



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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Information:
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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, June 22, 2011**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (front setback and rear yard)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 722 Diamond Street Cross Street(s): Elizabeth/ 24th Streets Block /Lot No.: 2830/004 Zoning District(s): RH-2/40-X Area Plan: N/A	Case No.: 2011.0164V Building Permit: 2010.12.20.7050 Applicant/Agent: Michael Mullin Telephone: (415) 626-1190 E-Mail: michael@michaelmullin.com

PROJECT DESCRIPTION

The proposal is to add a second dwelling unit at the first floor, to construct a single-car garage at the front of the property and to replace the existing rear shed roof structure and deck with a new two-story horizontal addition along the north side property line.

PER SECTION 132 OF THE PLANNING CODE the subject property is required to provide a front setback of 13 feet, 6 inches, where 6 feet is currently provided. The proposed garage will be located at the front property line, measuring 13 feet, 6 inches wide by 11 feet tall, which requires a variance from the front setback requirement.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 31 feet, 6 inches, where 19 feet is currently provided. The proposed two-story horizontal rear replacement structure is located within the required rear yard and will be 22 feet away from the rear property line; therefore, the project requires a variance from the rear yard requirement.

PER SECTION 188 OF THE PLANNING CODE the subject building is located partially within the front setback and required rear yard and is a non-complying structure. The proposed garage will be located within the front setback and the two-story horizontal replacement structure will be located within the required rear yard, which intensifies the non-conformity of the existing conditions. The proposed alteration requires a variance from the non-complying structure requirements.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Sharon Lai** Telephone: **(415) 575-9087** E-Mail: sharon.w.lai@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/2011.0164V.pdf>

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.

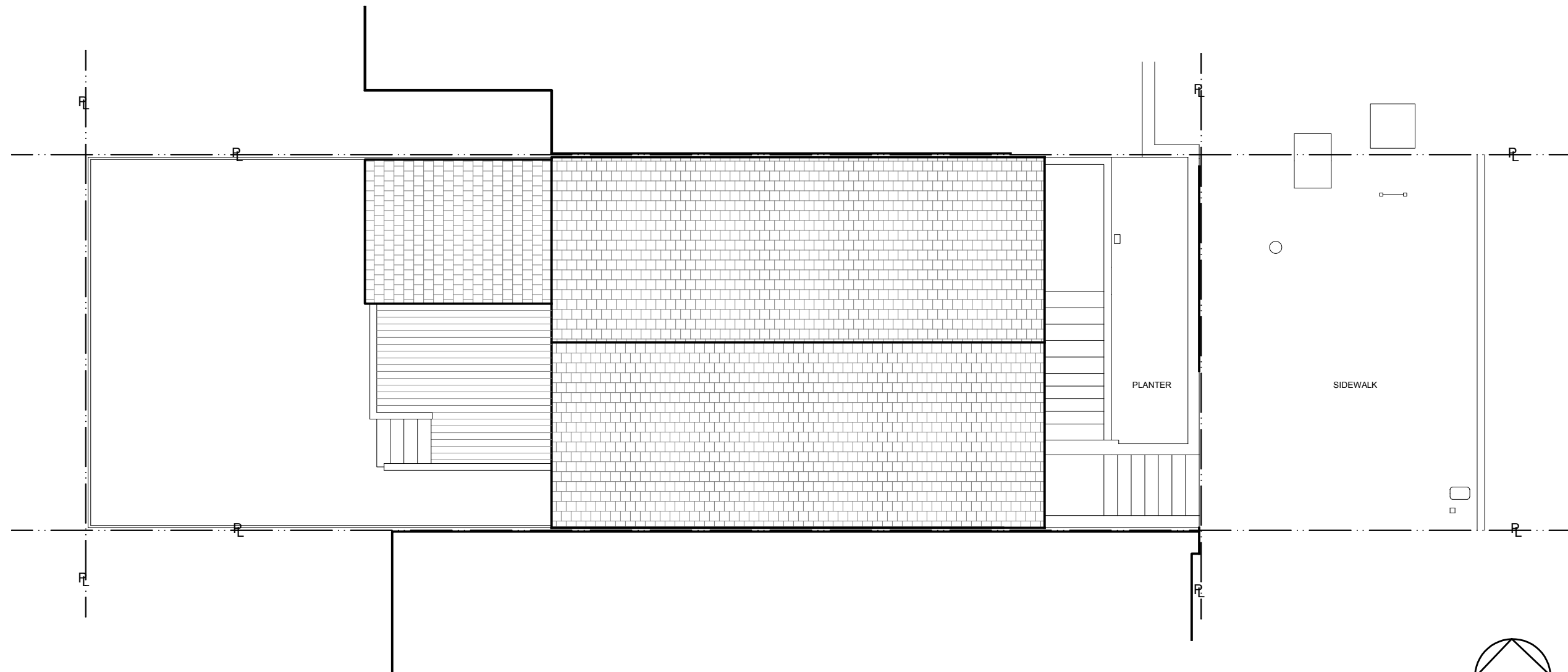
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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

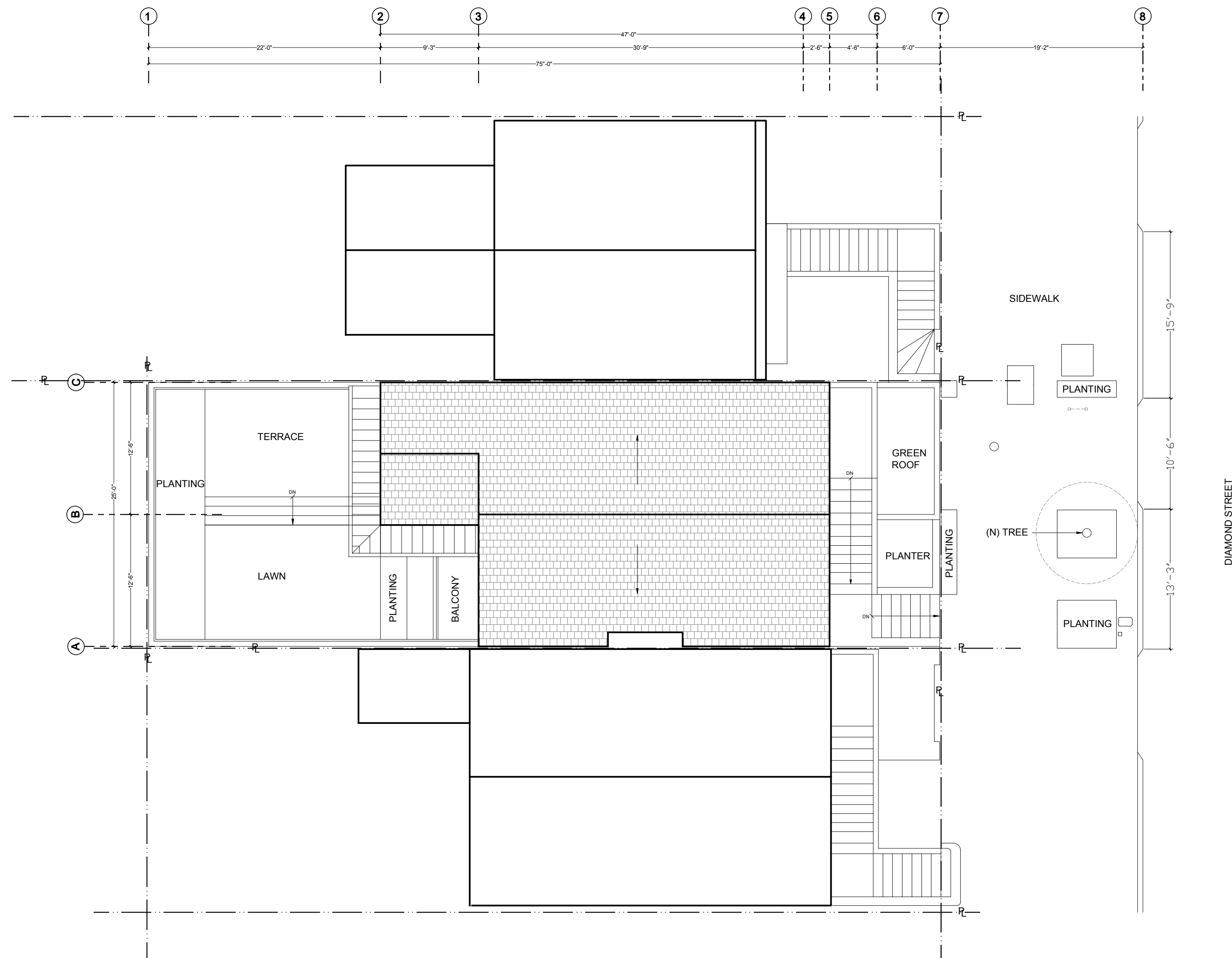
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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



1 EXISTING: SITE PLAN

SCALE 1/8"=1'-0"



2 PROPOSED: SITE PLAN

SCALE 1/8"=1'-0"

722 DIAMOND STREET

BLOCK: 2830

LOT: 004

SCOPE OF WORK:

Addition and Remodel

Creating a secondary dwelling unit on the first floor, including a kitchen and a bath, and adding a garage.

Adding a half bath on the second floor, and enlarging kitchen with addition into rear yard.

Adding a full bath on the third floor, and enlarging master bedroom with addition above the kitchen.

TWO UNIT DWELLING:

Zoning: RH2

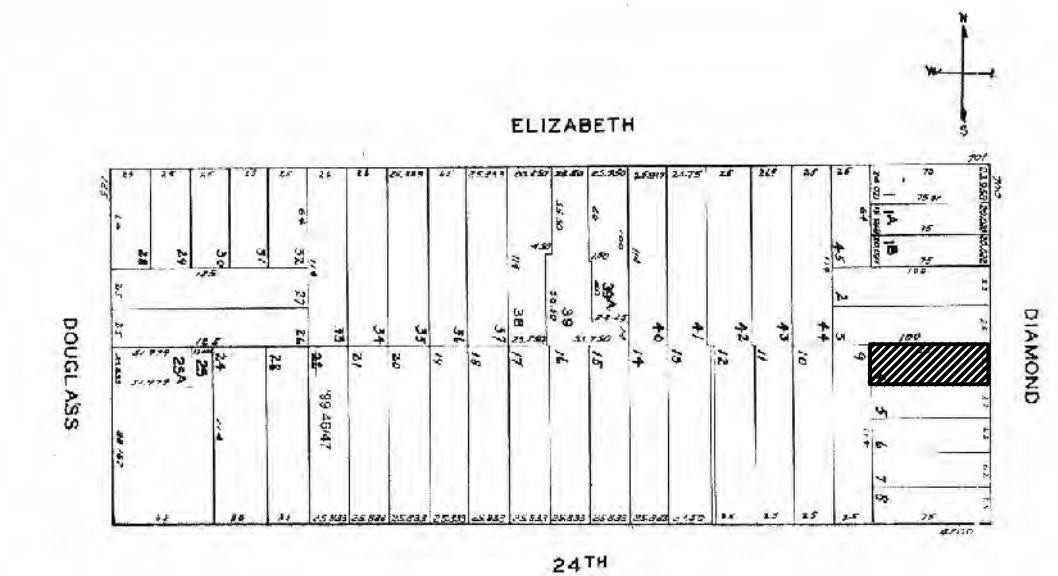
Occupancy : R3

Type of Construction: V-B

Number of stories: 3

SQUARE FOOTAGE

FLOOR	EXISTING	PROPOSED
FIRST	838	630 (+ 514 SQ.FT. GARAGE)
SECOND	921	924
THIRD	831	956
TOTAL	2,590	2,610



4 BLOCK MAP

INDEX:

