



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, April 27, 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: 324 Park Street Cross Street(s): btw Andover & Murray Block /Lot No.: 5721 / 054 Zoning District(s): RH-2 / 40-X Area Plan: Bernal Heights SUD	Case No.: 2010.1097V Building Permit: 2010.12.09.6422 Applicant/Agent: Mike Pitler Telephone: (510) 368-1499

PROJECT DESCRIPTION

The proposal is to replace the existing second floor rear deck and expand by an additional 80 square feet. The replacement deck will be 9 feet above grade. The proposal will not add square footage to the existing building.

PER SECTION 242(e)(2) OF THE PLANNING CODE the subject property is required to maintain a required rear yard of 45 percent of lot depth. Additionally, any part of a front setback exceeding 5 feet may be applied to the rear yard. The subject lot is 100 feet deep and has a front setback of 24 feet. Therefore, the required rear yard is 26 feet. The existing deck encroaches 1 foot into the required rear yard. The proposed deck replacement will encroach an additional 3 feet into the required rear yard, leaving a rear yard of 22 feet. Therefore, this project requires a rear yard variance.

ADDITIONAL INFORMATION

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/2010.1097V.pdf>

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Erika S. Jackson** Telephone: **(415) 558-6363** E-Mail: erika.jackson@sfgov.org

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.



REAR YARD AND FENCE LINE

20/A0.1



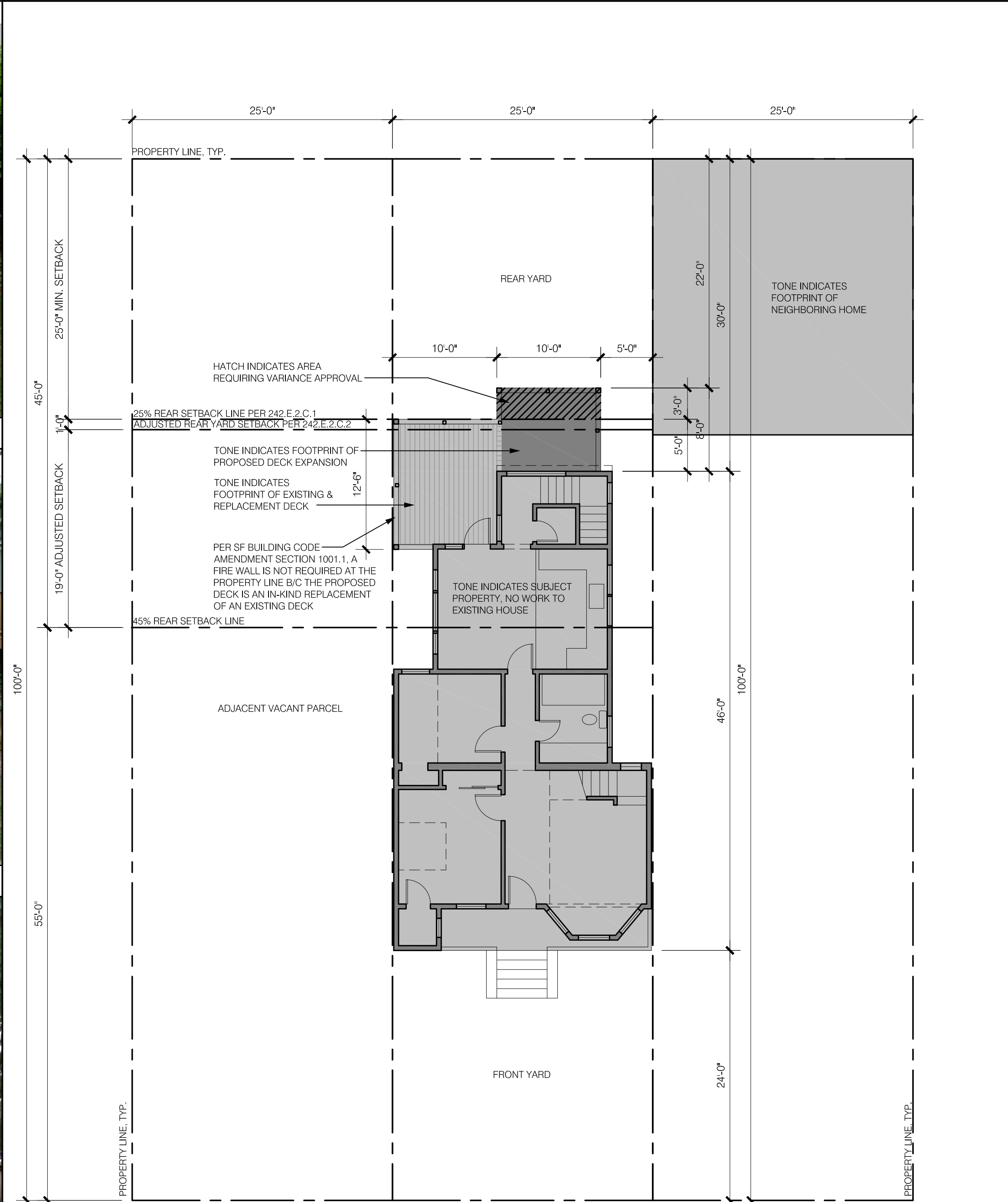
REAR YARD & NEIGHBOR'S HOUSE

19/A0.1



REAR OF HOUSE & EXISTING DECK

17/A0.1



CONTRACTOR'S NOTE: FIELD VERIFY ALL DIMENSIONS. DIMENSIONS WERE NOT PROVIDED BY A SURVEY BUT RATHER FROM THE ARCHITECT'S MEASUREMENTS

