



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, 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)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	338 Highland	Case No.:	2010.1069V
Cross Street(s):	Bennington / Andover	Building Permit:	2010.08.23.9422
Block /Lot No.:	5717/037	Applicant/Agent:	Heidi Liebes
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 812-5124
Area Plan:	Bernal SUD	E-Mail:	liebes.heidi@gmail.com
PROJECT DESCRIPTION			
<p>The proposal is to construct a deck more than 10 feet above grade, supported by columns and an adjoining stair. The deck and stair are 27 feet in width, combined, and extend 11 feet into the rear yard.</p> <p>PER SECTION 242 OF THE PLANNING CODE a rear yard of 48 feet 7 inches feet is required, free of intrusions not more than half the width of the lot. The width of the lot is 37 feet and 6 inches. Because the proposed deck and stair, at 27 feet in width, exceed half the width of the lot and intrudes into the rear yard, a variance from the rear yard requirement under the Bernal Heights Special Use District (Planning Code Section 242) is required.</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/2010.1069V.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

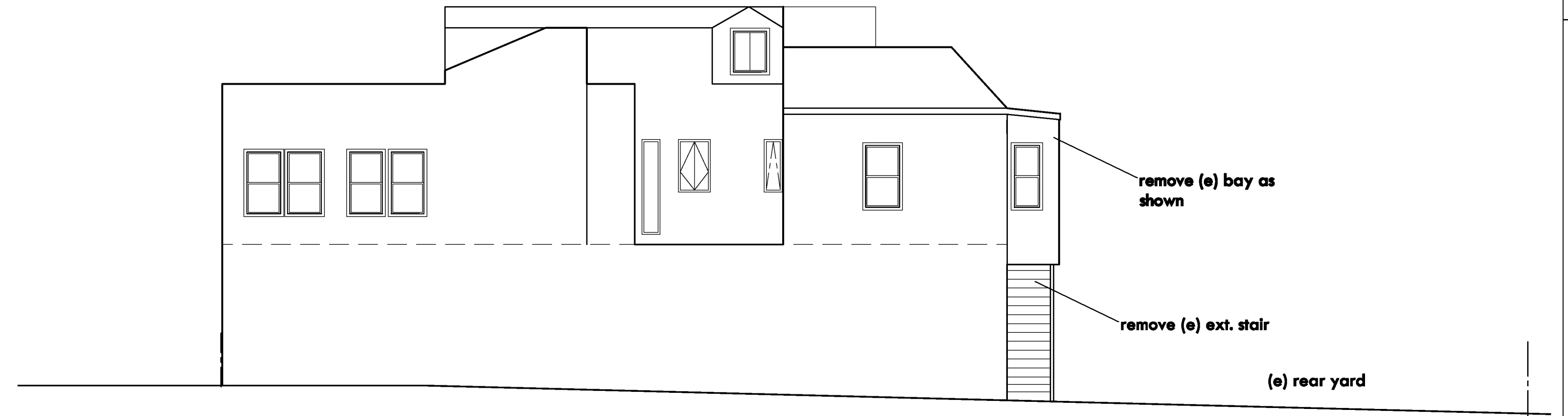
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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