- A0: Proposed: Site Plan
- A1: Existing Conditions: Floor Plan
- A2: Existing Conditions: Floor Plan
- A3: Existing Conditions: Floor Plan
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- A5: Existing Conditions: Sections
- A6: Existing Conditions: Elevations
- A7: Existing Conditions: Elevations
- A8: Existing Conditions: Elevations
- A9: Proposed Conditions: Floor Plan
- A10: Proposed Conditions: Floor Plans
- A11: Proposed Conditions: Floor Plans
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- A13: Proposed Conditions: Sections
- A14: Proposed Conditions: Sections
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- A17: Proposed Conditions: Elevations
- A18: Proposed RCP'S
- A19: Proposed RCP'S

5 DRAWING INDEX

REVISIONS BY

REMODEL AND ADDITION 722 DIAMOND STREET
OWNERS: CARL AND SUSANNAH BETTAG
3831 26TH STREET
SAN FRANCISCO CA 94131
(415) 643-1933

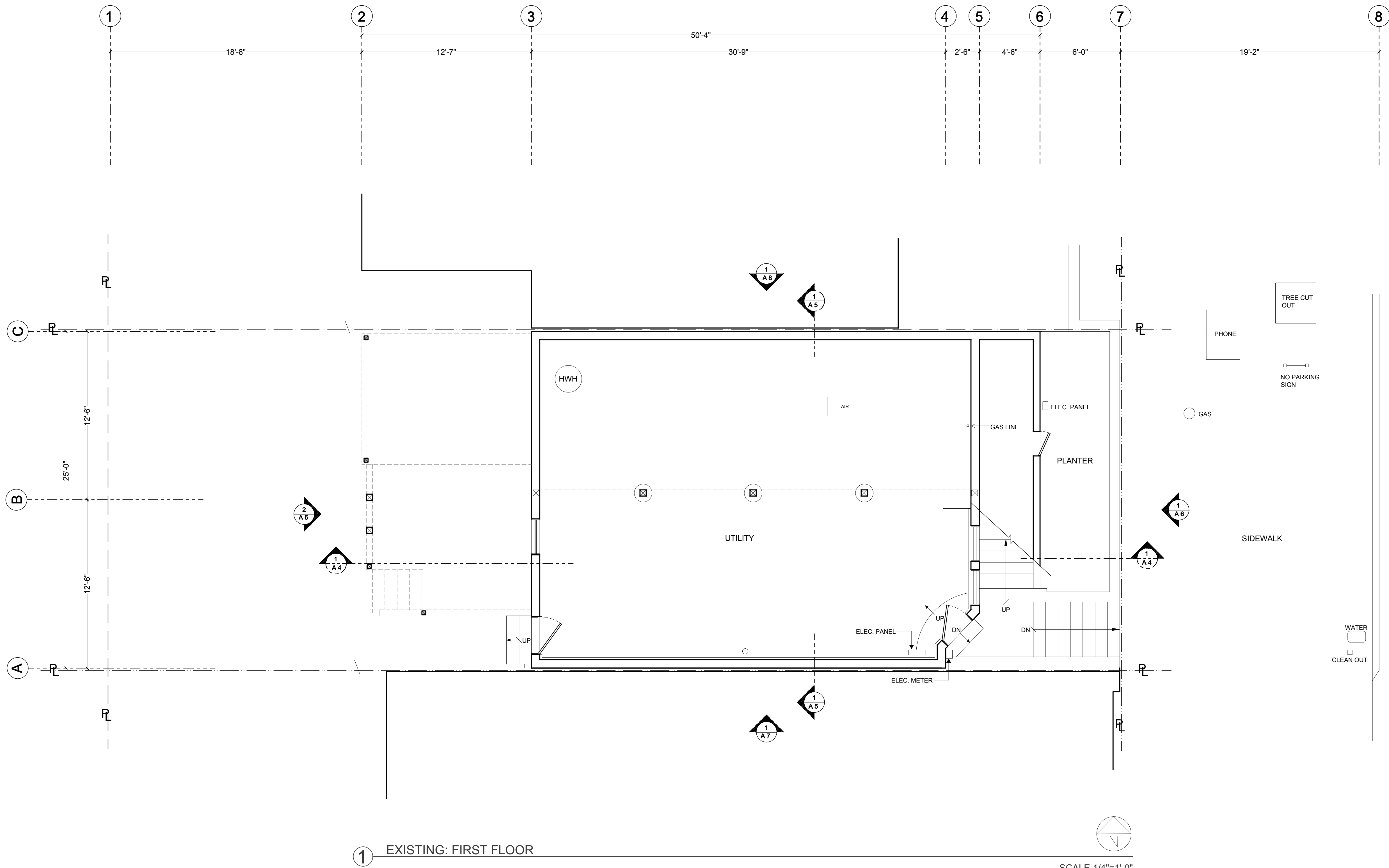
PROPOSED
SITE PLAN

COVER SHEET

DATE: 3-04-11
SCALE: AS NOTED
DRAWN: WALTER GREY
JOB: 722 DIAMOND ST.
SHEET: A0

OF: SHEETS

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REMODEL AND ADDITION 722 DIAMOND STREET

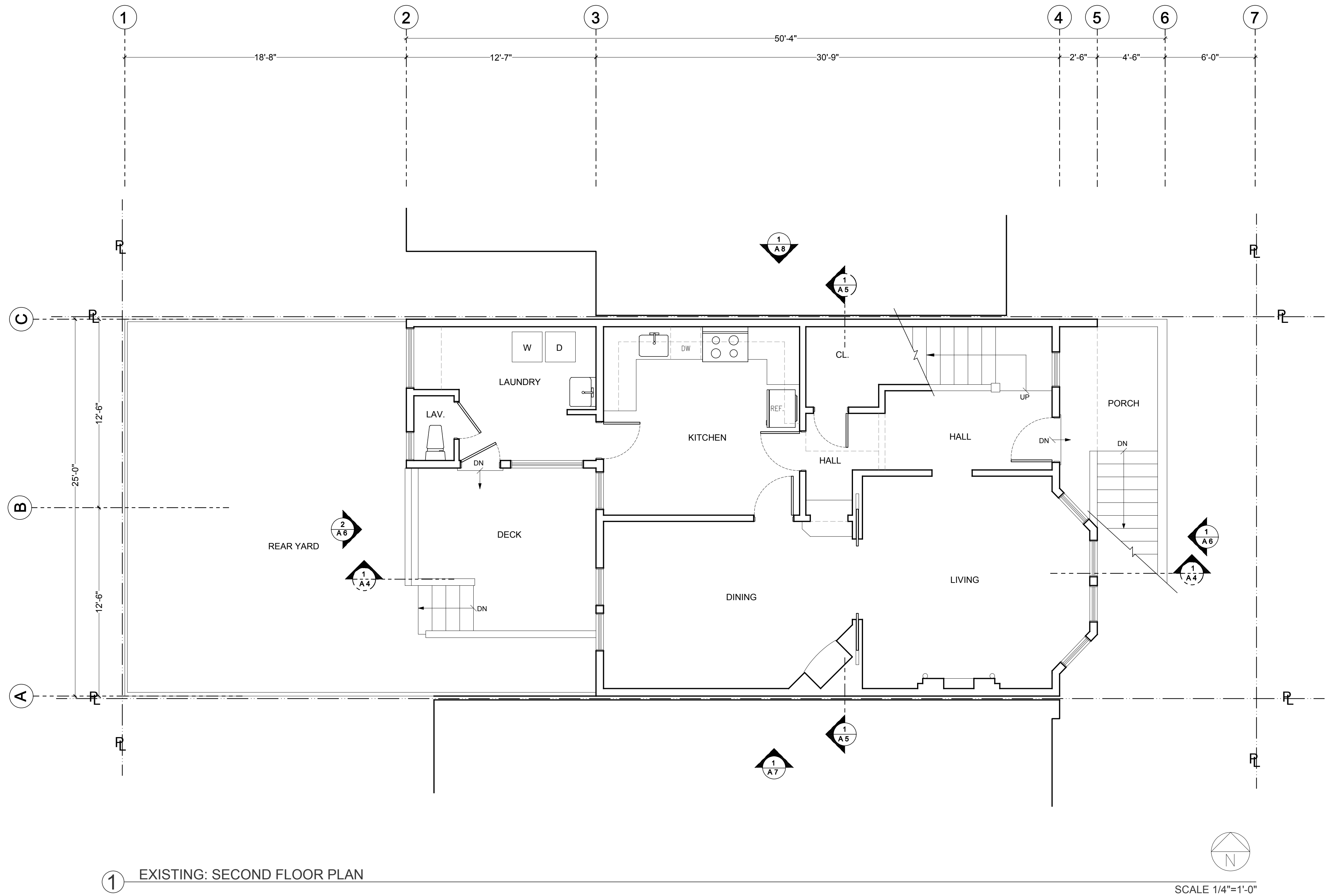
OWNERS:
CARL AND SUSANNAH BETTAG
3831 26TH STREET
SAN FRANCISCO CA 94131
(415) 643-1933