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

10/A0.1



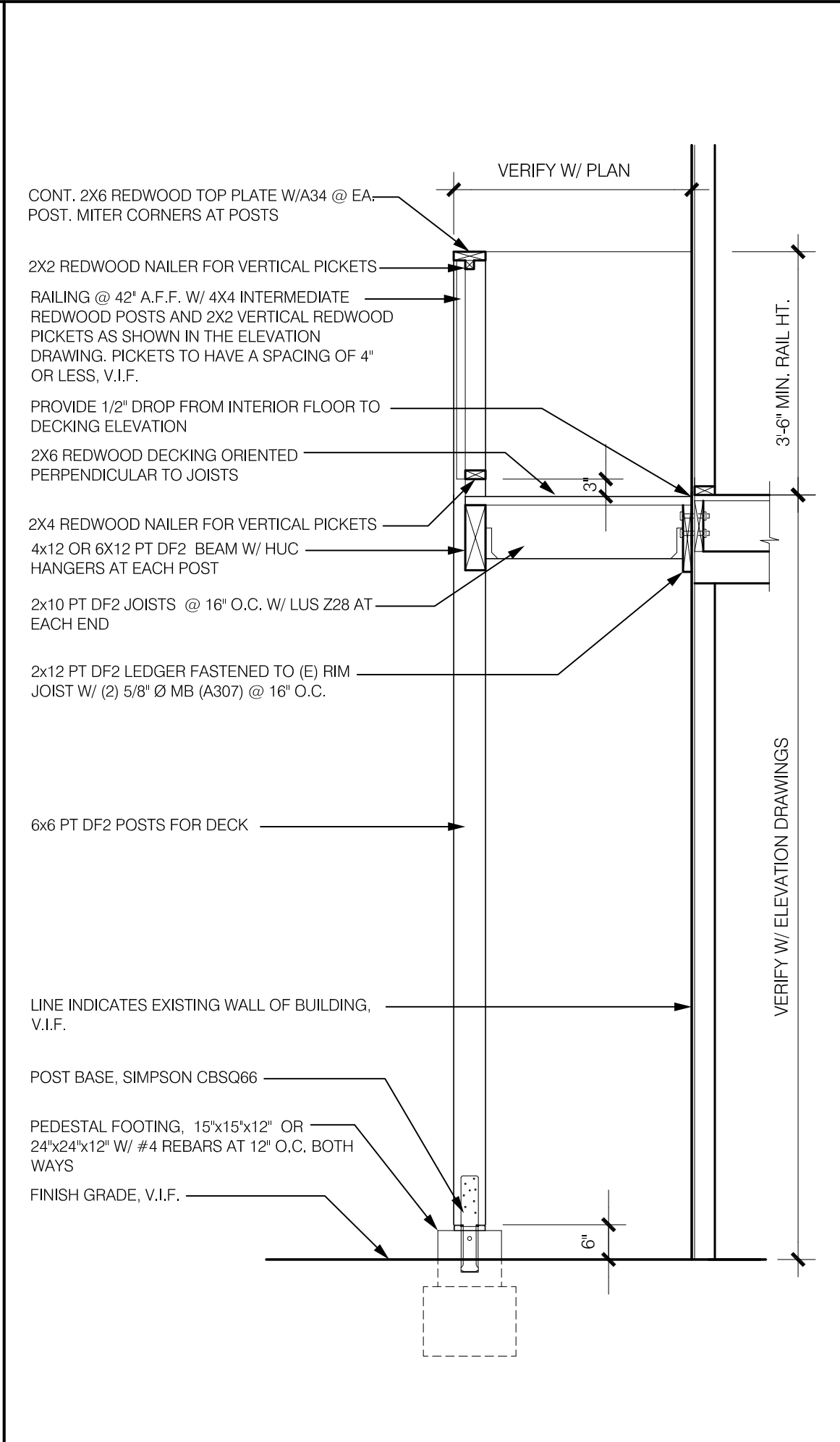
REAR OF HOUSE & EXISTING DECK

13/A0.1



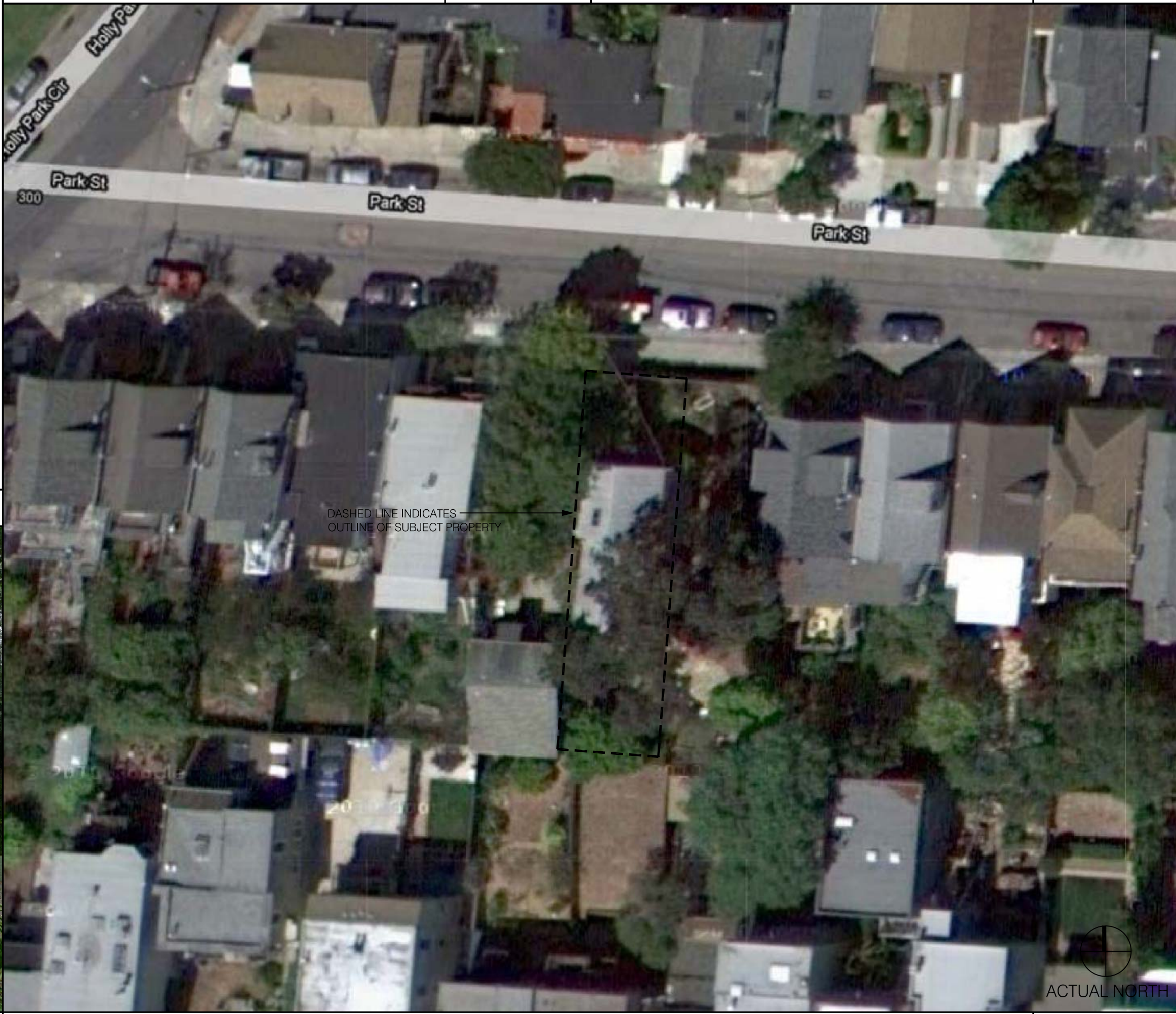
FRONT AND SIDE OF HOUSE

9/A0.1



TYPICAL DECK SECTION: 1/2"=1'-0"

7/A0.1



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

1/A0.1

PROJECT TEAM AND CONTACT INFORMATION:	
CLIENT:	HEATHER RAMSEY 324 PARK STREET SAN FRANCISCO, CA 94110 (415) 309-5462 HEATHER-RAMSEY@SBCGLOBAL.NET
ARCHITECT:	MIKE PITLER ARCHITECTURE C/O MIKE PITLER, R.A. 586 66TH STREET OAKLAND, CA 94609 (510) 368-1499 MIKE@MP-ARCHITECTURE.COM
PROJECT DATA:	
PROJECT DESCRIPTION:	REPLACEMENT AND EXPANSION OF EXISTING REAR YARD DECK
ZONING DISTRICT:	RM-2
OCCUPANCY TYPE:	R-3
CONSTRUCTION TYPE:	V-N
APPLICABLE CODES:	THIS PROJECT SHALL COMPLY WITH THE 2010 CALIFORNIA BUILDING CODE, AND THE CURRENT SAN FRANCISCO BUILDING AND PLANNING CODES.
APPLICABLE SF PLANNING CODE SECTIONS:	
SAN FRANCISCO PLANNING CODE SECTION 242.E.2.C; ALL LOTS. THE FOLLOWING PROVISIONS RELATING TO REAR YARDS SHALL APPLY TO ALL LOTS IN THE SPECIAL USE DISTRICT:	
