under this application.

PER SECTION 140 OF THE PLANNING CODE the new dwelling unit must have exposure onto a public right-of-way at least 25 feet in width, a Code-compliant rear yard or an inner courtyard meeting Code-required dimensions. The new dwelling unit would have exposure onto a rear-yard area, but the rear yard area is not considered Code-compliant.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Aaron Hollister** Telephone: **(415) 575-9078** E-Mail: aaron.hollister@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/2010.0786V.pdf>

中文詢問請電: **415.558.5956**

Para información en Español llamar al: **415.558.5952**

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, 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

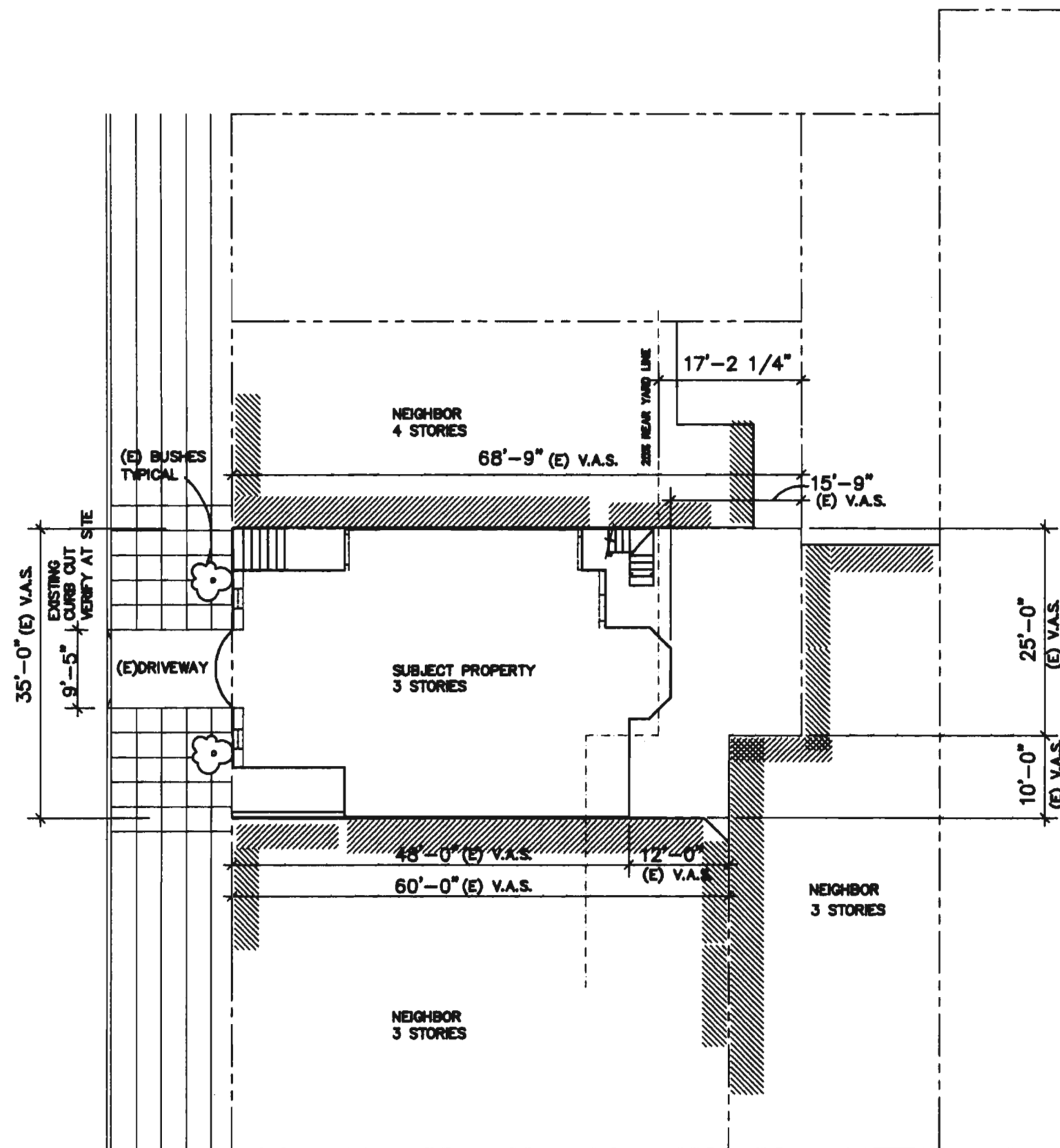
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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

**LISA WONG
ARCHITECT**

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415.621.1280 FAX 415.255.6031

NOTE: NEIGHBOR'S IMAGES
ARE APPROXIMATE AND ARE
MEANT FOR REFERENCE ONLY.
IMAGES ARE BASED ON CITY
MAPS, AERIAL PHOTOS AND
ACCESSIBLE FIELD MEASUREMENTS.
FOR EXACT DIMENSIONS, VERIFY
AT SITE AND WITH NEIGHBOR'S
PERMISSION AS NEEDED.