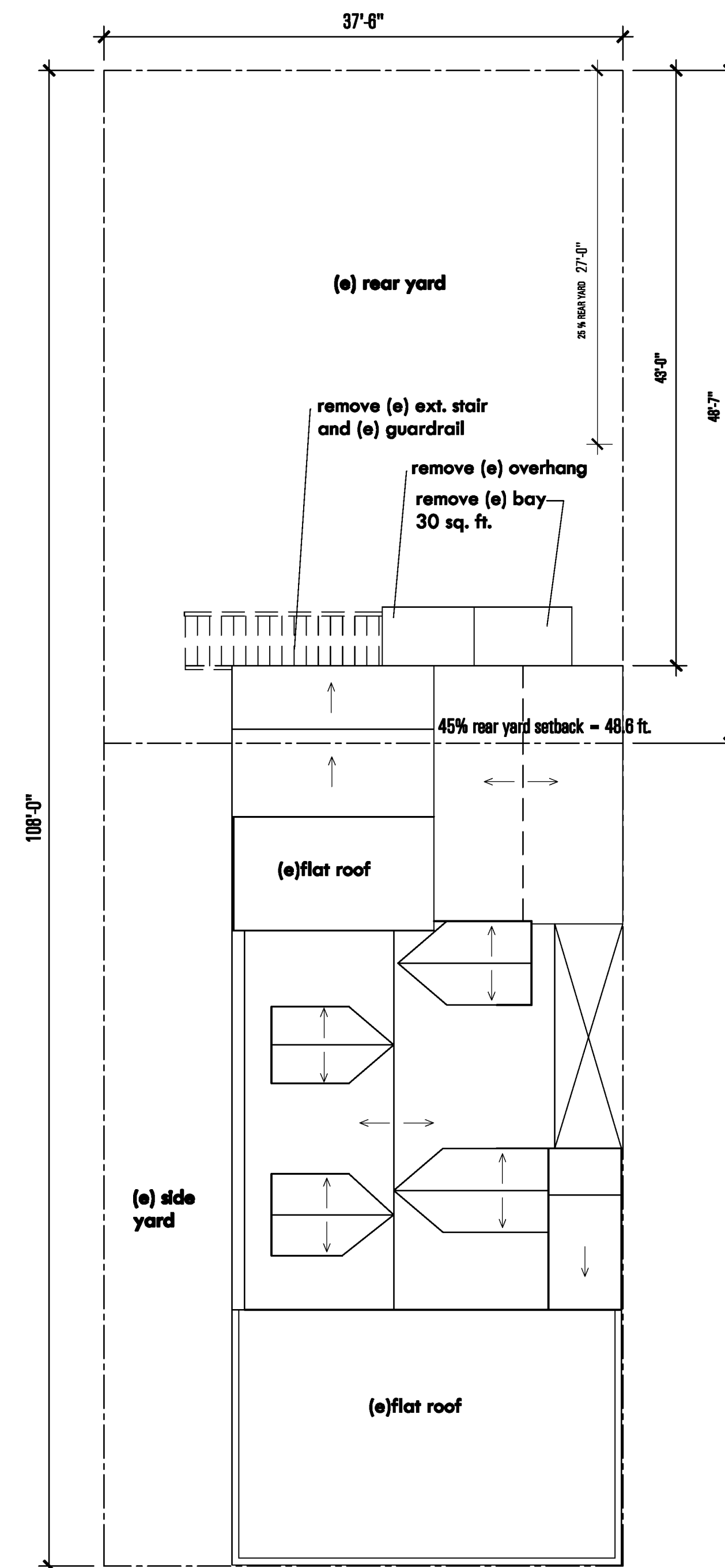
EXISTING WEST SIDE ELEVATION

1/8" = 1'-0"



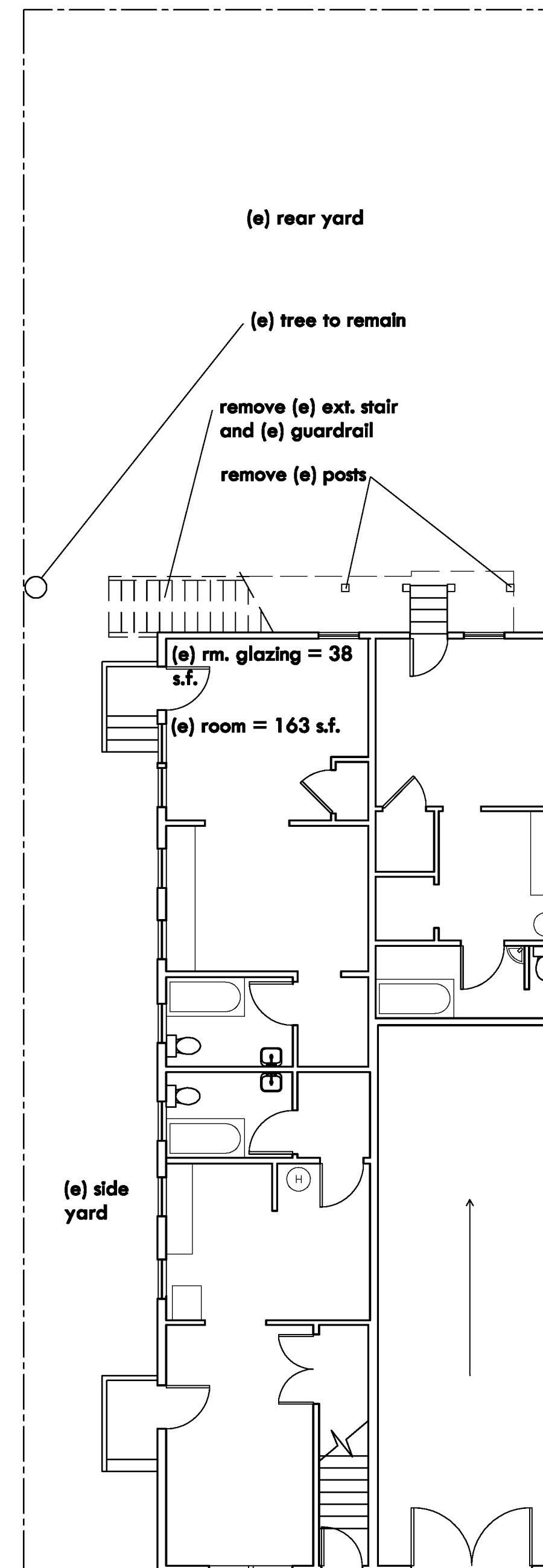
EXISTING EAST SIDE ELEVATION

1/8" = 1'-0"