(i) A BUILDING MAY INTRUDE INTO THE REQUIRED REAR YARD UP TO THE EXTENT THAT AN ADJACENT BUILDING INTRUDES. PROVIDED THE INTRUSION IS NO WIDER THAN HALF OF THE WIDTH OF THE LOT, AND 25 PERCENT OF THE TOTAL LOT DEPTH IS PROVIDED AS REAR YARD OPEN SPACE. THE INTRUSION MUST BE PLACED IN A MANNER THAT THE ZONING ADMINISTRATOR FINDS WILL PROVIDE OPTIMAL LIGHT AND AIR TO THE SUBJECT AND ADJACENT PROPERTIES. THE COVERAGE RESULTING FROM THE INTRUSION MUST BE OFFSET BY OTHERWISE PERMITTED COVERAGE IN THE REAR OF THE SUBJECT PROPERTY.	
(ii) ANY PART OF A FRONT SETBACK EXCEEDING FIVE FEET MAY BE APPLIED TO THE AMOUNT REQUIRED FOR SATISFYING THE REAR YARD REQUIREMENTS.	
BUILDING HEIGHT:	NO CHANGE TO EXISTING HEIGHT
LOT COVERAGE:	NO CHANGE TO COVERAGE OF EXISTING HOUSE. A PROPOSED DECK EXPANSION WOULD ADD +80 SF OF DECK AREA
BUILDING FLOOR AREA:	NO CHANGE TO BUILDING FLOOR AREA
SETBACKS:	SEE SITE PLAN FOR MORE INFO
GENERAL NOTES:	
1. ALL INFORMATION SHOWN ON THE DRAWINGS IS RELATIVE TO EXISTING CONDITIONS THAT HAVE BEEN FIELD VERIFIED/OBSERVED BY THE ARCHITECT AND WITHOUT A GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND GRADES AT THE JOB SITE AND NOTIFY THE ENGINEER AND/OR ARCHITECT OF ANY DISCREPANCIES. WHEN DIMENSIONS AND/OR ARE NOT SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOT SCALE OFF OF THE DRAWINGS BUT RATHER SHALL REQUEST THESE DIMENSIONS AND/OR DETAILS FROM THE ENGINEER AND ARCHITECT.	