PROJECT ADDRESS:
722 DIAMOND STREET
SAN FRANCISCO CA 94114

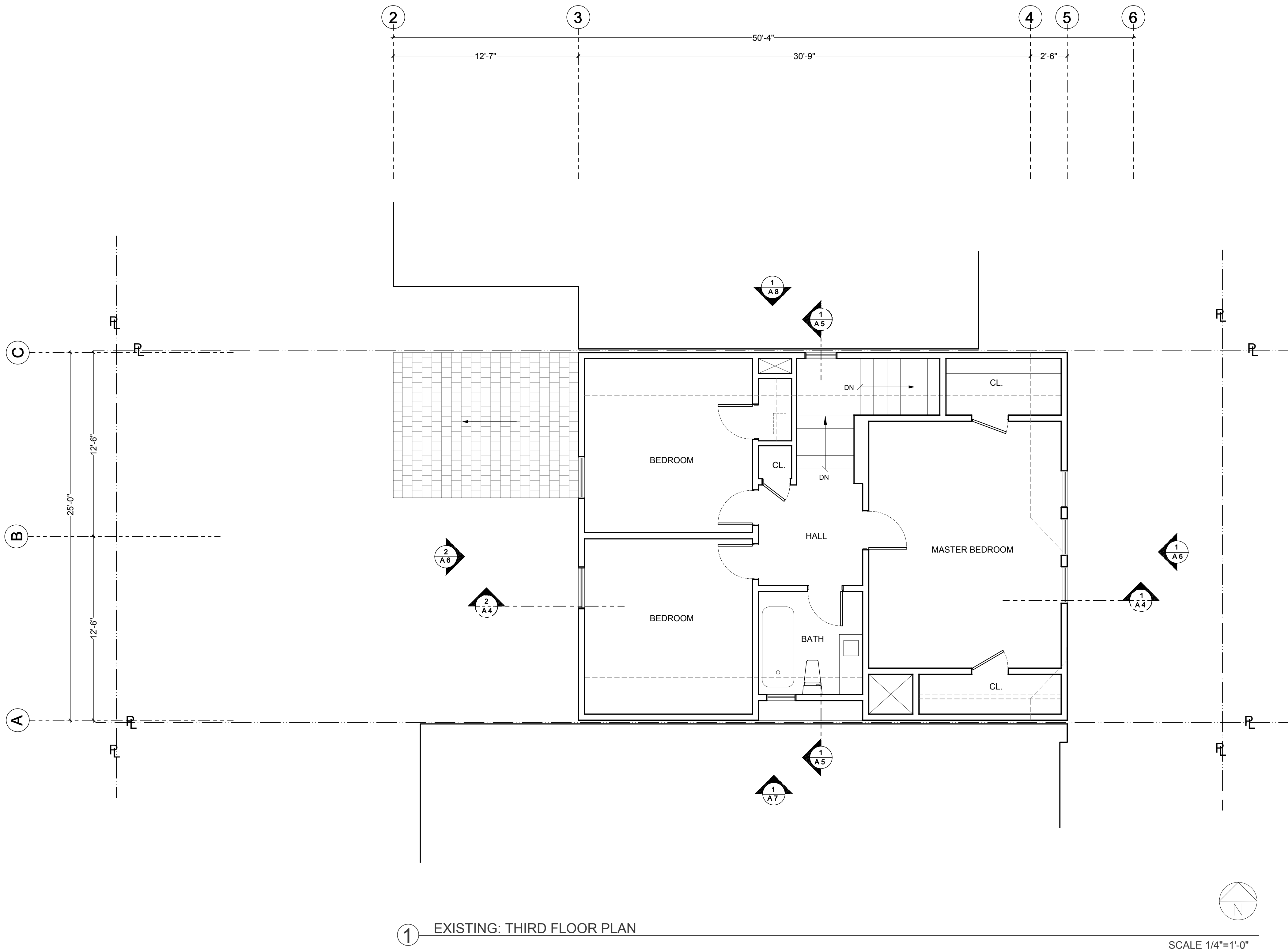
**EXISTING
FIRST FLOOR PLAN**

DATE: 3-04-11
SCALE: 1/4"=1'-0"
DRAWN: WALTER GREY
JOB: 722 DIAMOND
SHEET: **A1**

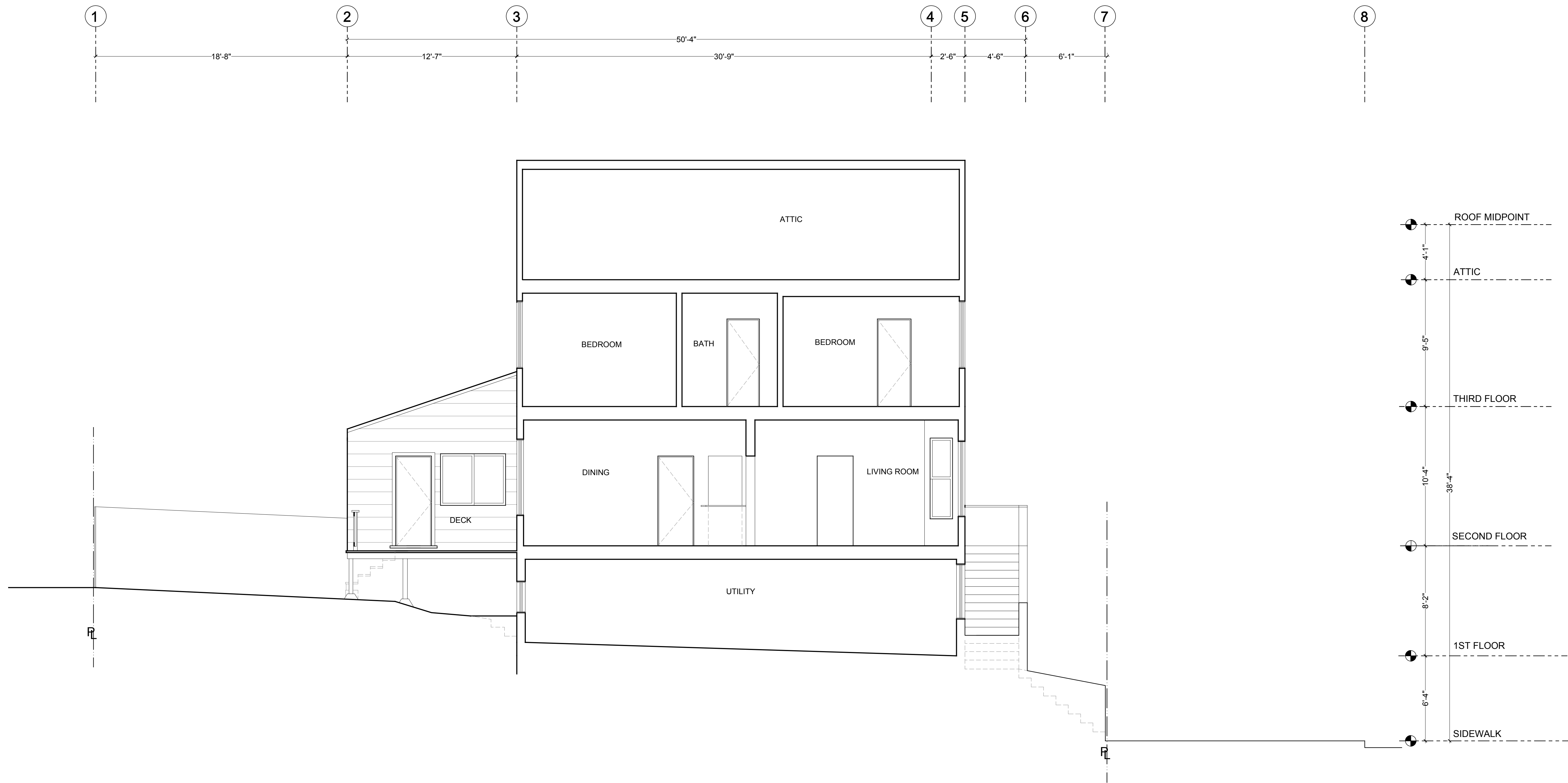
OF: SHEETS



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REMODEL AND ADDITION 722 DIAMOND STREET OWNERS CARL AND SUSANNAH BETTAG 3831 26TH STREET SAN FRANCISCO CA 94131 (415) 643-1933 PROJECT ADDRESS 722 DIAMOND STREET SAN FRANCISCO CA 94114	
EXISTING SECOND FLOOR PLAN	
DATE: 3-04-11	
SCALE: 1/4"=1'-0"	
DRAWN: WALTER GREY	
JOB: 722 DIAMOND ST.	
SHEET: A2	
OF: SHEETS	



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REMODEL AND ADDITION 722 DIAMOND STREET OWNERS CARL AND SUSANNAH BETTAG 3831 26TH STREET SAN FRANCISCO CA 94131 (415) 643-1933 PROJECT ADDRESS 722 DIAMOND STREET SAN FRANCISCO CA 94114		
EXISTING THIRD FLOOR PLAN		
DATE: 3-04-11		
SCALE: 1/4"=1'-0"		
DRAWN: WALTER GREY		
JOB: 722 DIAMOND ST.		
SHEET: A3		
OF: SHEETS		

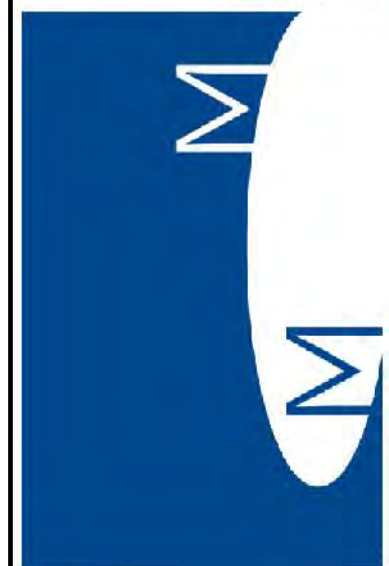


1 EXISTING: SECTION A

SCALE 1/4"=1'-0"

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PROJECT ADDRESS
722 DIAMOND STREET
SAN FRANCISCO CA 94114

EXISTING
SECTIONS

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3-04-11

SCALE:
1/4"=1'-0"

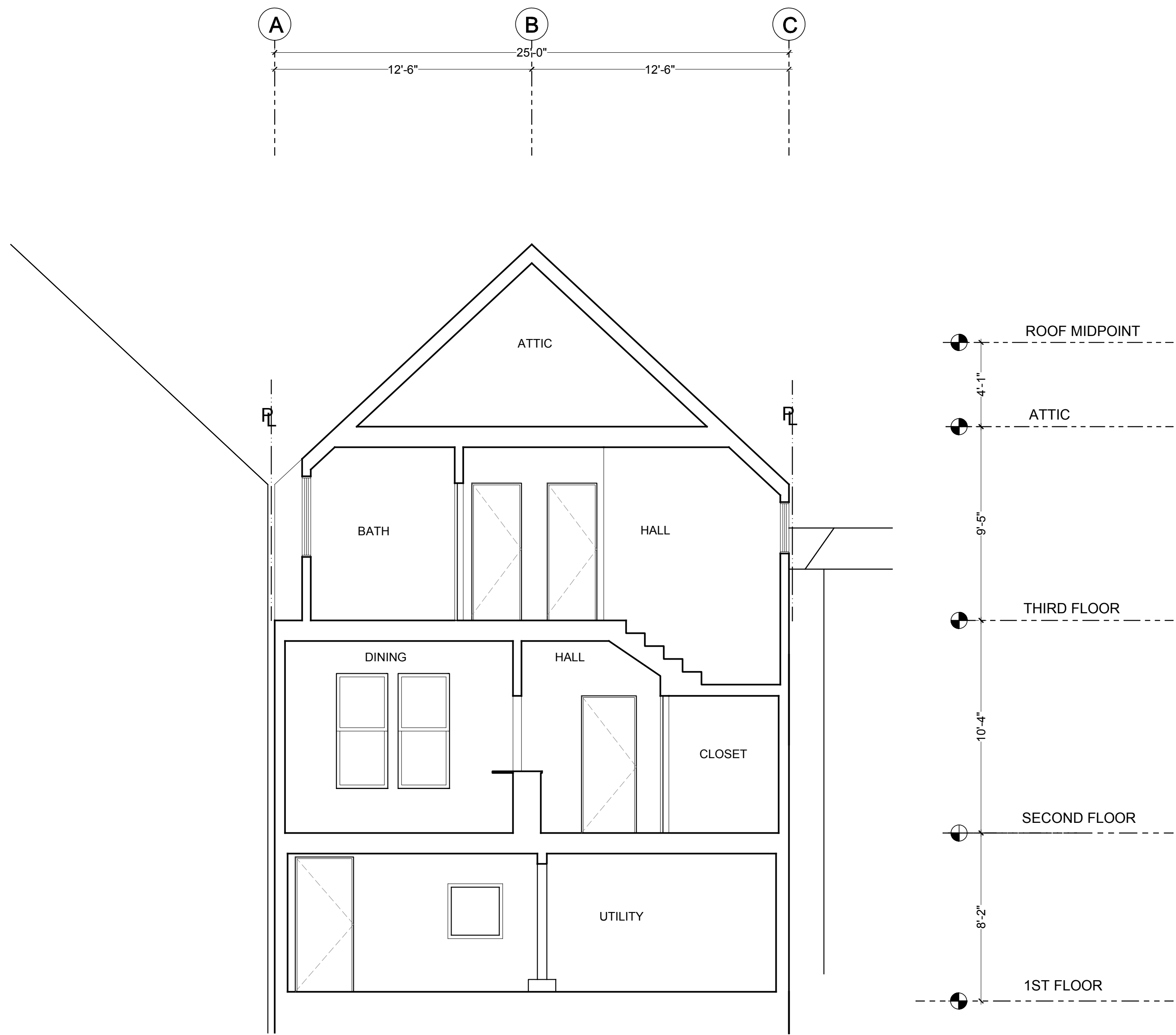
DRAWN:
WALTER GREY

JOB:
722 DIAMOND ST.