VARIANCE & PERMIT FOR
LEE RESIDENCE UNIT ADDITION
1812 -1814 TAYLOR ST.
SAN FRANCISCO, CA 94133
BLOCK 119 LOT 25

PROGRESS 04/11/07
PERMIT 09/14/07
VARIANCE SUB. 09/08/10



1/16"=1'-0"

(E)P.1

(E) PLOT PLAN

1

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PROGRESS 04/30/07
PERMIT 08/14/07
VARIANCE SUB. 09/08/10

EC1

68'-9" (E) V.A.S.

17'-9 1/4"
(E) V.A.S.

15'-9"
(E) V.A.S.

25% REAR YARD LINE

25'-0"
(E) V.A.S.

10'-0"
(E) V.A.S.

12'-0"
(E) V.A.S.

48'-0" (E) V.A.S.

35'-0" (E) V.A.S.

UP

METERS
TYP.

WALLS TO BE REMOVED

REMOVE FIXTURES
TYP.

(E) GARAGE

(E) STO.

RELOCATE WH & FURNACES
TO BASEMENT OR INDIVIDUAL
FLATS TYP.

(E) STO./
UTILITY

WALL LEGEND

===== (E) WALLS TO REMAIN
----- (E) WALLS TO BE REMOVED



1/8" = 1'-0"

EXISTING FIRST FLOOR PLAN - (E)GARAGE 790SF - DEMOLITION PLAN

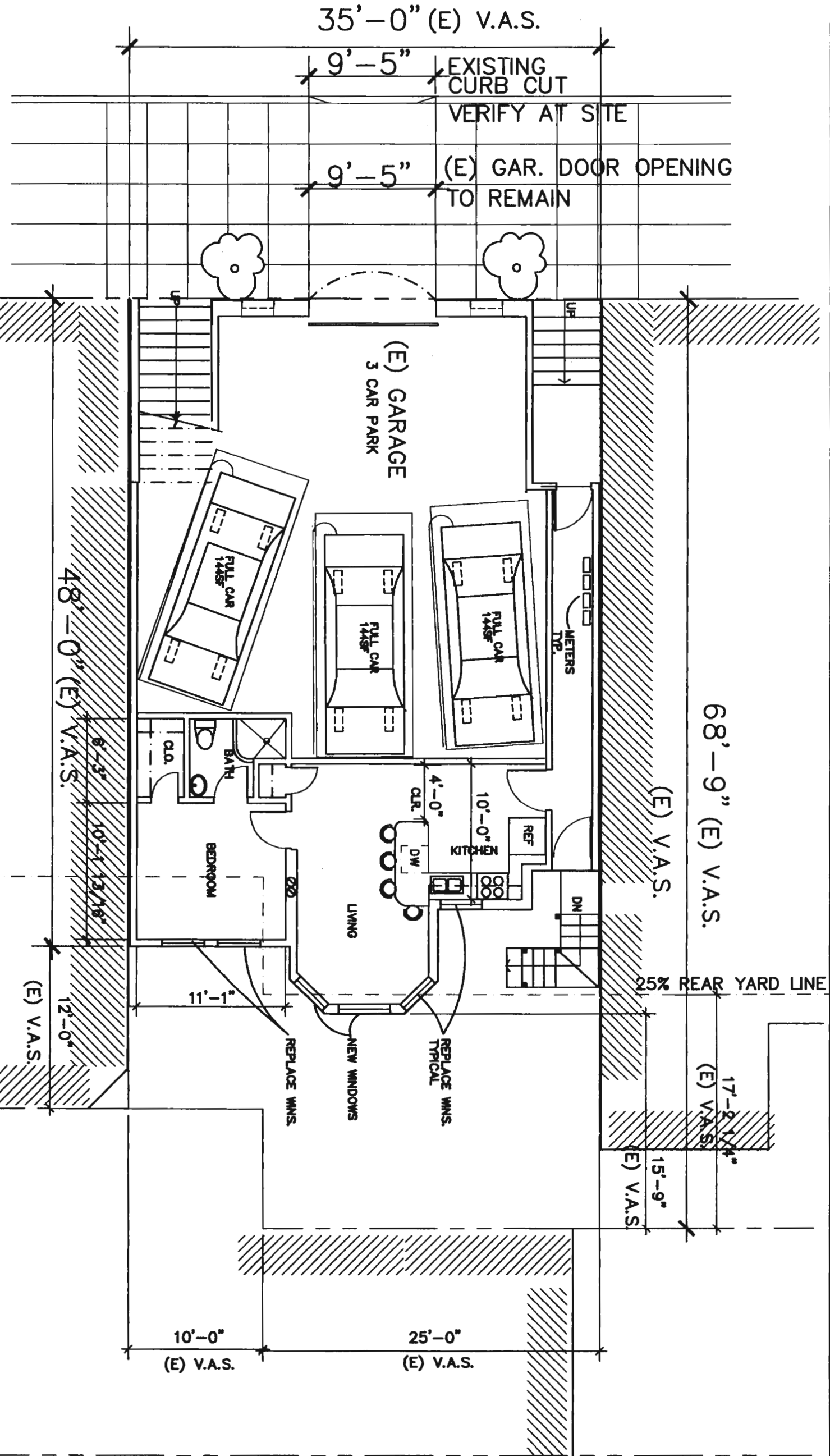
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PROPOSED FIRST FLOOR - ADD UNIT 450SF , GARAGE-830SF