PROJECT INFO & GENERAL NOTES

3/A0.1

[mp-a]
mike pitler architecture

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324 PARK STREET
BLOCK/LOT #: 5721-054
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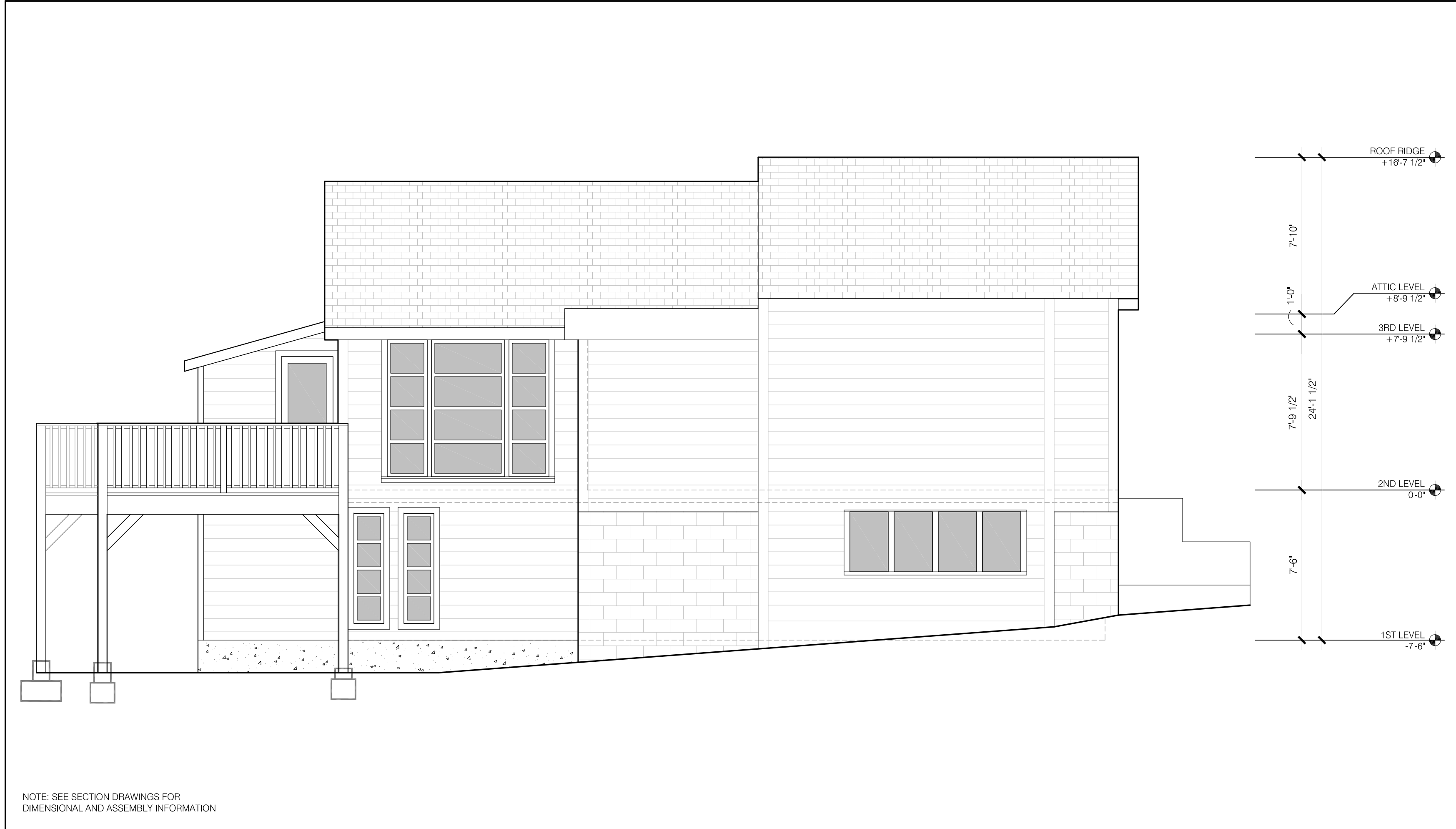
LICENSED ARCHITECT
MICHAEL H. PITLER
No. C-30445
12/31/10
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS AND RELEASES:
PERMIT SUBMITTAL 12/09/10