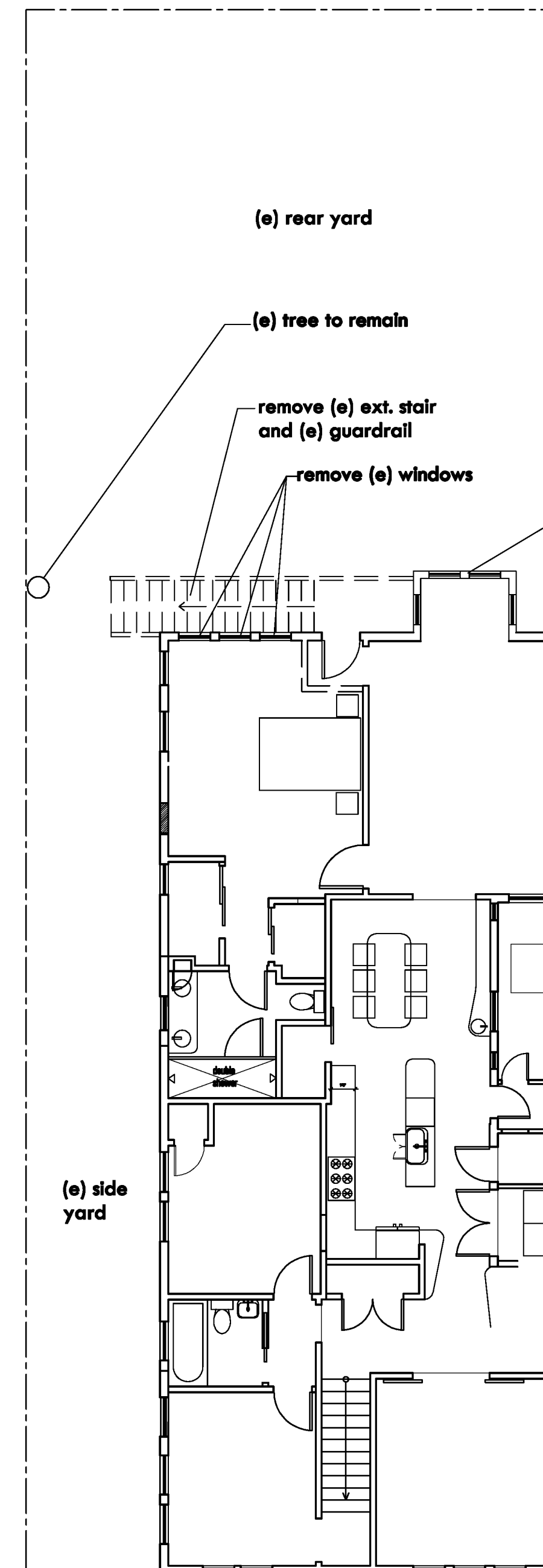
EXISTING SITE/ROOF PLAN

1/8" = 1'-0"



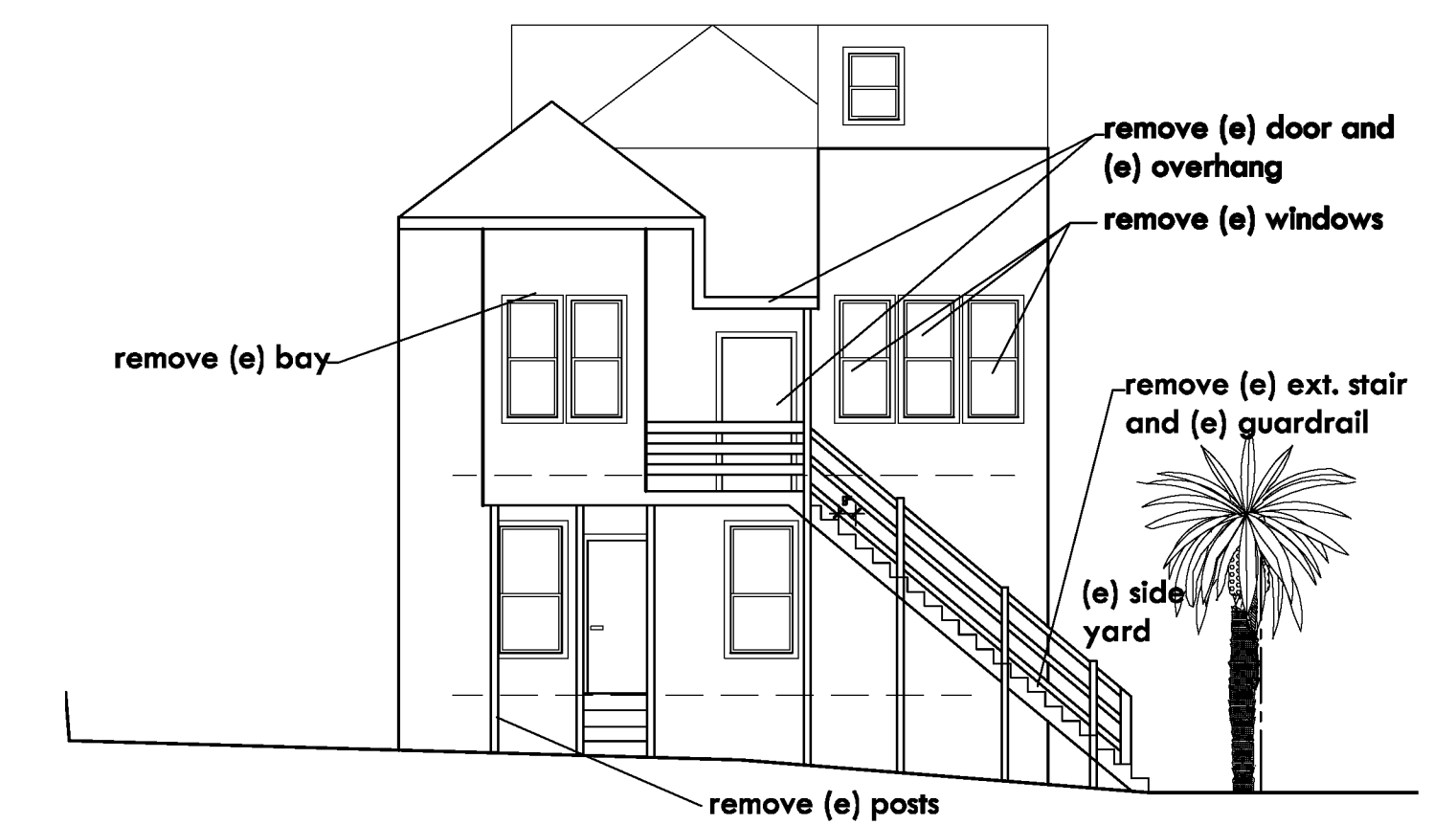
EXISTING GROUND FLOOR PLAN

1/8" = 1'-0"