SHEET:

A4

OF: SHEETS



1 EXISTING: SECTION B
SCALE 1/4"=1'-0"

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PROJECT ADDRESS
722 DIAMOND STREET
SAN FRANCISCO CA 94114

EXISTING
SECTION

DATE:
3-04-11

SCALE:
1/4"=1'-0"

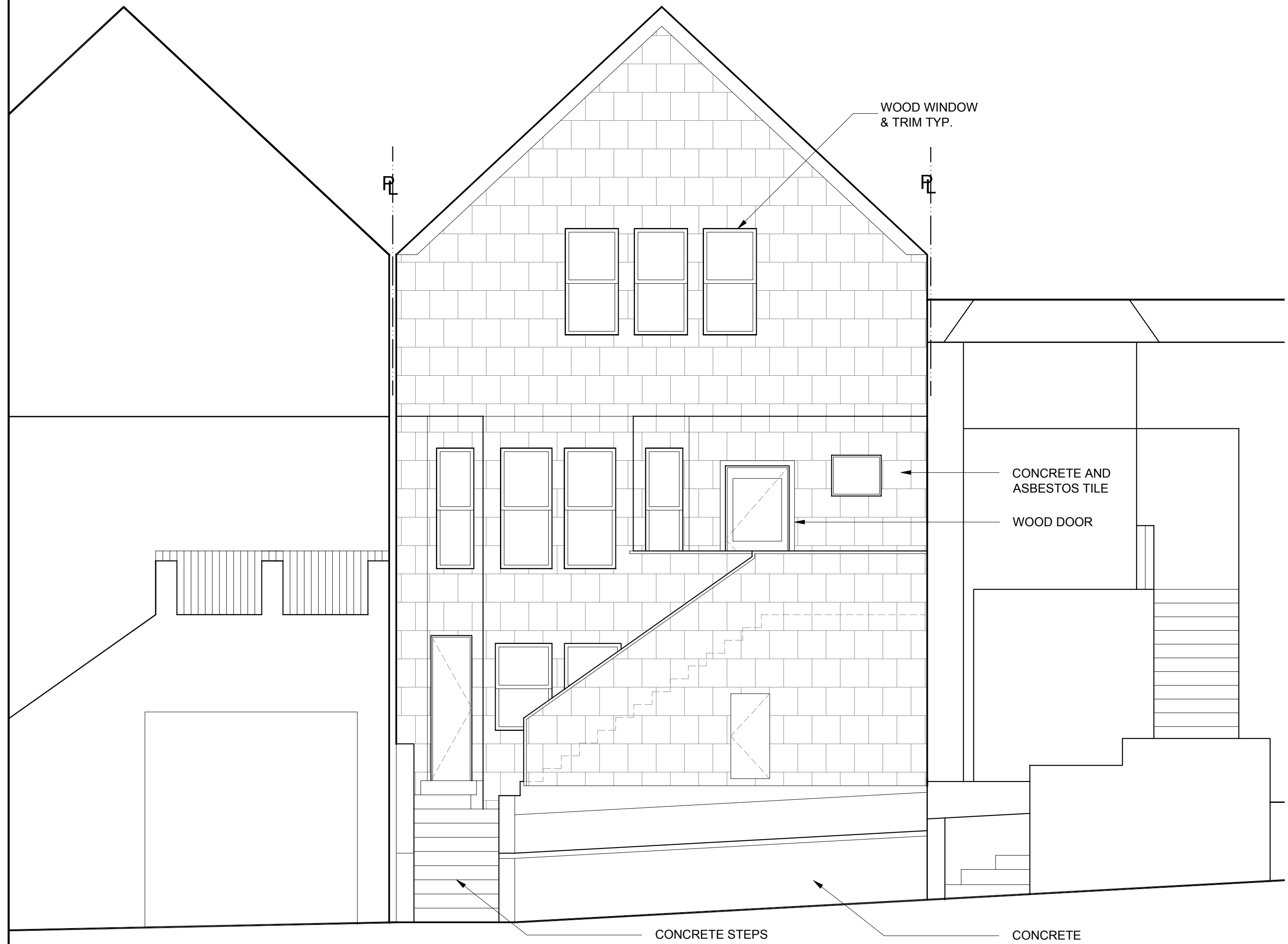
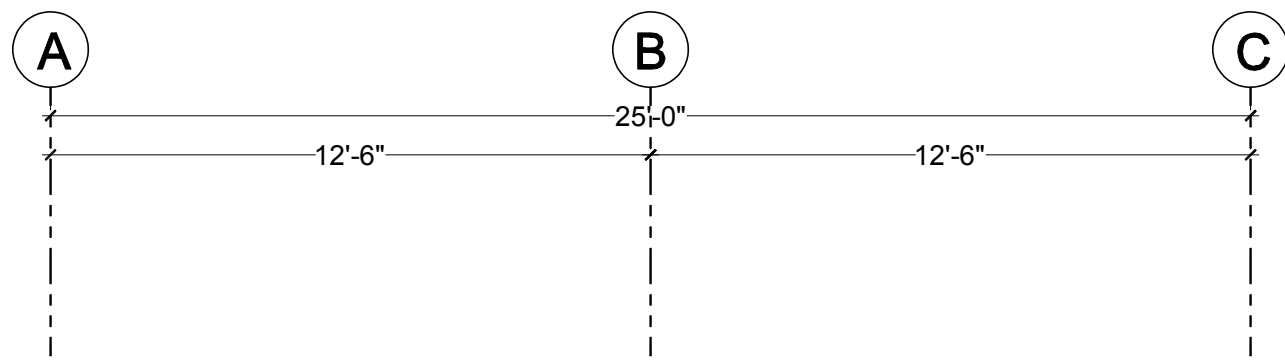
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WALTER GREY

JOB:
722 DIAMOND ST.

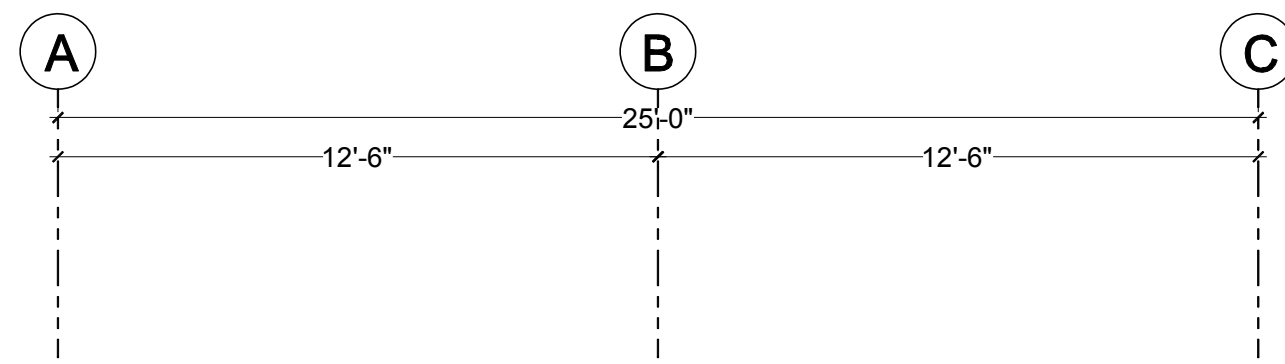
SHEET:

A5

OF: SHEETS



1 EXISTING: EXTERIOR ELEVATIONS: EAST
SCALE 1/4"=1'-0"



2 EXISTING: EXTERIOR ELEVATION: WEST
SCALE 1/4"=1'-0"

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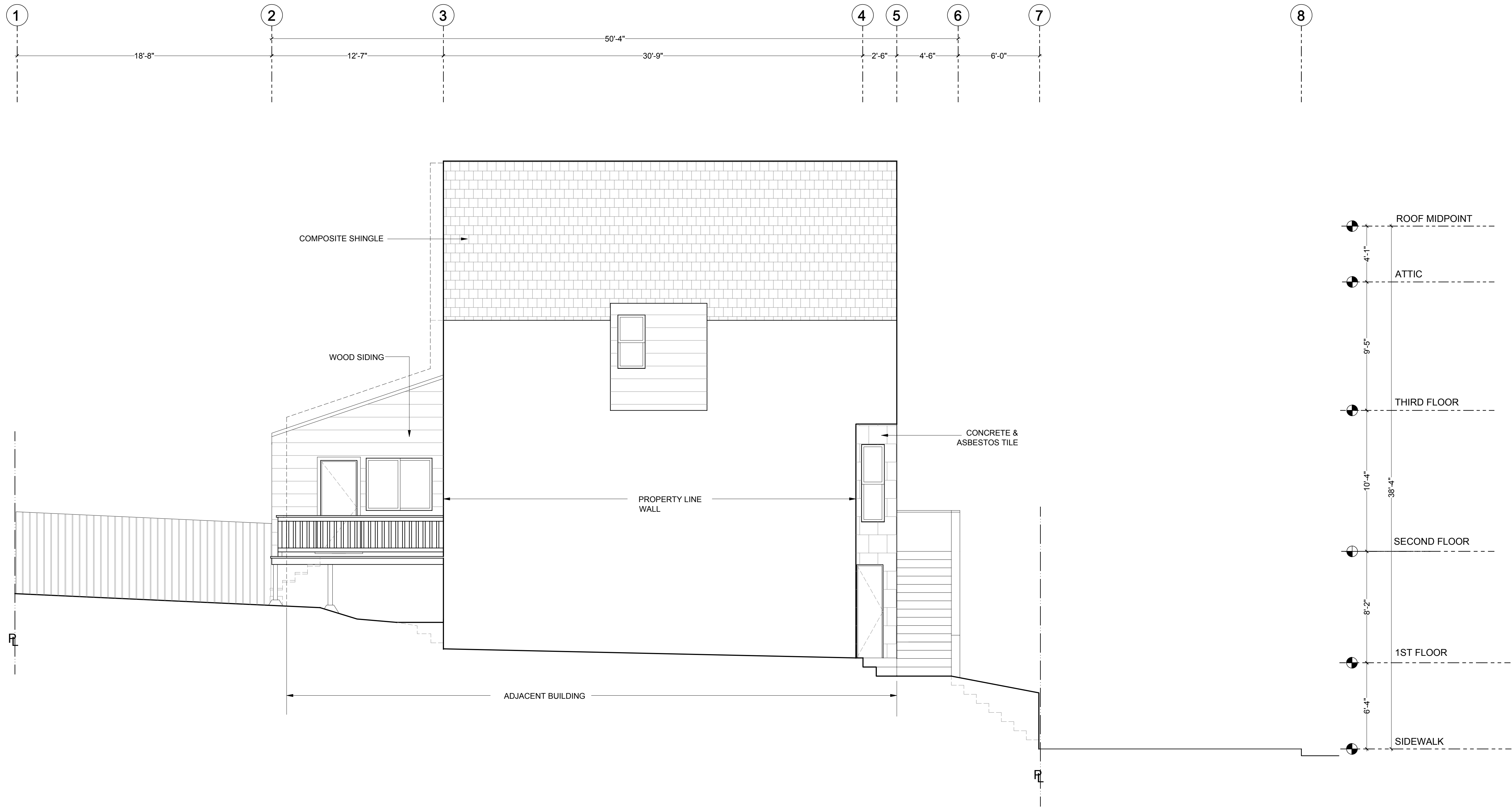
REMODEL AND ADDITION 722 DIAMOND STREET
PROJECT ADDRESS
722 DIAMOND STREET
SAN FRANCISCO CA 94114
OWNERS
CARL AND SUSANNAH BETTAG
3631 26TH STREET
SAN FRANCISCO CA 94131
(415) 643-1933

EXISTING
EXTERIOR
ELEVATIONS

DATE: 3-04-11
SCALE: 1/8"=1'-0"
DRAWN: WALTER GREY
JOB: 722 DIAMOND ST.
SHEET:

A6

OF: SHEETS



1 EXISTING: EXTERIOR ELEVATIONS: SOUTH

SCALE 1/4"=1'-0"

REVISIONS BY

REMODEL AND ADDITION 722 DIAMOND STREET

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EXISTING
EXTERIOR
ELEVATIONS

DATE:
3-04-11

SCALE:
1/8"=1'-0"

DRAWN:
WALTER GREY

JOB:
722 DIAMOND ST.

