#### 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



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

# NOTICE OF PUBLIC HEARING

Hearing Date: Wednesday, January 26, 2011

Time: **Beginning at 9:30 AM** 

Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408
Case Type: Variance (Front Setback/Non-Complying Structure)

Hearing Body: Zoning Administrator

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	2841 Divisadero Street	Case No.: Building Permit: Applicant/Agent: Telephone: E-Mail:	2010.1036V
Cross Street(s):	Green and Union Streets		2010.1008.2620
Block /Lot No.:	0951/004		Federico Engel
Zoning District(s):	RH-1/40-X		(415) 674-5554
Area Plan:	N/A		engel@butlerarmsden.com

### PROJECT DESCRIPTION

The proposal is to increase the height of the projecting bay at the front façade of the three-story-over-basement, single-family house by approximately 4.5 feet. The bay would retain the width of 17.5 feet and window openings would be added to the currently blank projecting wall.

**PER SECTION 132 OF THE PLANNING CODE** the subject property is required to maintain a front setback area of 3 feet in depth. Planning Code Section 136(c)(2) permits bay windows of certain dimensions within this required setback area. The existing projecting bay exceeds the allowed area for a bay window by approximately 16 square feet. Therefore, extending the bay vertically in its current non-complying configuration requires a variance from Planning Code Section 132.

**PER SECTION 188 OF THE PLANNING CODE** expansion of a non-complying structure is prohibited. The existing building is considered a legal non-complying structure because portions of it already encroach into the required front setback area. Therefore, the proposed expansion of the projecting bay at the third floor level would be contrary to Planning Code Section 188.

#### ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: Shelley Caltagirone Tel: (415) 558-6625 E-Mail: shelley.caltagirone@sfgov.org

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2010.1036V.pdf">http://sf-planning.org/ftp/files/notice/2010.1036V.pdf</a>

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 <a href="http://upn.sfplanning.org">http://upn.sfplanning.org</a> for more information.

中文詢問請電:558.6378

Para información en Español llamar al: 558.6378

#### **ABBREVIATIONS** PAINT THATE egilietumi, tietungs siedum Ireductiona Produc PLAYE PLASTIZ LAMINETE EXXIVE40 THEF IS FALSE OF CONCRETE A A ACA ASSACTATI ASSACTATI ASSACTATION ADDRESHIE GALV GA Ukonvala RESIDENT ALQUISUR APPROXIMATE RAN LEADER GFIC DROUND FROM INVESTIGATION ARCHITECUTS AUDIO MILLA HOUSE OF THE MO GLASS GRASS GRASS BLACK SOLE COM BALDING MACHE DETECTOR BLOCK NO HC +EWD +EWD +EWA HORE BIS MOOD - WOOD HA WAR SE CORAWINGS SP ON SCHOOL CRAWINGS STATE CORACTORS STATE CORAC CEM CEM CEM CEM CLA CMV CO COL CONC CONC CONC DUR INTERNATION CHILDREN CONC PARCHIT UN INTERFECIA STEEL CONTRACTOR LAM CAMPLETE STO AGE LAV U OF SYMMETRICA TOWEL DAY TELEPHONE. VONGLIE AND GROVE BA OM ON DR OS CWG UE IAU DIMENSION BM M MANE MTD MFR MIN MIN MIR MISC THING-KIRCH DOOR PAVEMENT Management DRAWING 100 DARKE AR STERI MIST LANEOUS YHGA FA FLEC ILLEV ENCL EACH ELECTRICAL NOT IN CONTRACT JON UNLESS OTHERWISE NOTED (CITAVI ) VC1 VERT VIE VHYL COMPOSITION IN E ENGLOSINGE NOM NTB NOT 10 SCALE FILLIPATINE VEREY HARREST O/ OA OBS 2 55 OB OVERALL