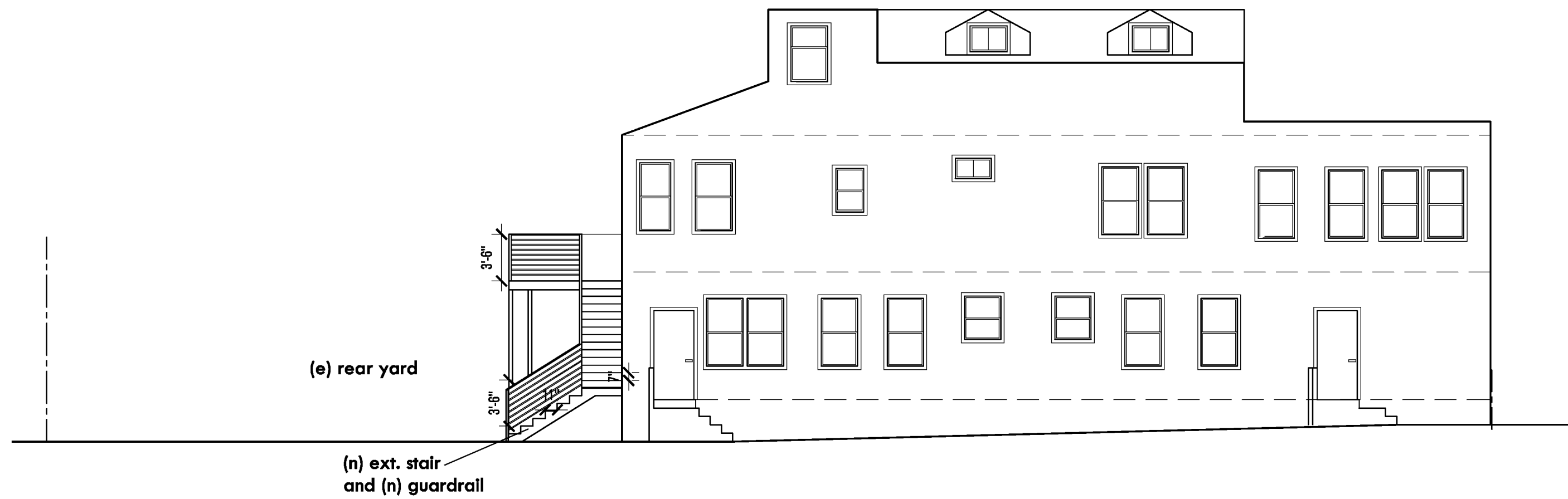
EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"