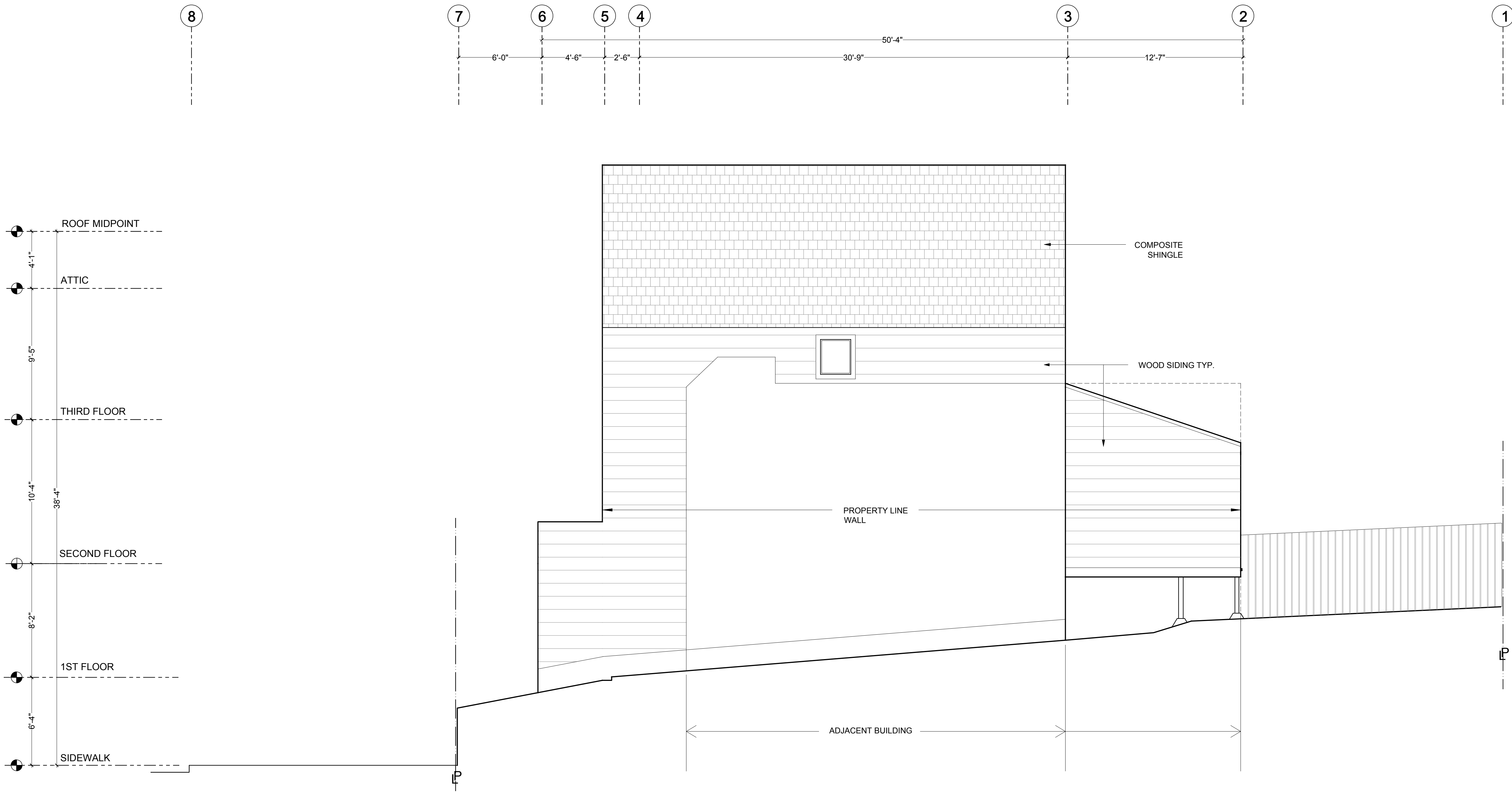
SHEET:

A7

OF: SHEETS



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SAN FRANCISCO CA 94131
(415) 643-1933

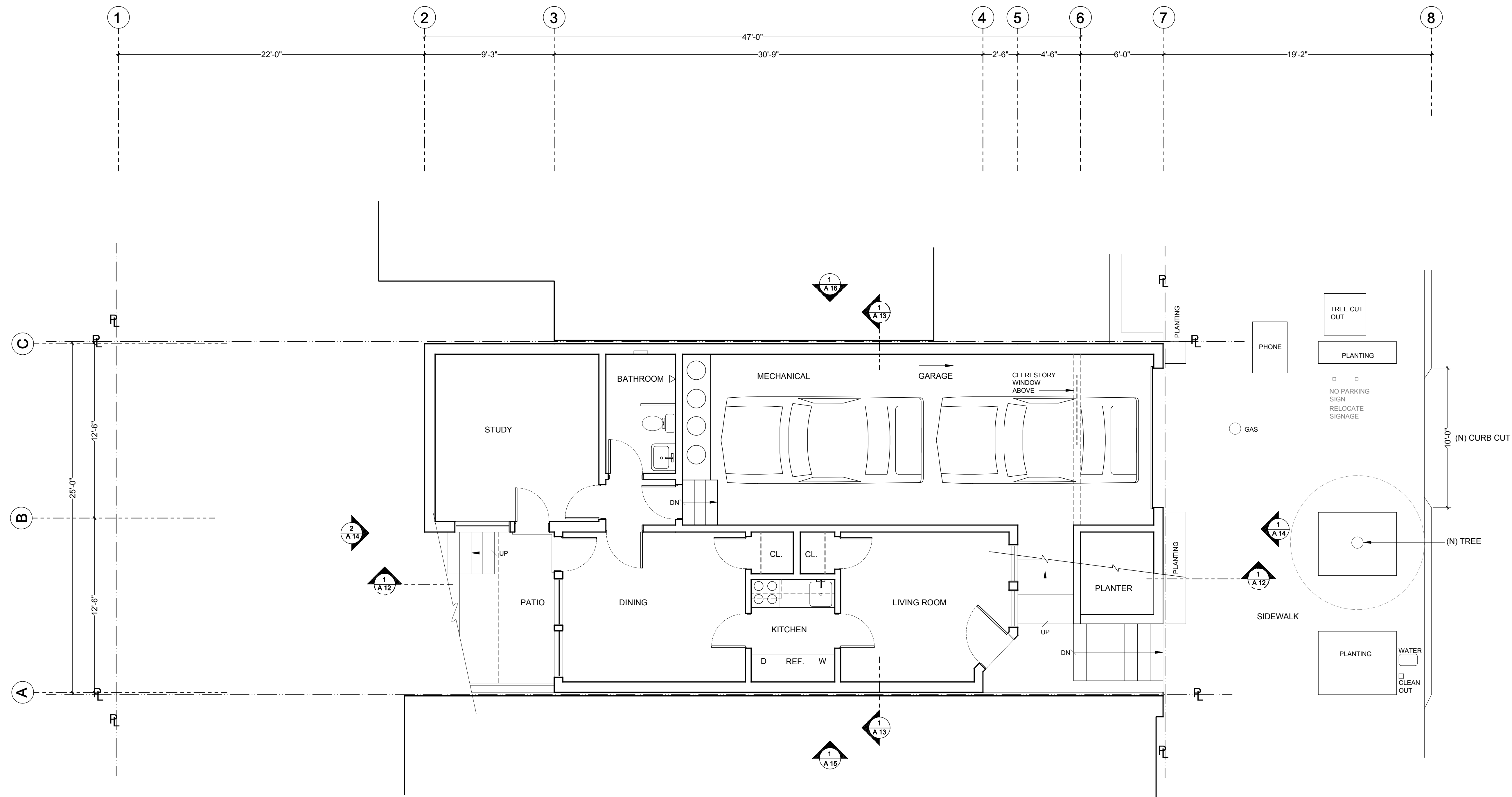
PROJECT ADDRESS
722 DIAMOND STREET
SAN FRANCISCO CA 94114

EXISTING
EXTERIOR
ELEVATIONS

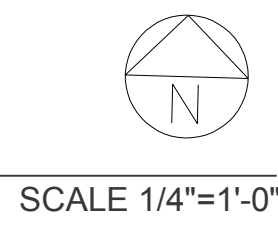
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SHEET:

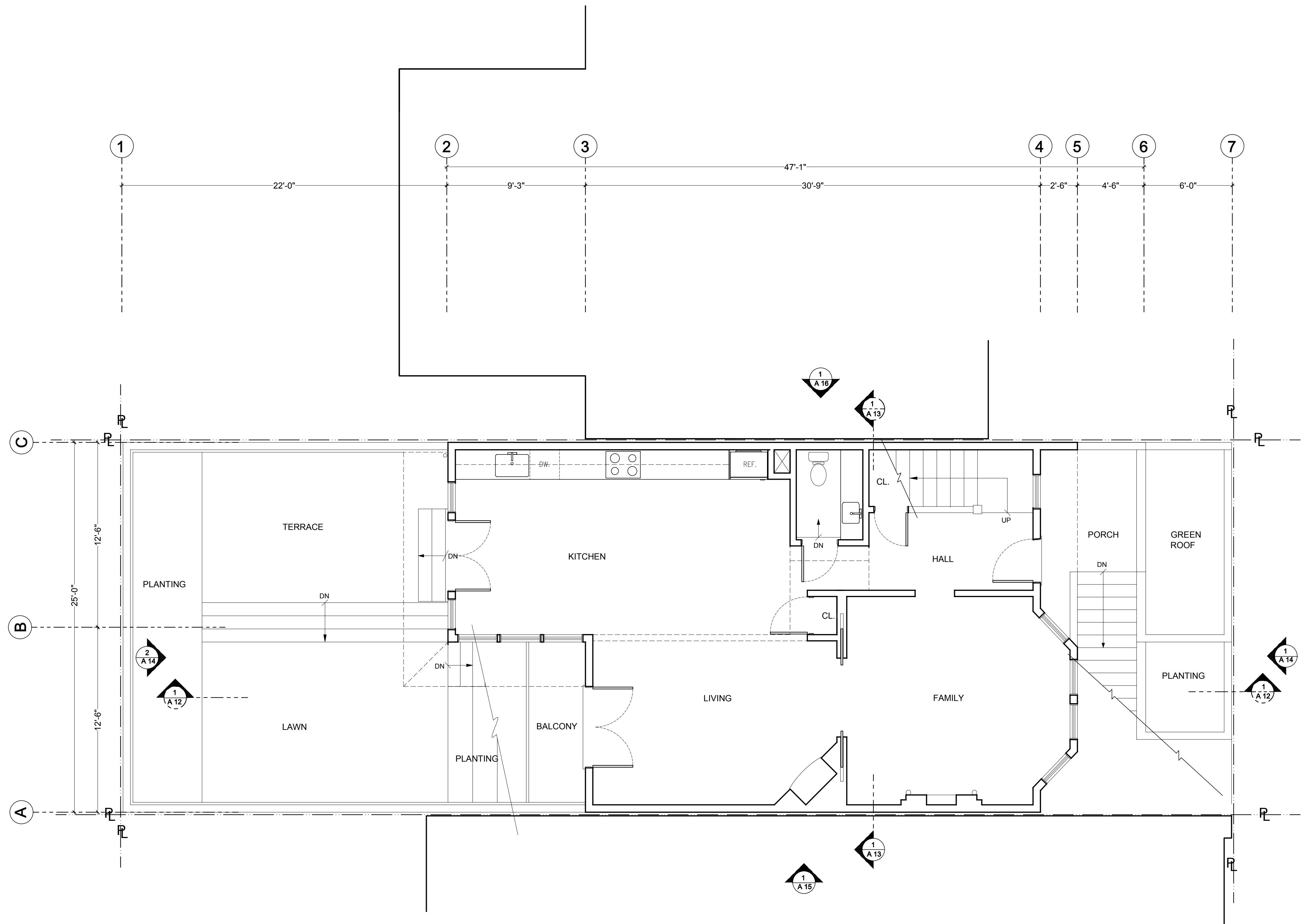
A8

OF: SHEETS



1 PROPOSED: FIRST FLOOR PLAN





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PROJECT ADDRESS
722 DIAMOND STREET
SAN FRANCISCO CA 94114

PROPOSED
SECOND
FLOOR PLAN

DATE:
3-04-11

SCALE:
1/4"=1'-0"