## SYMBOLS

DRAWING/DETAIL REFERENCE NUMBER DRAWING OR DETAIL SHEE! WHERE DRAWING/DETAIL OCCURS



SECTION REFERENCE NUMBER BUILDING SECTION SHEET WHERE SECTION OCCURS



INTERIOR FLEVATION REFERENCE NUMBER INTERIOR ELEVATION SHEET WHERE INTERIOR ELEVATION OCCURS



1

(

100

(3)

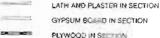
-

HIDDEN LINE

STUD WALL (UNLESS NOTEO OTHERWISE)

CONCRETE STRUCTURE S.S.D. INSULATION IN SECTION (BATT)

INSULATION IN SECTION (RIGID)



FINISH WOOD IN SECTION GLASS IN SECTION DOOR SYMBOL

WINDOW SYMSOL

PLUMBING FIXTURE SYMBOL PLUMBING FITTING SYMBOL

APPLIANCE SYMBOL EQUIPMENT SYMBOL

REVISION

MATCHLINE

WORKING OR DATUM

### **GENERAL NOTES**

- ALL WORK SHALL I'M IN COMPLIANCE WITH ALL MEDICANE COCAL BUILDING COURS AND REGISERONS CONTRACTOR HAD BEEN ADMINED FOR FETTINGS AFTER CASH FOR SECTIONS OR SECURITION OF THE SECTION OF THE SECT
- CONTRACTOR WITH HAVE BEAM HIS THE PRODUCES AND SITE SO AS TO CONTRACT THE MEMBERS AND SITE HAVE SATISFIED HAVE BEEN AS TO THE CONDITION OF ENSING WORK AND ADJACENT PROPERTY PRICH YO SUBMISSION OF ME. NO ALLOWANCES WILL SURGICIONAL OR MADE ON BEHLLE OF THE CONTRACTOR BY REACCH OF ANY CARSON ON HIS FART TO NOTICE THE COSTS OF ALL ITSUS OF WORK LITTLES AGON ON MATERIALS. WHET HE'S THEY ARE ON ARE NOT BUT EQUAL TO PARTICULARLY SHOWN OF HOTED BUT WHICH ARE SMAULD ON REQUIRED TO ATTAIN THE COMPLETED. CONTINUES PROPOSED BY THE COMMISSION OF SHALL INSPECT THE

STIE AND BANK TO THE ARCHITECT INFOR TO SUBMITTING BID AND PRICK TO COMMUNICINIO WORK

CONTRACTOR SHALL COORGINATE THE WORK OF THE VANOUS TRADES AND SUBLOCKERACTORS AND THALL BE RESPONSED. FOR ANY ACTS, OMISSIONS OF LIFTCHE OF THE SUBCONTRACTORS AND OF PURSONS LIFTCHLY OF INDEED OF EMPLICATED BY THEM

CONTRACTOR TO ACSUME SOLD RESPONSABILITY FOR JOB SITE CONDITIONS. FIGURENA SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE

CONTRACTOR TO CONFORM TO HOLLEOWNESS ASSOCIATION FULSS AND

7. CONTRACTOR TO NOTIFY ARCHITECT MAJERIAL FLY AND FILIDER TO DECEMBED OF A LICHY LEAD ITEMS AND DE ARTHOCOMATE DE ARTHY DATES ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE ETAILS. HAS DUED AND

MOUGHT TO THE ATTEMPON OF THE MICHIEUR BEFORE PROCESSING WITH

THE WORK 10 CHAMMING SCHEMATICALLY HE CATE NEW CONSTRUCTION THE CONTRACTOR SHOULD ANTICHWE B ASSET ON POPERWING A REASONABLE BURNER OF AN ATTURBUTE TO BE ADMICTS AND THE DESIGN OR EXCITATE AND SHOULD CONFIDENCE AND ADMISTRATIVE SO BY THE STORE OF WORK

II. WHEN ETECTED TOPPONES OF CONTINUED ON ARE NOT TULLY SHOWN ON THE DRAWINGS OF CALLED TOR WHITE DEBETAL THORSE THE RICORD MUCT ON

SHALL BE OF THE SAME CHARACTER AS SHALL AR CONDITIONS.