1/8" = 1'-0"

A.1



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PROGRESS 04/30/07
PROGRESS 07/01/07
SEC 311/312 08/08/07
VARIANCE SUB. 08/08/10

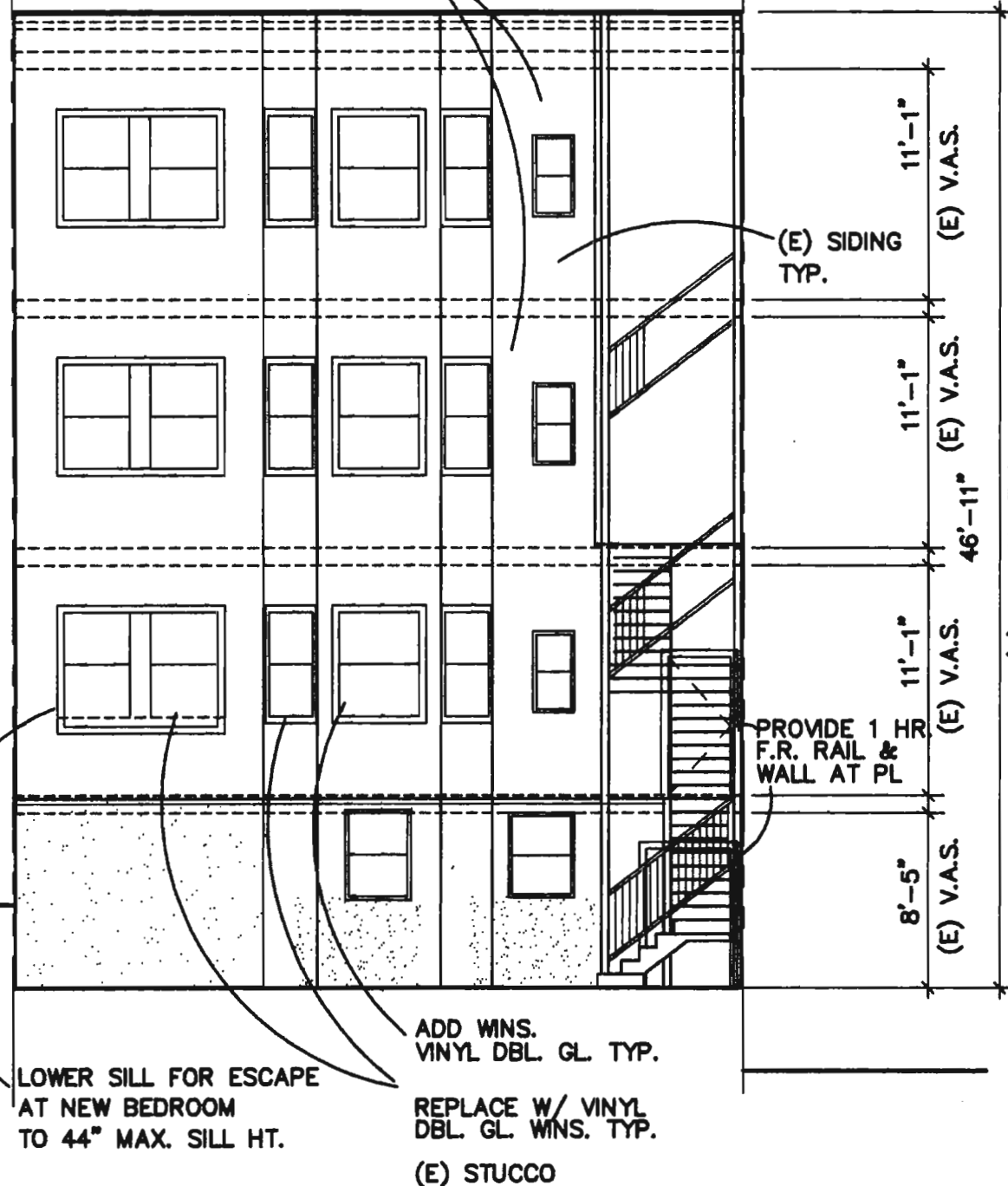