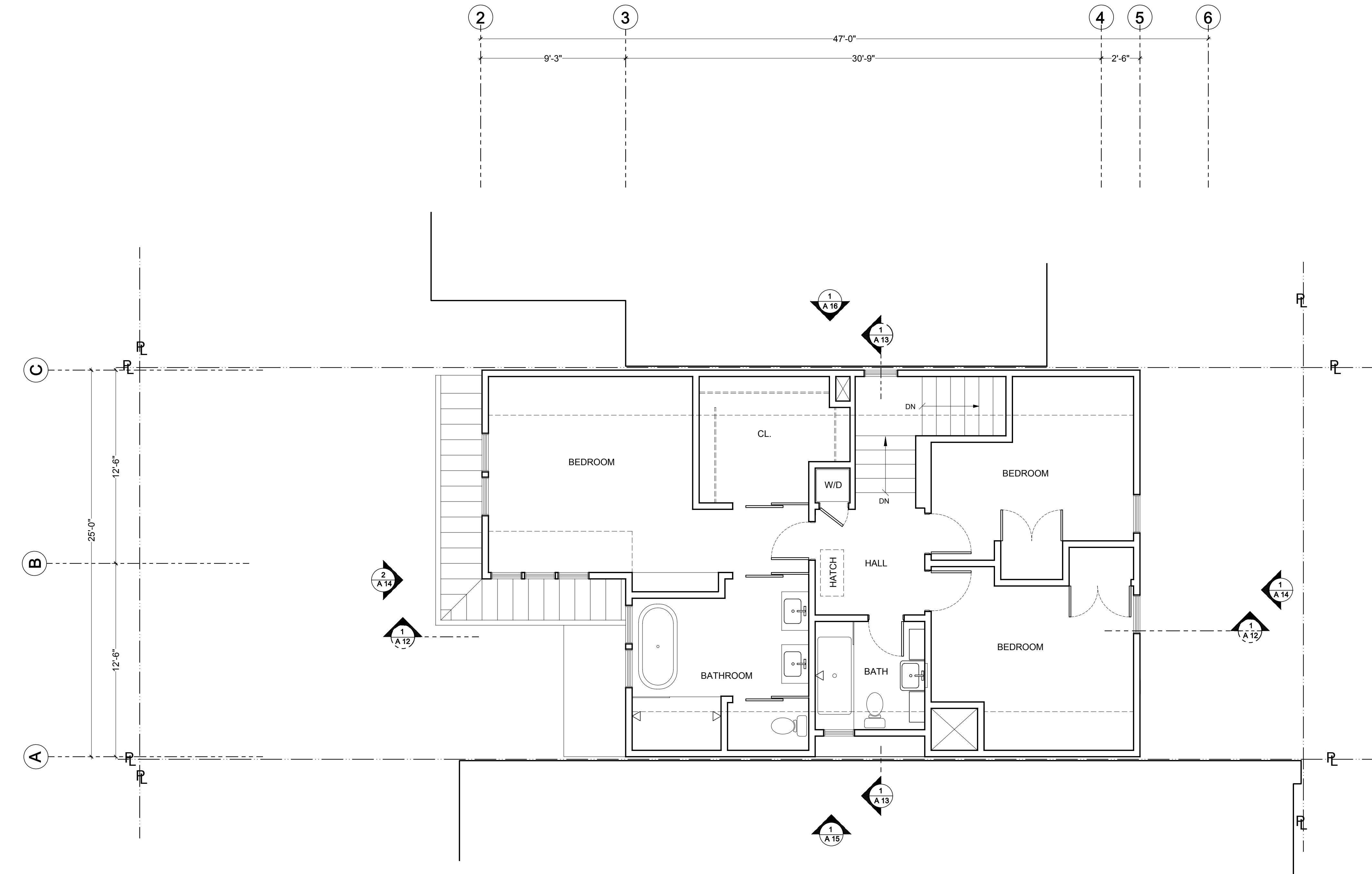
DRAWN:
WALTER GREY

JOB:
722 DIAMOND ST.

SHEET:

A10

OF: SHEETS



1 PROPOSED: THIRD FLOOR PLAN

SCALE 1/4"=1'-0"

REVISIONS BY

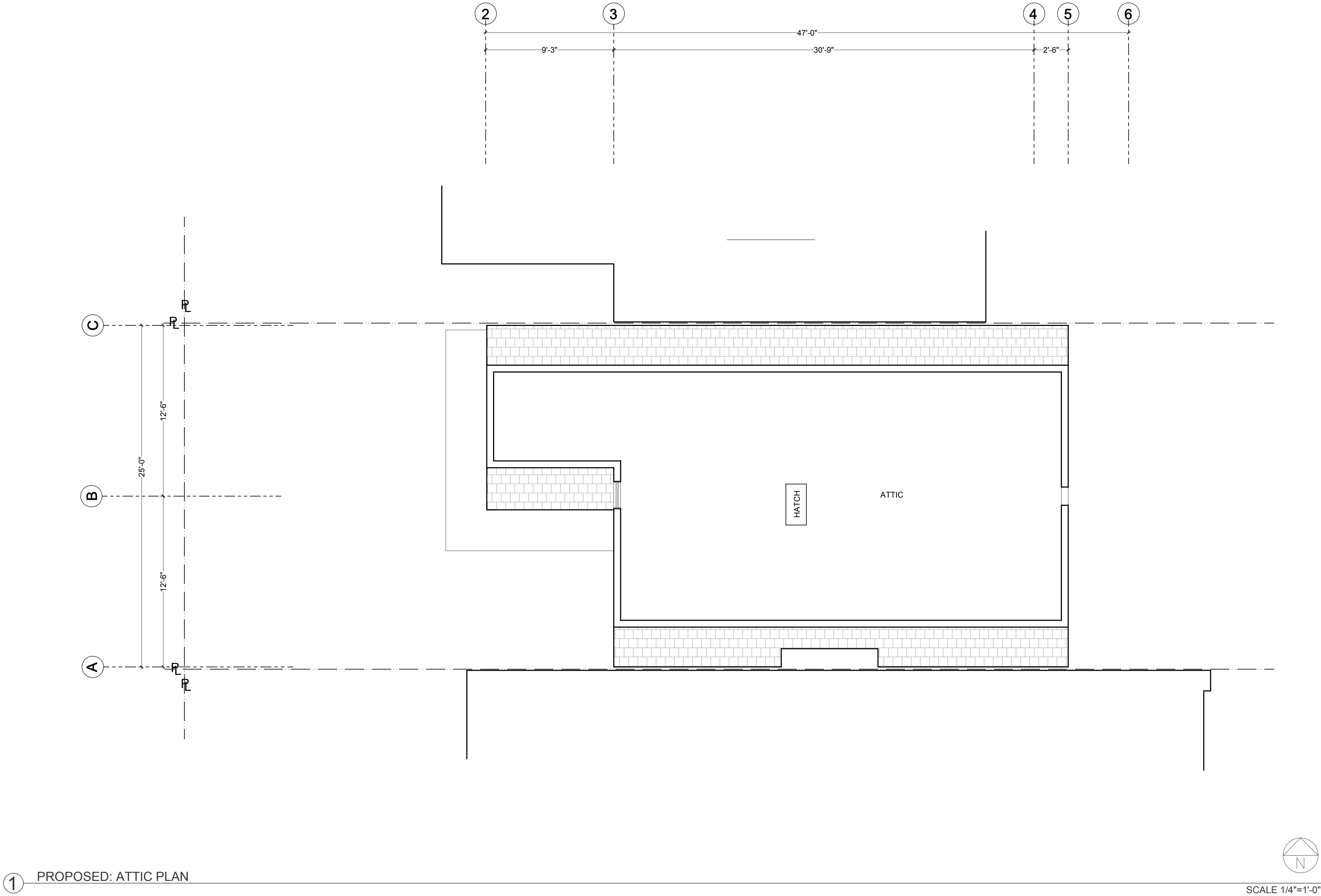
REMODEL AND ADDITION 722 DIAMOND STREET
PROJECT ADDRESS
722 DIAMOND STREET
SAN FRANCISCO CA 94114
OWNERS
CARL AND SUSANNAH BETTAG
3831 26TH STREET
SAN FRANCISCO CA 94131
(415) 643-1933

PROPOSED
THIRD
FLOOR PLAN

DATE:
3-04-11
SCALE:
1/4"=1'-0"
DRAWN:
WALTER GREY
JOB:
722 DIAMOND ST.
SHEET:

A11
OF: SHEETS

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1 PROPOSED: ATTIC PLAN

SCALE 1/4"=1'-0"

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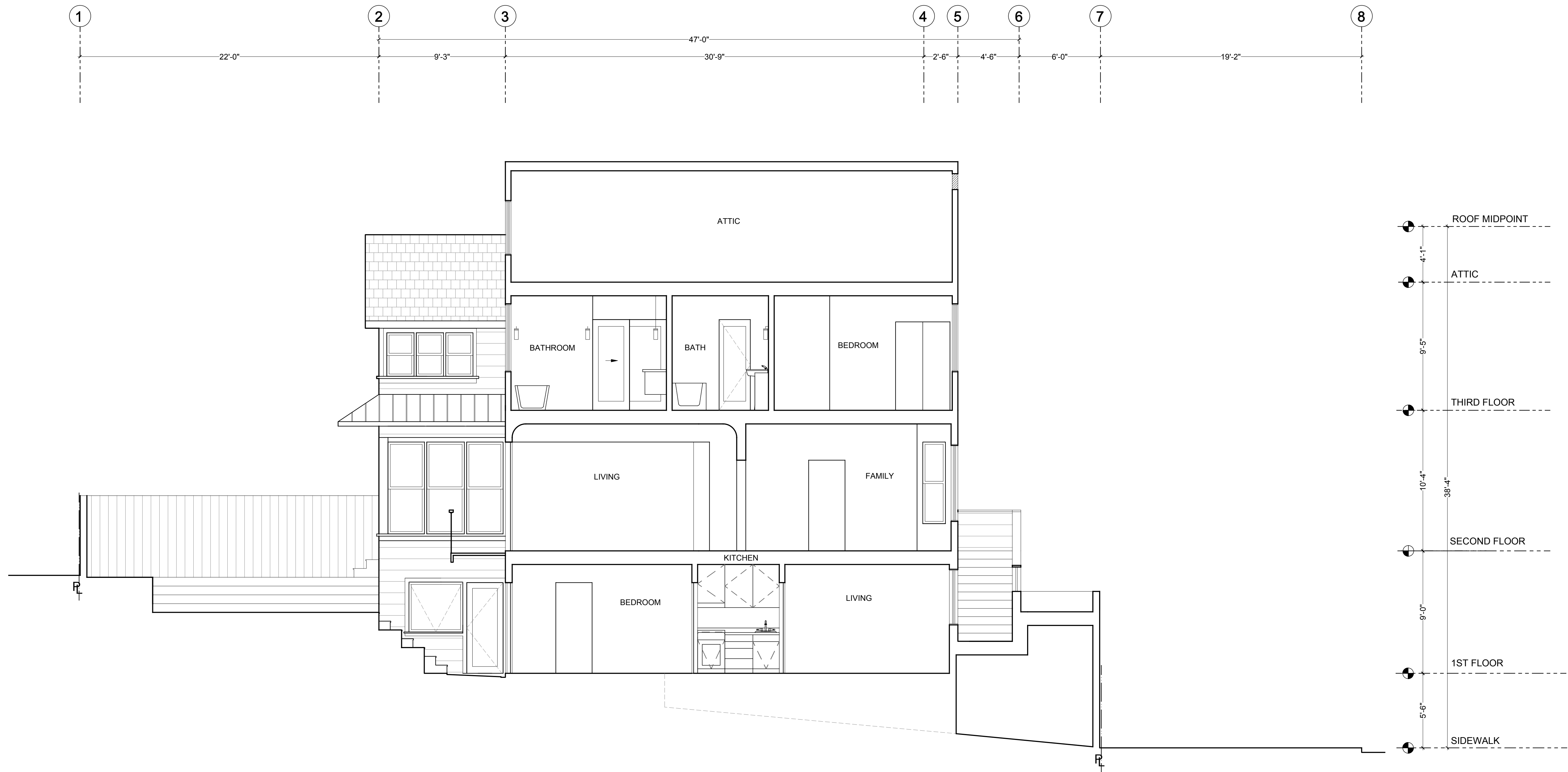
PROJECT ADDRESS
722 DIAMOND STREET
SAN FRANCISCO CA 94114