12 ALL DIMENSIONS TO BE TAKEN FROM NUMERIC, DESIGNATIONS ONLY.

DIMENSIONS AND NOT TO BE SCALED OFF DRAWINGS.

13. THESE MOYES TO APPLY TO ALL DRAWINGS AND DOVCHM UNLIES MORE SPECIFIC REQUIRENSS ARE INDICATED APPLICABLE TO PRETICULAR. DIVIDIONS OF THE WORK WELL BE CONCATIONS AND GENERAL HOTES OF THE SUBSECTIONS OF THESE DRAWINGS

14. ALL DYMENS OF AREA PACE OF AREH LIGHT.

15. VENT ER STAP ALL DOORS LEEDING FROM HEATED TO UNHEATED AFEAS. PRODUCE VITYLIBEACT TYPE WE HIPED STREPPING AT THESE COORS AND WHILE SIDES OF THE GOOD MUST BE WASHEST OF POED INC. SPING THE THRESHOUL

16 CAULK AND SEAL OF HEIGH IN SUILDING EXTENSOR HE ON GREATER TO

PREVENT AR INFLUENCE.

17. WOUNDERS TO SE OPERABLE AND CLEANED, LION.

18 ALL WALL FROMING SHALL BE 214 B M CC MINISTER U.O.N.
19 ALL GIPSON SCAPE SHALL BE SET THICK, TYPE TO U.D.Y.

21. STUDGO OVER WOOD SHEATHIRD SHALL INCLUDE YOU CAVENS OF GRADE D'

22 STRUCTURAL WOOD WEARBLES ADJACENT TO CONCRETE ARE TO BE PRESSURE THEATED DOUBLAS FIR

## PROJECT SUMMARY CONSTRUCTION CLASSIFICATION:

Type V8- Sprinklered (Wood-Promed Construction)

SCOPE OF WORK:

Janiance application for alteration of existing rebay at Pront street Facade, and addition or second story to

PROJECT TEAM | VICINITY MAP

1

PROJECT DATA

ZONED, RH-1

REIGHT LIMIT: 40-X

777

2,004 sqft

2.512 sqFc 1,987 sqFc

509 SQFC 610 SQFC

8.339 sqPt.

OCCUPANCY: 83

BLOCK 0951

LOT SIZE: 3500 SF

BASEMENT FLOOR

UN-CONDITIONED:

BASEMENT FLOOR

STR FROOR

THIRD FLOOR

GARAGE

STREET FLOOR

CONDITIONED SPACE:

MAIN LEVEL/SECOND FLOOR THEO TUDOR

MAIN LESS BECOND FLOOR

LOT 004

(TOS)

Proposed

SQPC.

sqPc

sqPt.

saft

sqft.

8,396 sqPt.

ARCHITECT: Butler Arms in Architects a Street CA 94:15

SURVEYOR: True North Surveying, Inc. 1084 Shotwell Surgest 500 Francisco CA 94110 pn. 415, 401, 7333 Tax 415, 401, 7353

ph Pax 415, 674 5558

NOTE: DESIGN BASED ON THE CBC 2007 & SAN FRANCISCO (URLDING) CODE 2007 AMENDMENTS CONSTRUCTION SMALL CONFORM TO ALL API CALLE SECTIONS



HILLIUGHAPH OF EXISTING FRONT FACADE



RENDERING OF PROPOSED FRONT FACADE



PHOTOGRAPH OF EXISTING FRONT FACADE



RENDERING OF PROPOSED FRONT FACADE

## SHEET INDEX

ARCHITECTURAL:

TITLE SHELD

SITE PLAN/HOOF PLAN & SITE PHOTOS EXISTING/PHOPOSED PLAN - THE LOOR

EXISTING/PROPOSED - WEST EL EVIT CH

Relies Armeden San Francisco DA - 5 7515741 WH e are combined to the first 

RANCISCO, CA 9411 C E STREET I DIVISADERO 2841

revisions	
job#	NOT:
draws Charted Seath	]- [AS NOTED

TITLE SHEET