COVERSHEET
W/ DATA, SITE
PLANS,
SECTIONS &
PHOTOS

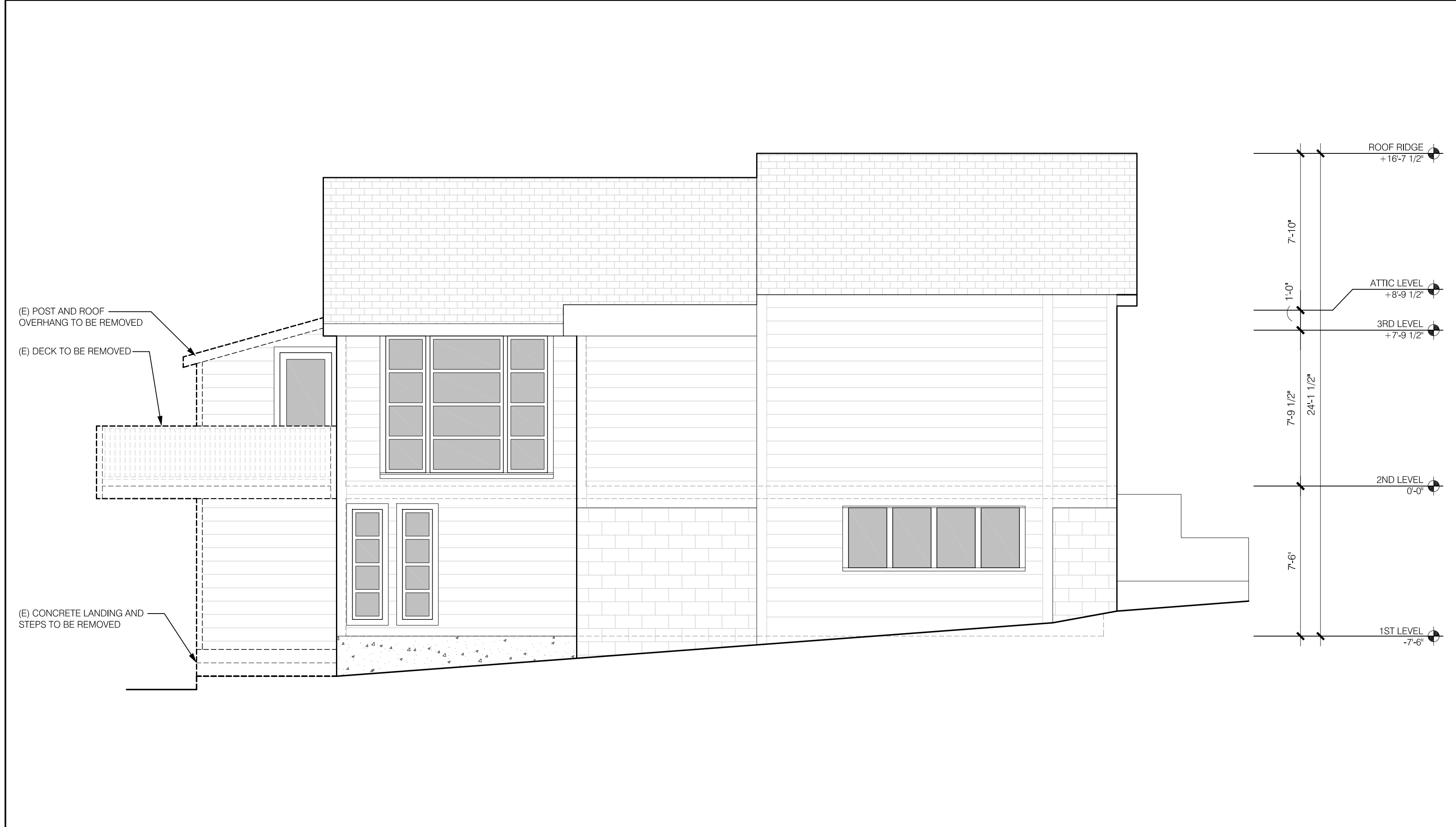
PREPARED BY: MHP
DATE: 10/01/10
SCALE: VARIES
DRAWING NO.