PROPOSED
ATTIC
FLOOR PLAN

DATE: 3-04-11
SCALE: 1/4"=1'-0"
DRAWN: WALTER GREY
JOB: 722 DIAMOND ST.
SHEET:

A12

OF: SHEETS



1 PROPOSED: SECTION A

SCALE 1/4"=1'-0"

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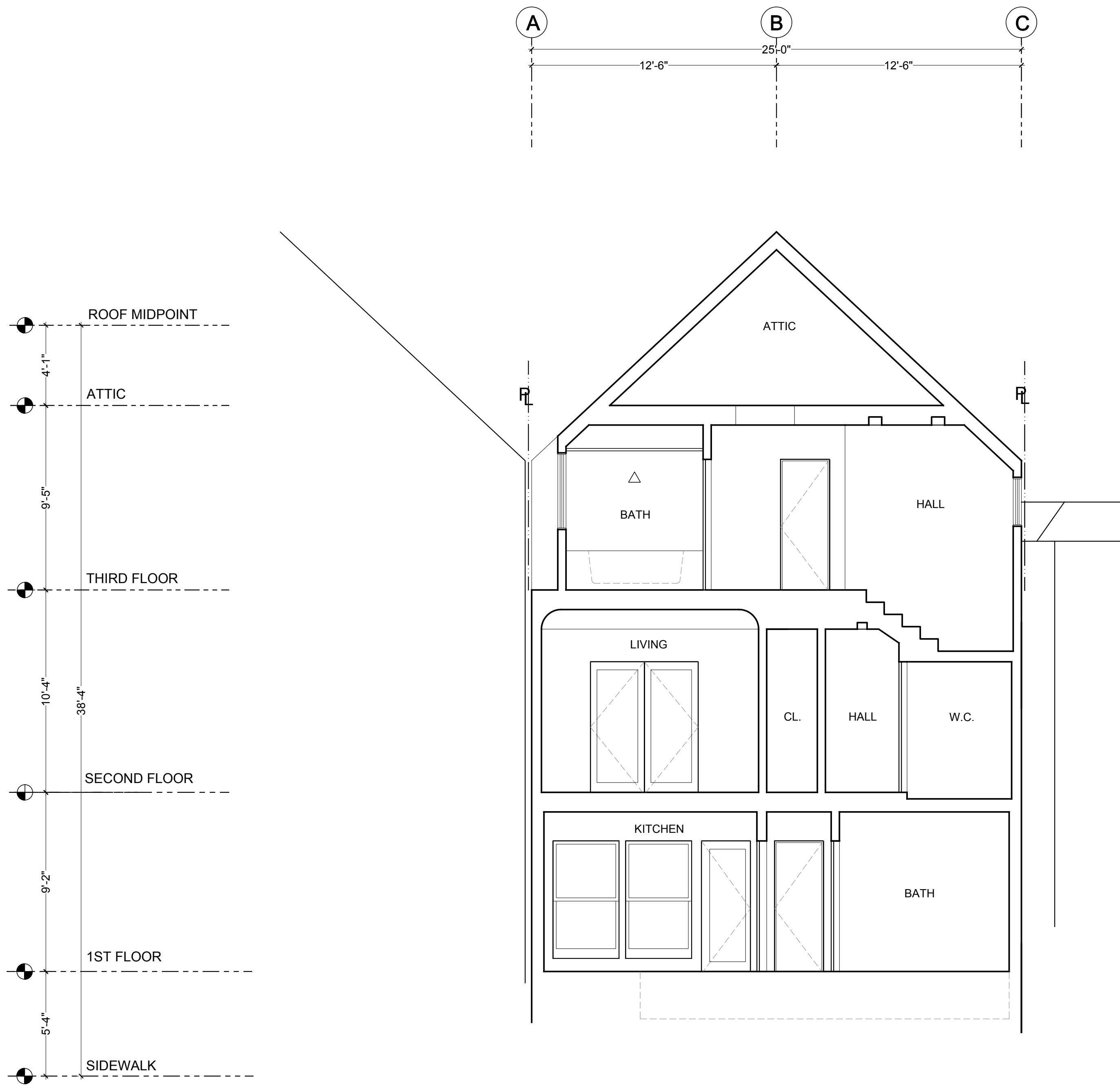
REMODEL AND ADDITION 722 DIAMOND STREET
PROJECT ADDRESS
722 DIAMOND STREET
SAN FRANCISCO CA 94114
OWNERS
CARL AND SUSANNAH BETTAG
3831 26TH STREET
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(415) 643-1933

PROPOSED
SECTION

DATE: 3-04-11
SCALE: 1/4"=1'-0"
DRAWN: WALTER GREY
JOB: 722 DIAMOND ST.
SHEET:

A13

OF: SHEETS



1 PROPOSED: SECTION B
SCALE 1/4"=1'-0"

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REMODEL AND ADDITION 722 DIAMOND STREET