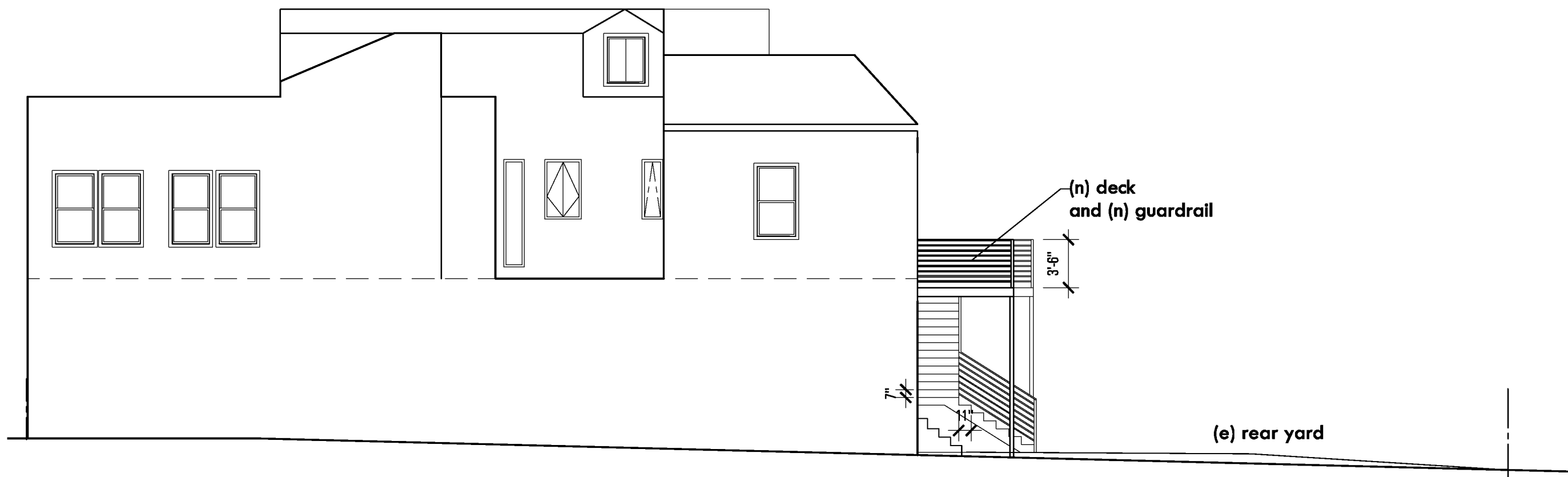


EXISTING REAR ELEVATION

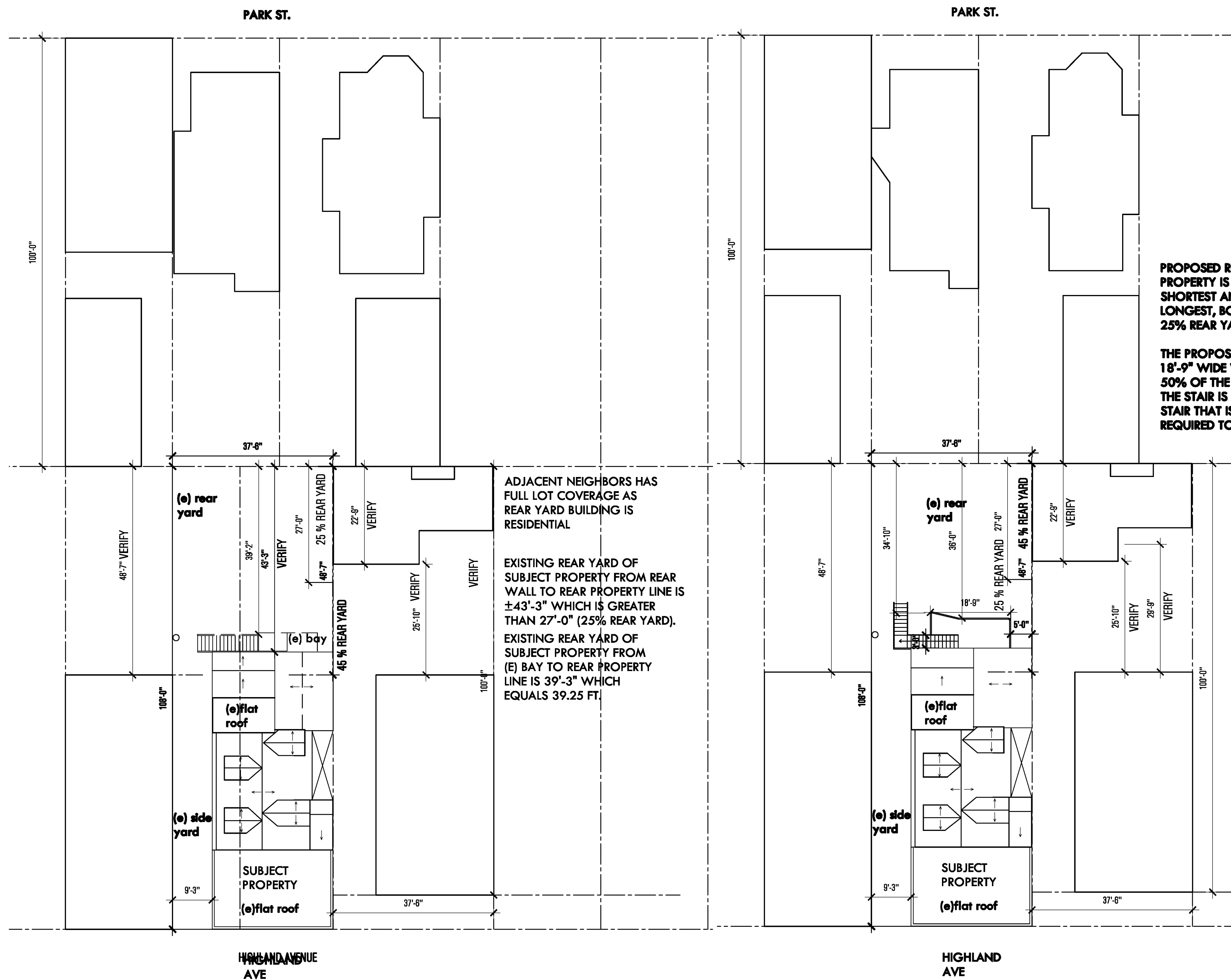
1/8" = 1'-0"



PROPOSED WEST SIDE ELEVATION
1/8" = 1'-0"