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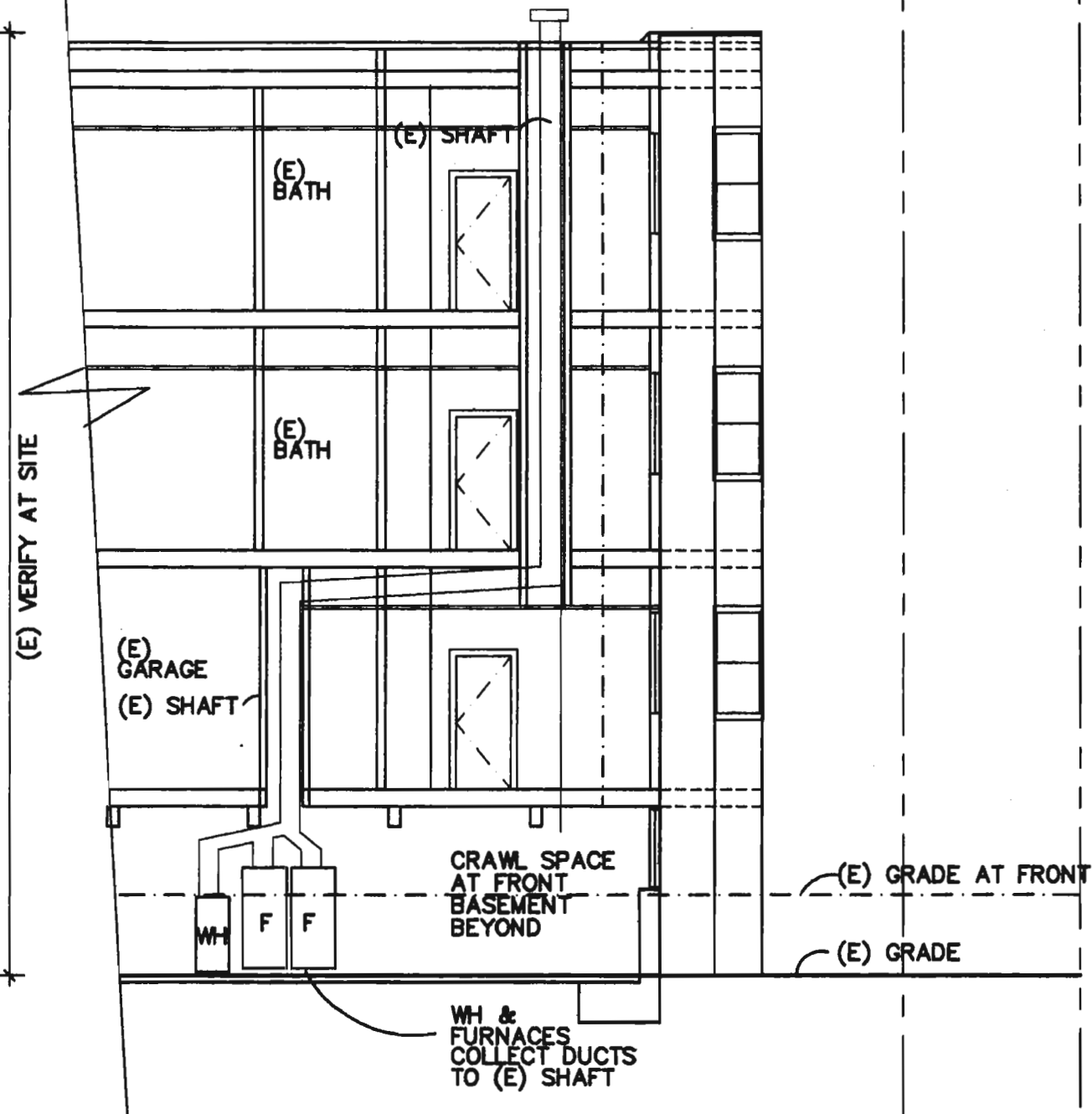
SEC 311/312 09/14/07
VARIANCE SUB. 09/08/10

NO WORK AT UPPER UNITS



1 REAR ELEVATION

1/8" = 1'-0"



1 PARTIAL SECTION - LONGITUDINAL

1/8" = 1'-0"