A0.1

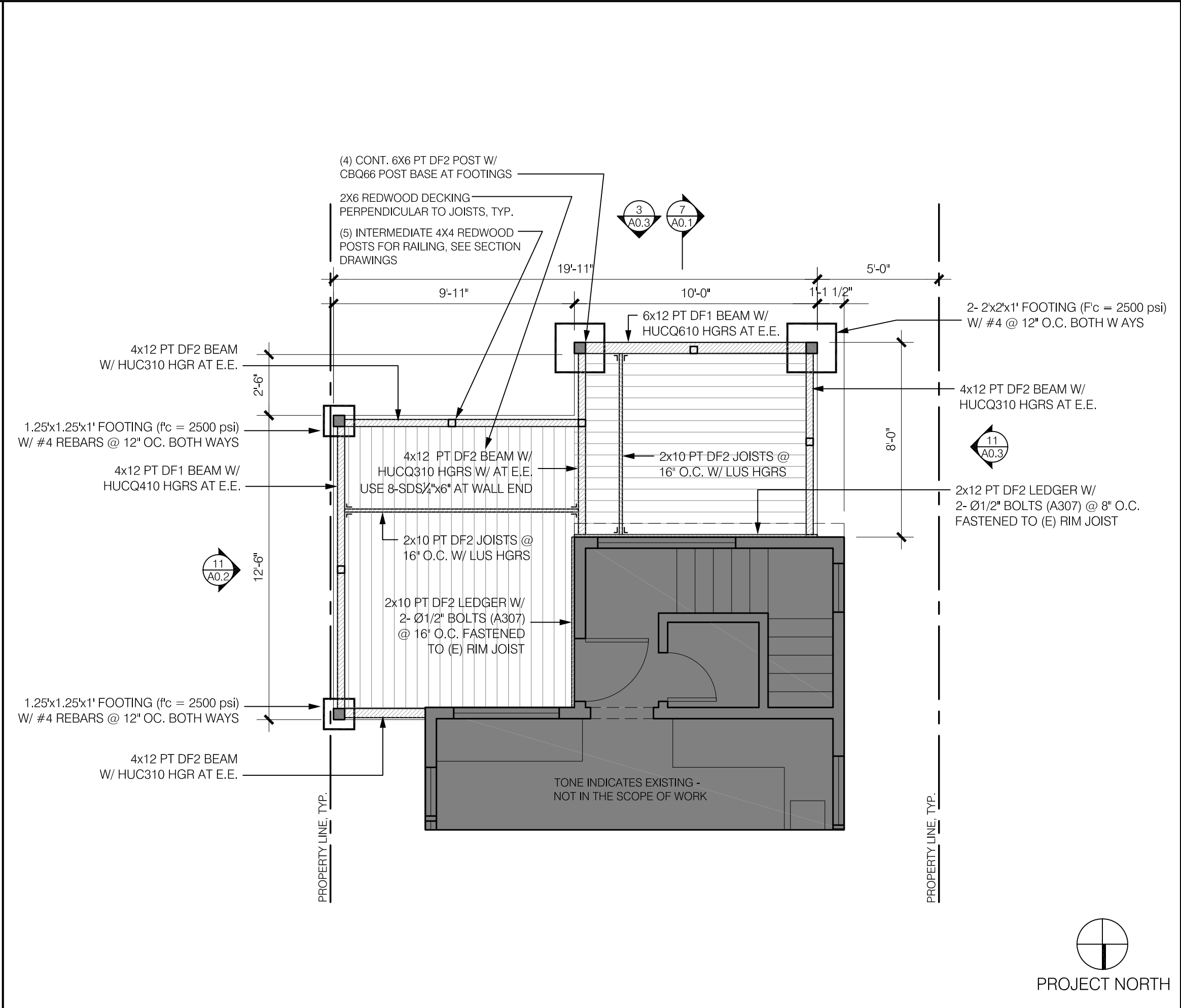


NOTE: SEE SECTION DRAWINGS FOR DIMENSIONAL AND ASSEMBLY INFORMATION

11/A0.2

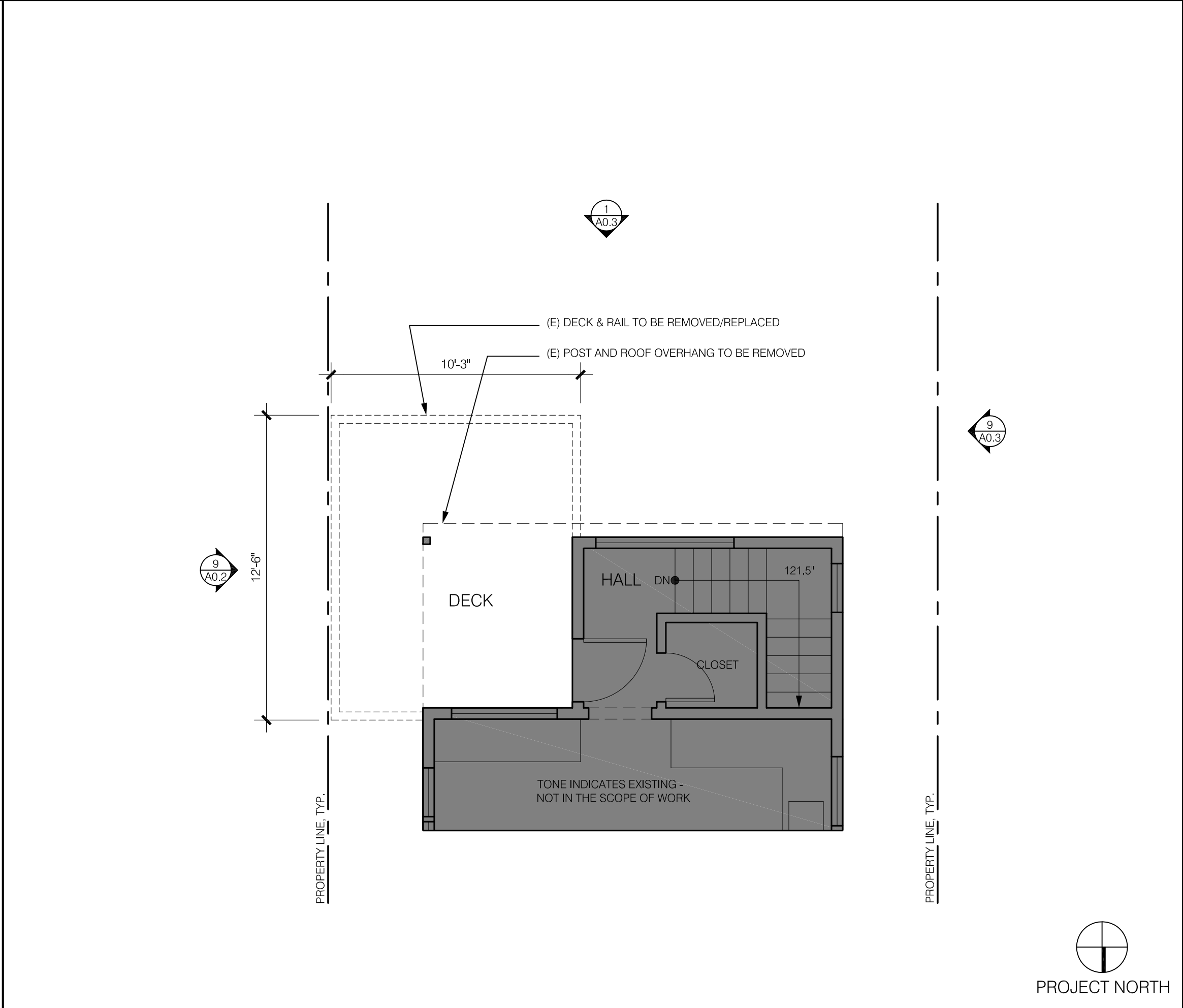


9/A0.2



DECK FLOOR PLAN - PROPOSED CONDITIONS

3/A0.2



DECK FLOOR PLAN - EXISTING/DEMO CONDITIONS

1/A0.2

[mp-a]
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LICENSED ARCHITECT
MICHAEL H. PITLER
No. C-30445
12/9/10
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS AND RELEASES:
PERMIT SUBMITTAL 12/09/10

DECK PLAN & ELEVATIONS - EXISTING AND PROPOSED CONDITIONS
PREPARED BY: MHP
DATE: 10/01/10
SCALE: VARIES
DRAWING NO.