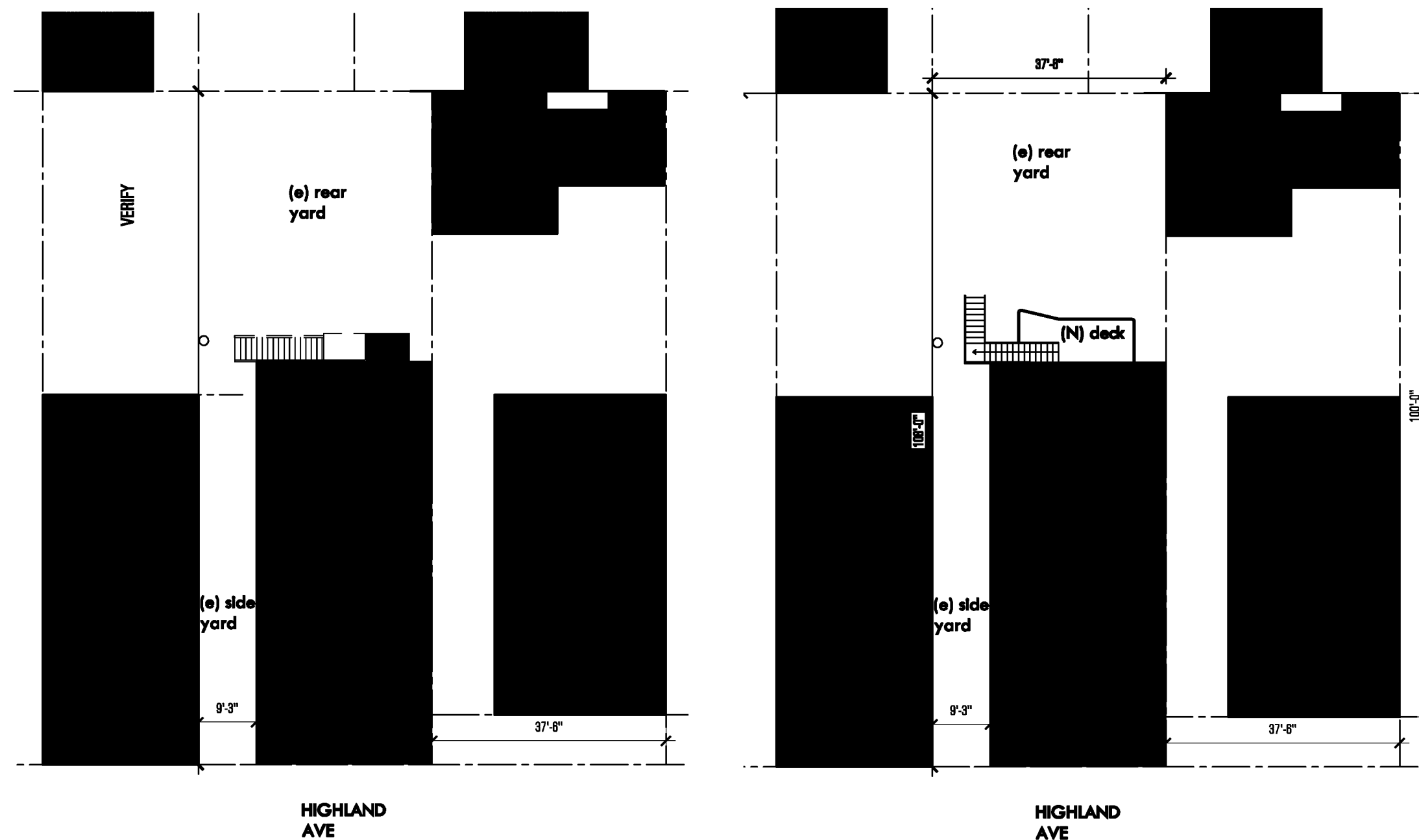


PROPOSED EAST SIDE ELEVATION
1/8" = 1'-0"



EXISTING SITE PLAN
1/8" = 1'-0"

PROPOSED SITE PLAN
1/8" = 1'-0"