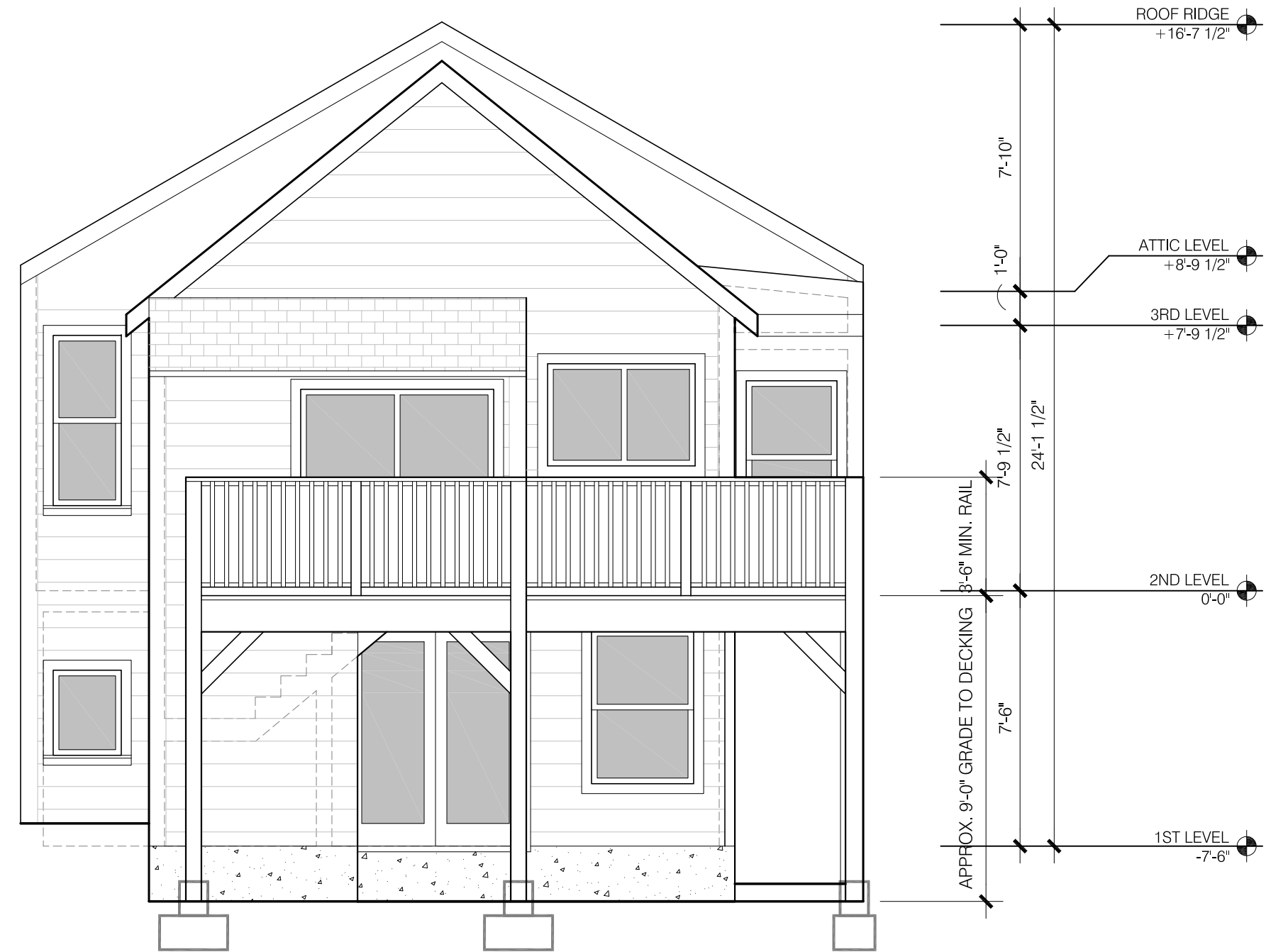
A0.2



NOTE: SEE SECTION DRAWINGS FOR
DIMENSIONAL AND ASSEMBLY INFORMATION

SIDE (WEST) ELEVATION - PROPOSED CONDITIONS

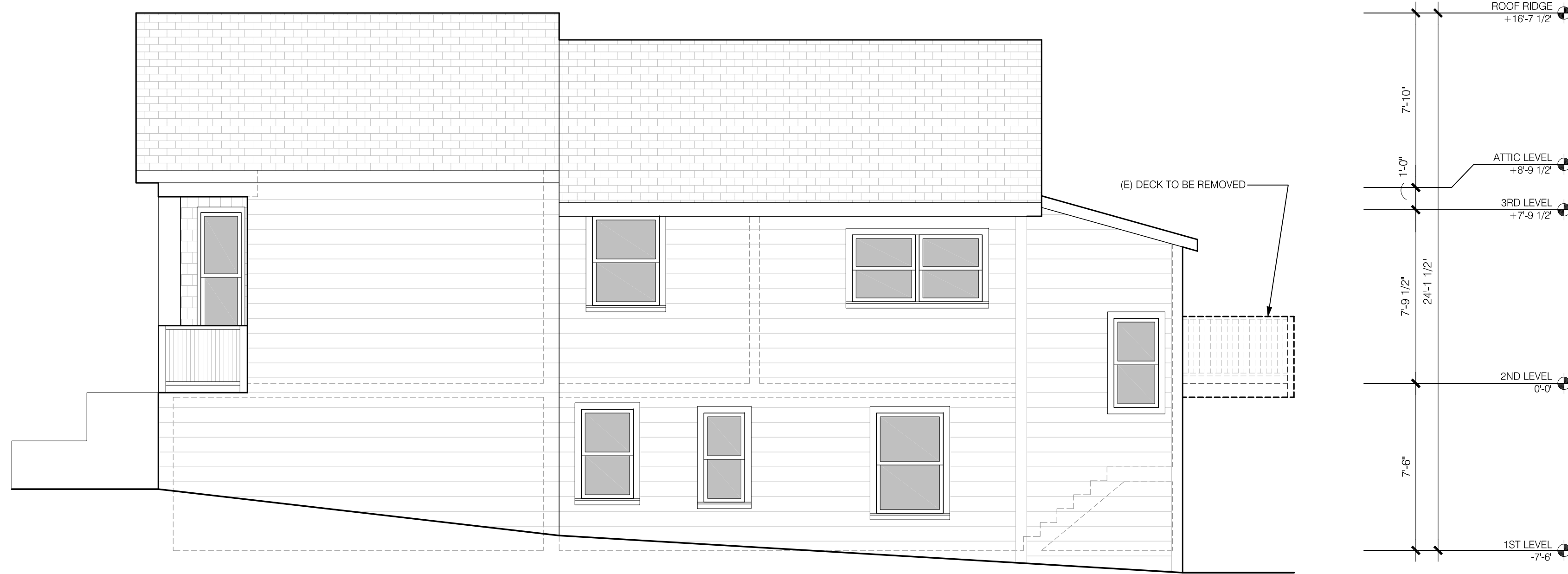
11/A0.3



NOTE: SEE SECTION DRAWINGS FOR
DIMENSIONAL AND ASSEMBLY INFORMATION

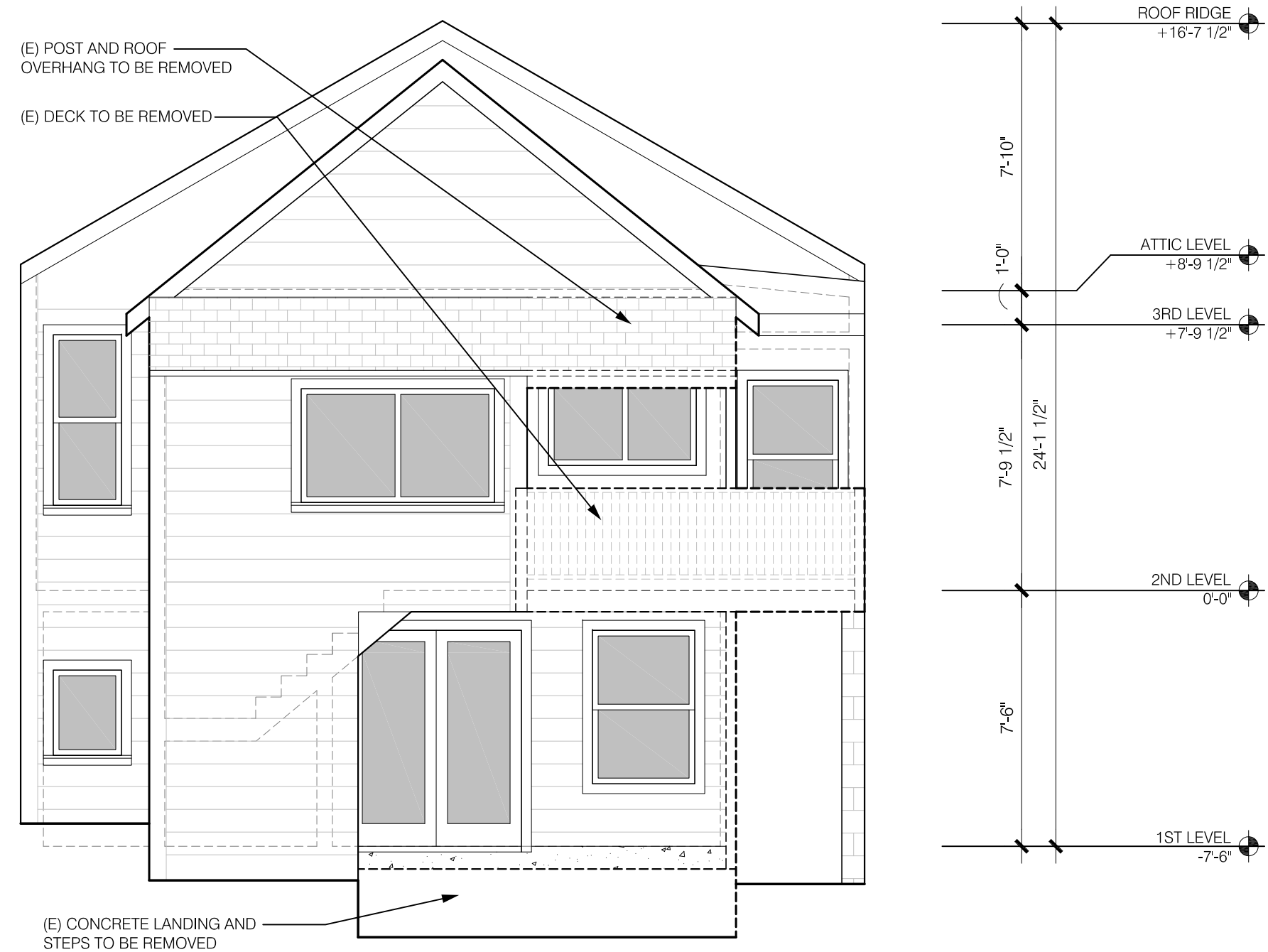
REAR (SOUTH) - PROPOSED CONDITIONS

3/A0.3



SIDE (WEST) ELEVATION - EXISTING/DEMO CONDITIONS

9/A0.3



REAR (SOUTH) - EXISTING/DEMO CONDITIONS

1/A0.3

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REVISIONS AND RELEASES:
PERMIT SUBMITTAL 12/09/10

DECK ELEV'S -
EXISTING AND
PROPOSED
CONDITIONS

PREPARED BY: MHP
DATE: 10/01/10
SCALE: VARIES

DRAWING NO.

A0.3