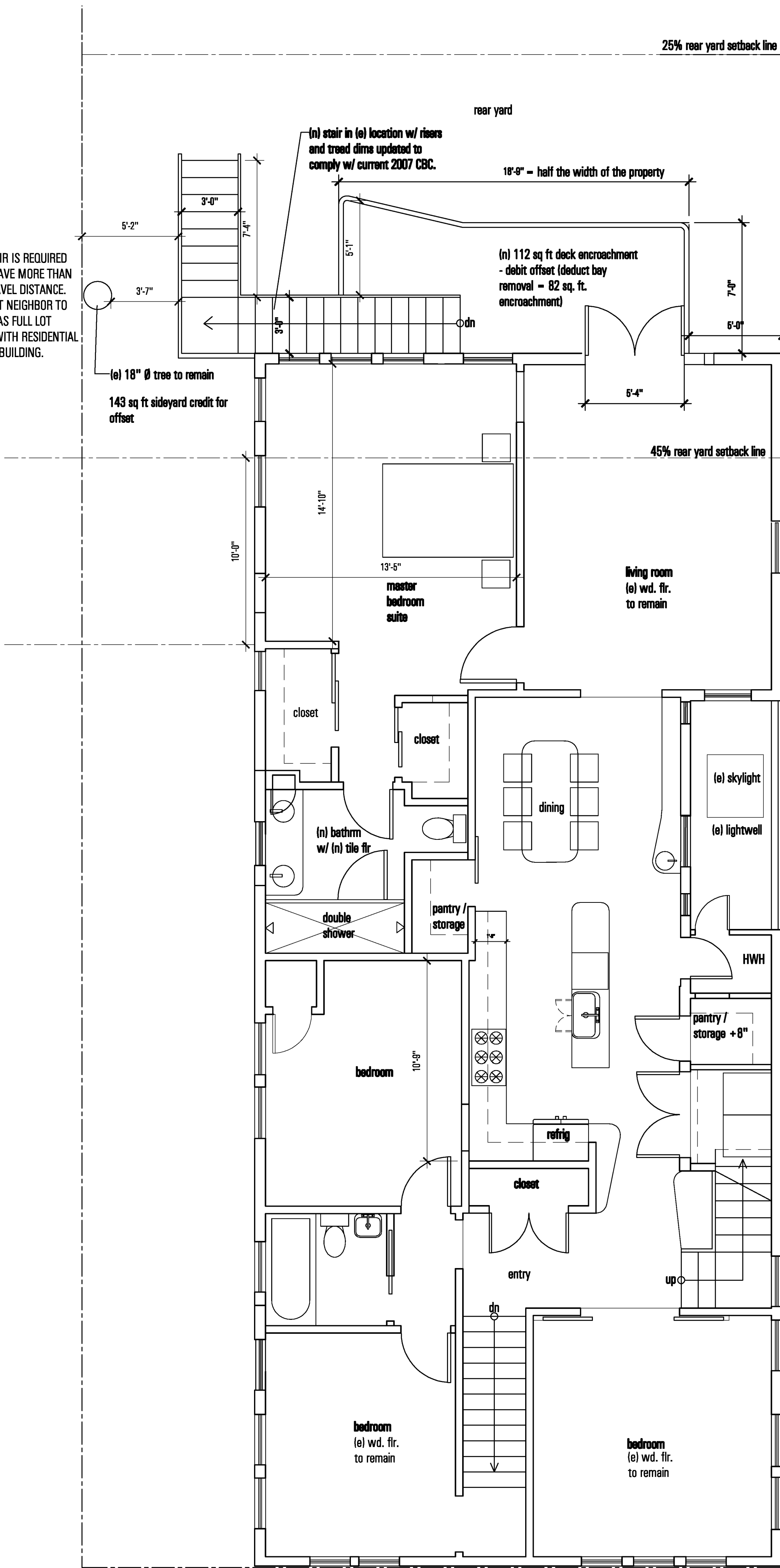
EXISTING PLAN

PROPOSED PLAN

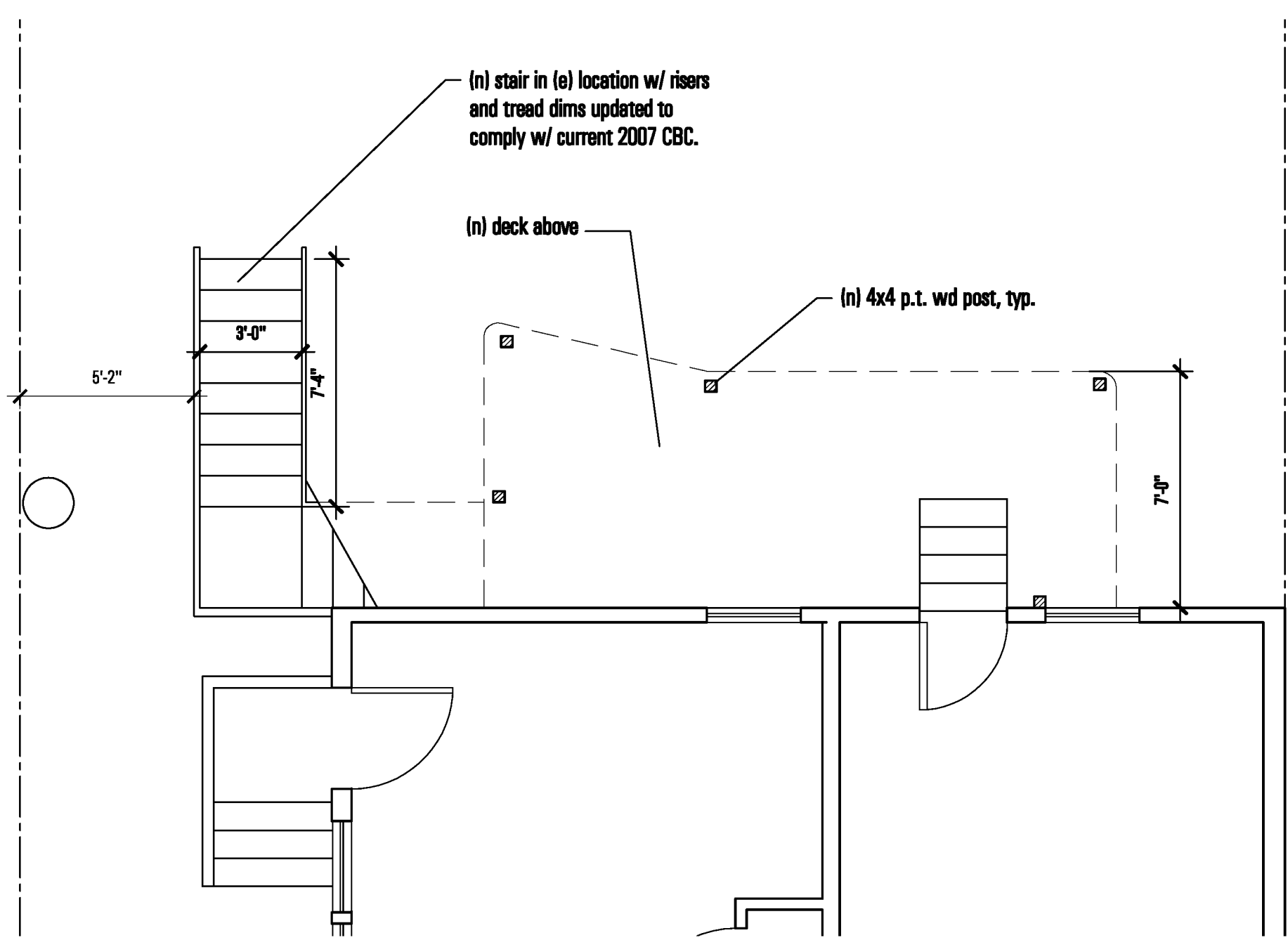
LOT COVERAGE DIAGRAMS
1" = 20'

338 HIGHLAND AVE. INTERIOR REMODEL

NOTES:
1. REAR STAIR IS REQUIRED
SINCE WE HAVE MORE THAN
75FT OF TRAVEL DISTANCE.
2. ADJACENT NEIGHBOR TO
THE EAST HAS FULL LOT
COVERAGE WITH RESIDENTIAL
REAR YARD BUILDING.



PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



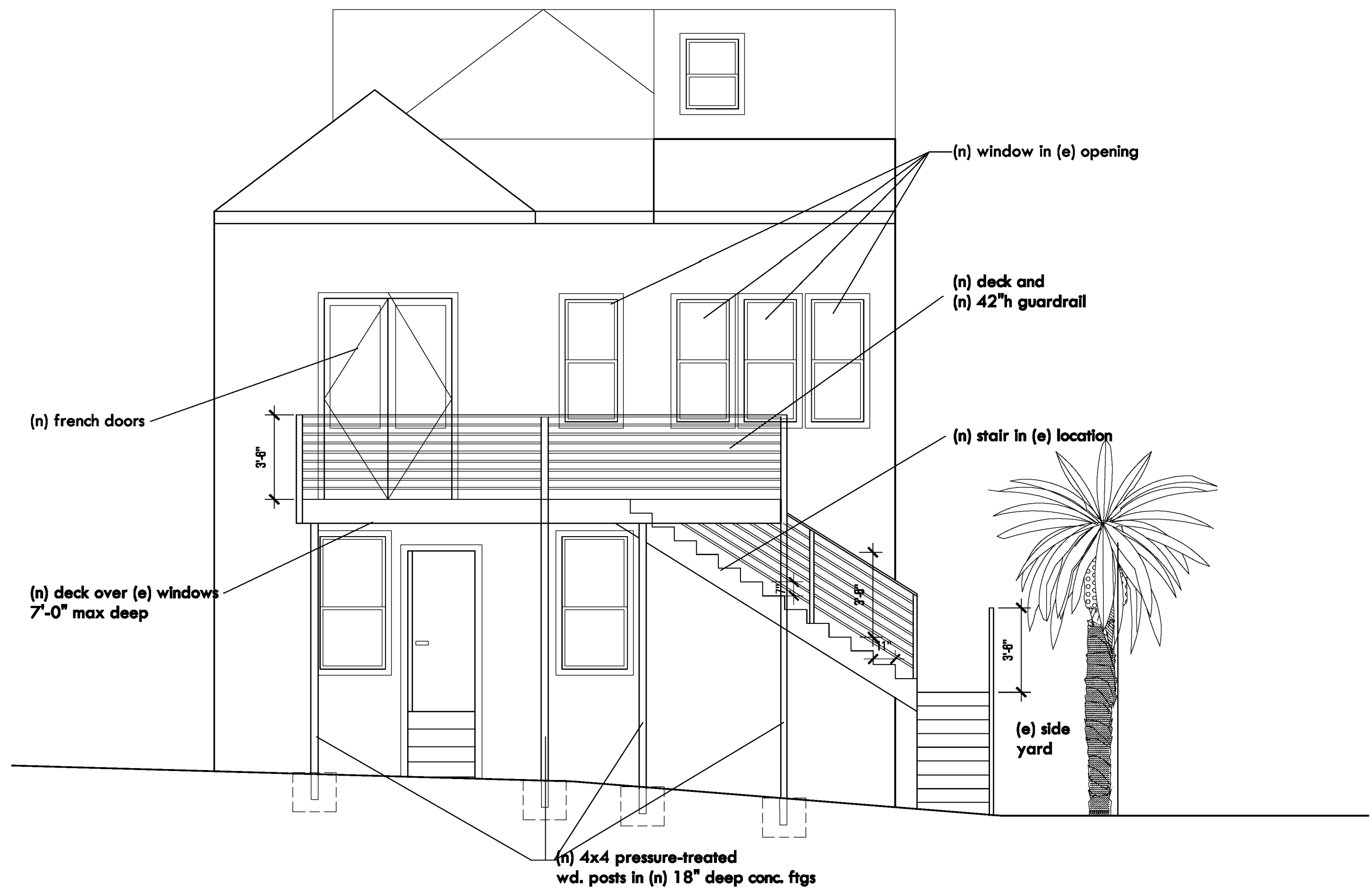
PROPOSED FIRST FLOOR PLAN - PARTIAL
1/4" = 1'-0"

PLANNING NOTES

1. THIS PROJECT IS IN THE BERNAL SPECIAL USE DISTRICT AND COMPLIES WITH PLANNING CODE SECTION 242 ON REAR YARDS.
2. ADJACENT NEIGHBOR TO THE EAST HAS FULL LOT COVERAGE WITH REAR YARD RESIDENTIAL BUILDING.

CONSTRUCTION NOTES

1. NEW DECK DOES NOT EXTEND OVER 7FT OVER GROUND FLOOR WINDOWS TO COMPLY WITH SFBC LIGHT AND VENTILATION REQUIREMENTS.



PROPOSED REAR ELEVATION
1/4" = 1'-0"