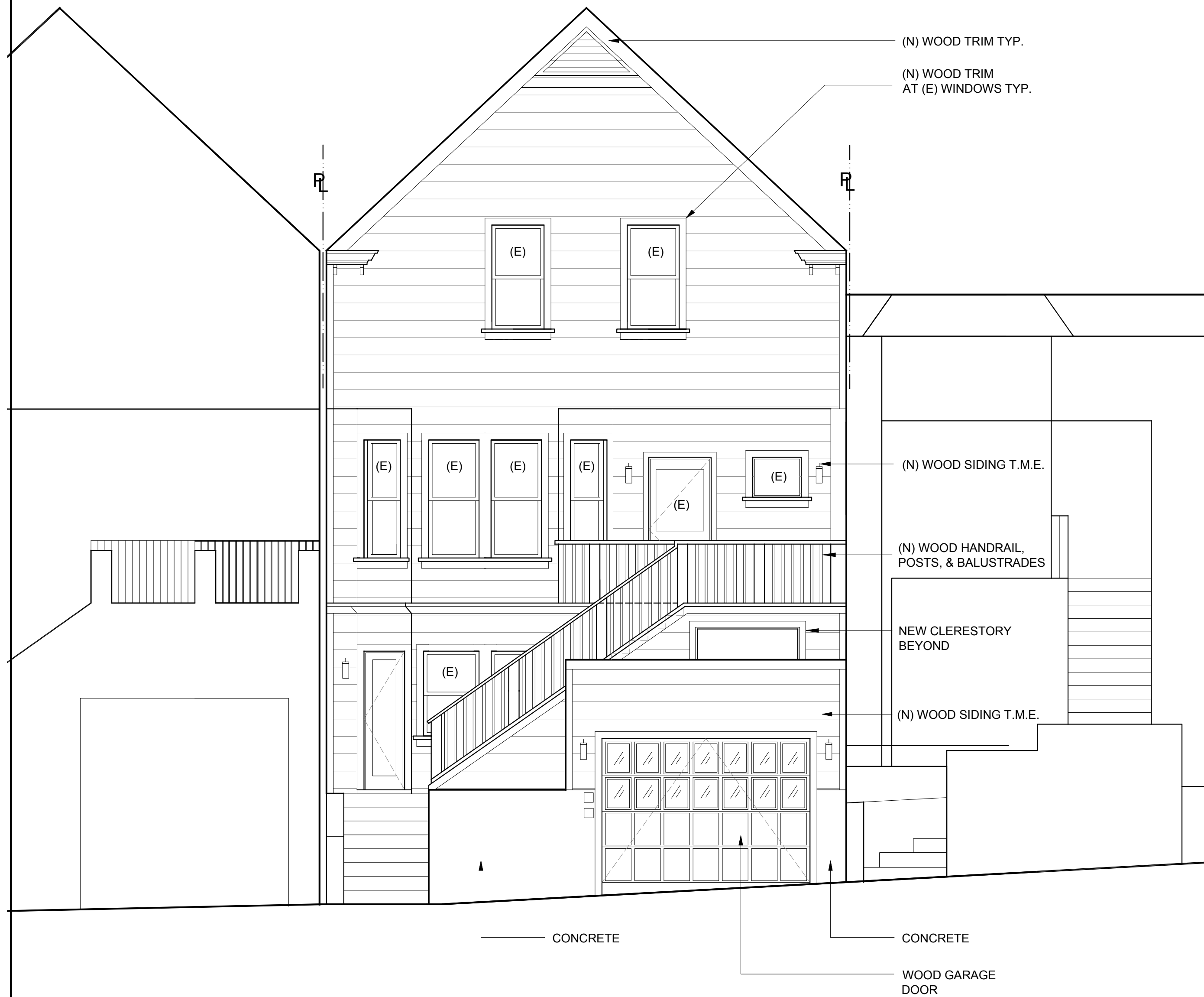
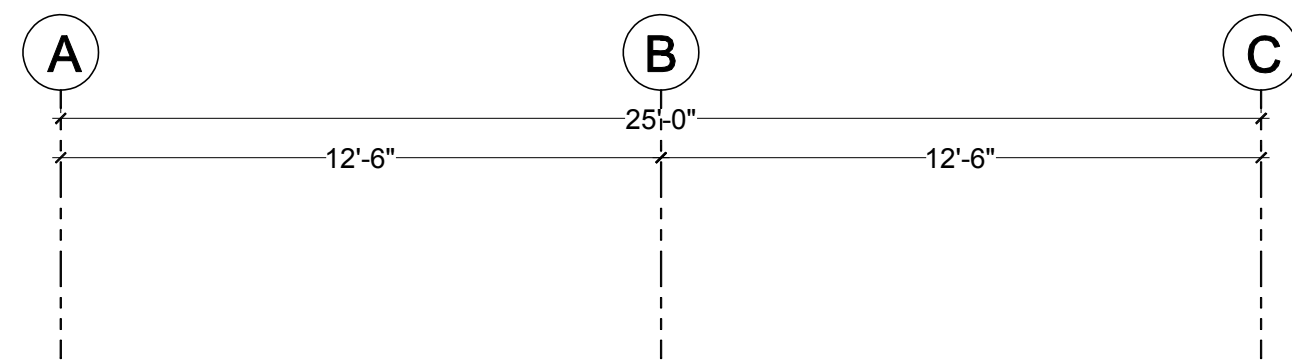
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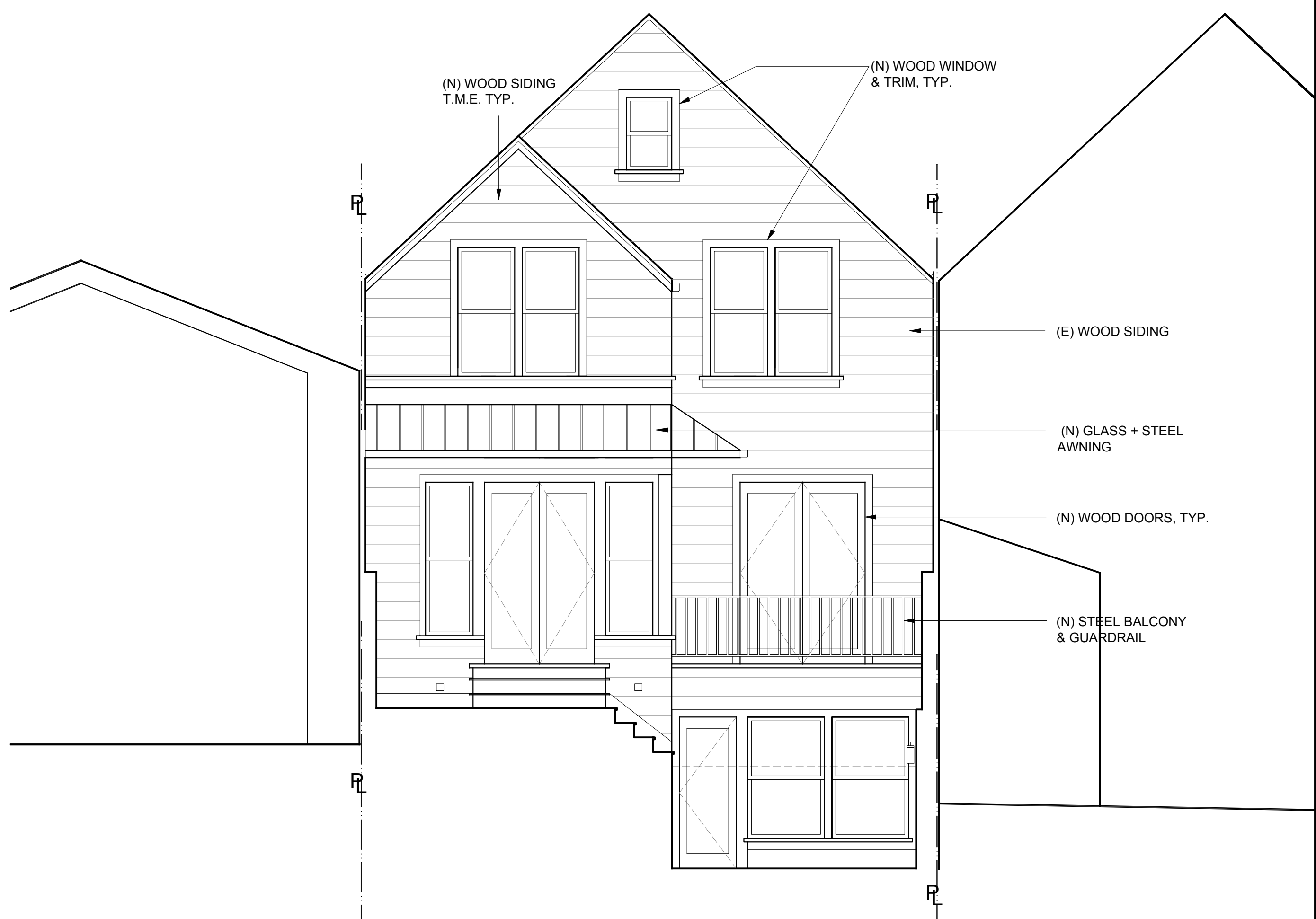
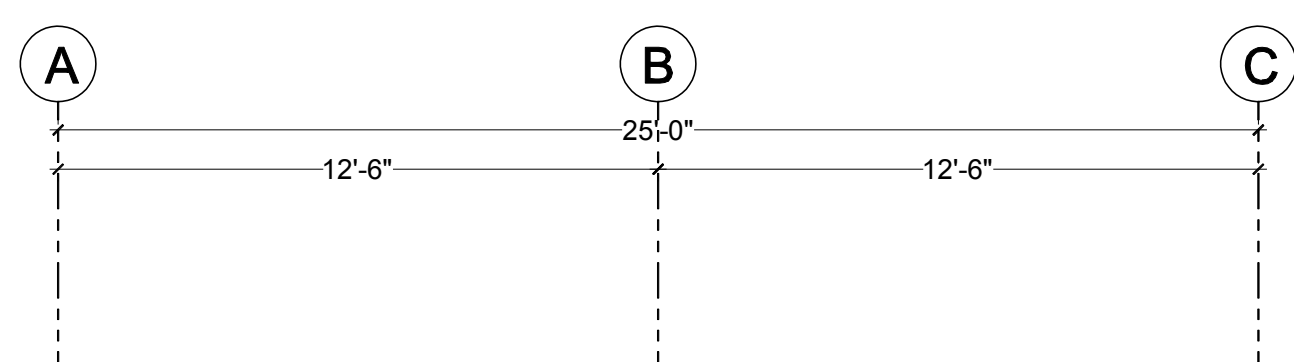
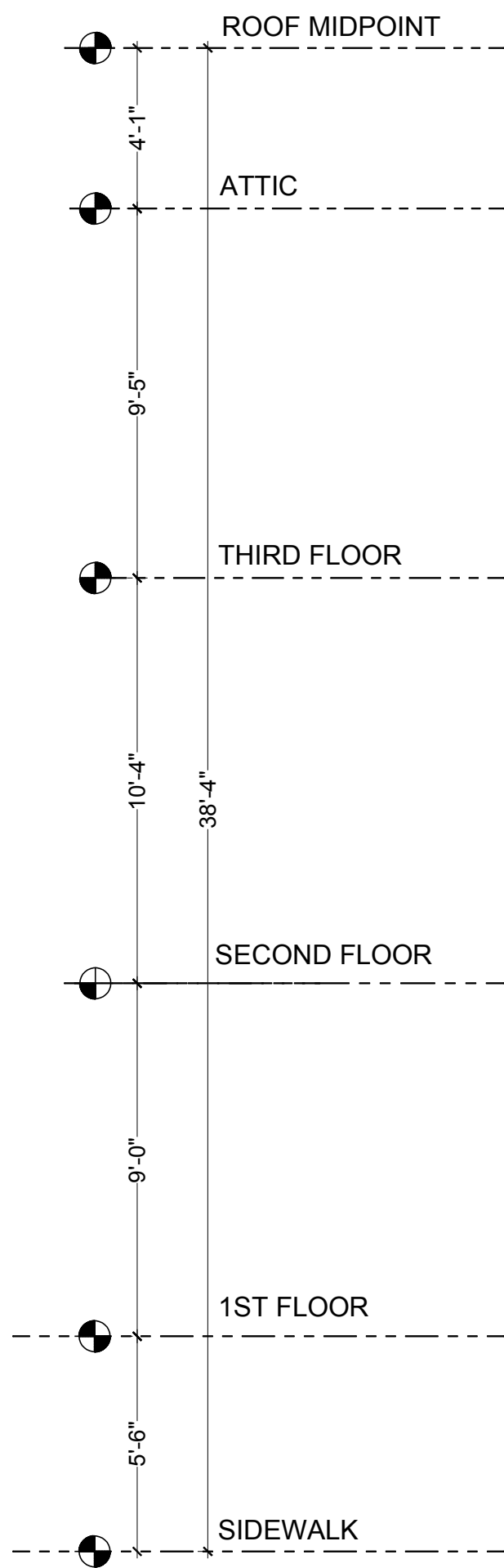
PROPOSED SECTION

DATE: 3-04-11
SCALE: 1/4"=1'-0"
DRAWN: WALTER GREY
JOB: 722 DIAMOND ST.
SHEET: **A14**

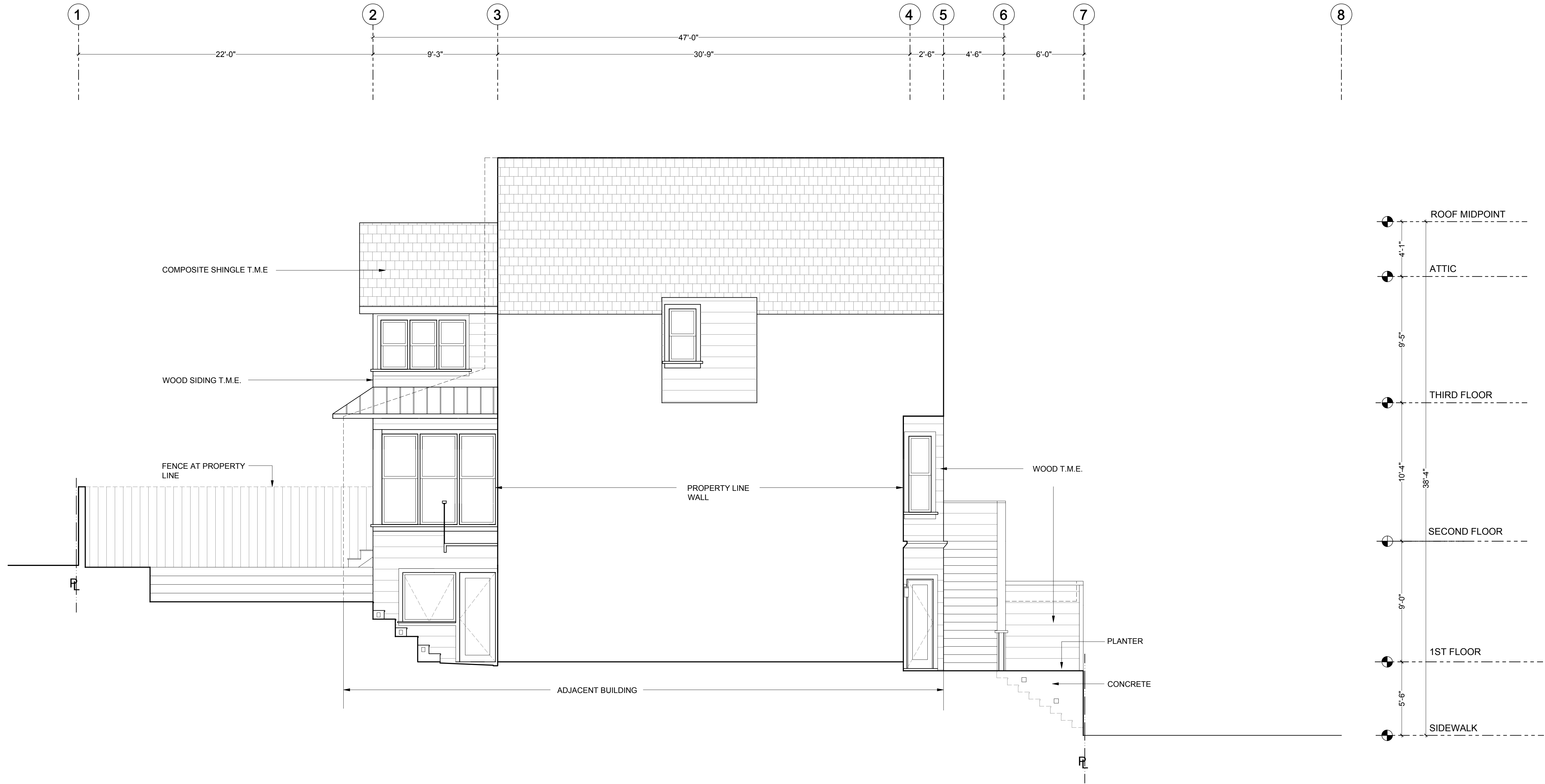
OF: SHEETS



1 PROPOSED: EAST ELEVATION (STREET ELEVATION)
SCALE 1/8"=1'-0"



2 PROPOSED: WEST ELEVATION (REAR YARD)
SCALE 1/8"=1'-0"



1 PROPOSED: SOUTH ELEVATION

SCALE 1/8"=1'-0"

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REMODEL AND ADDITION 722 DIAMOND STREET

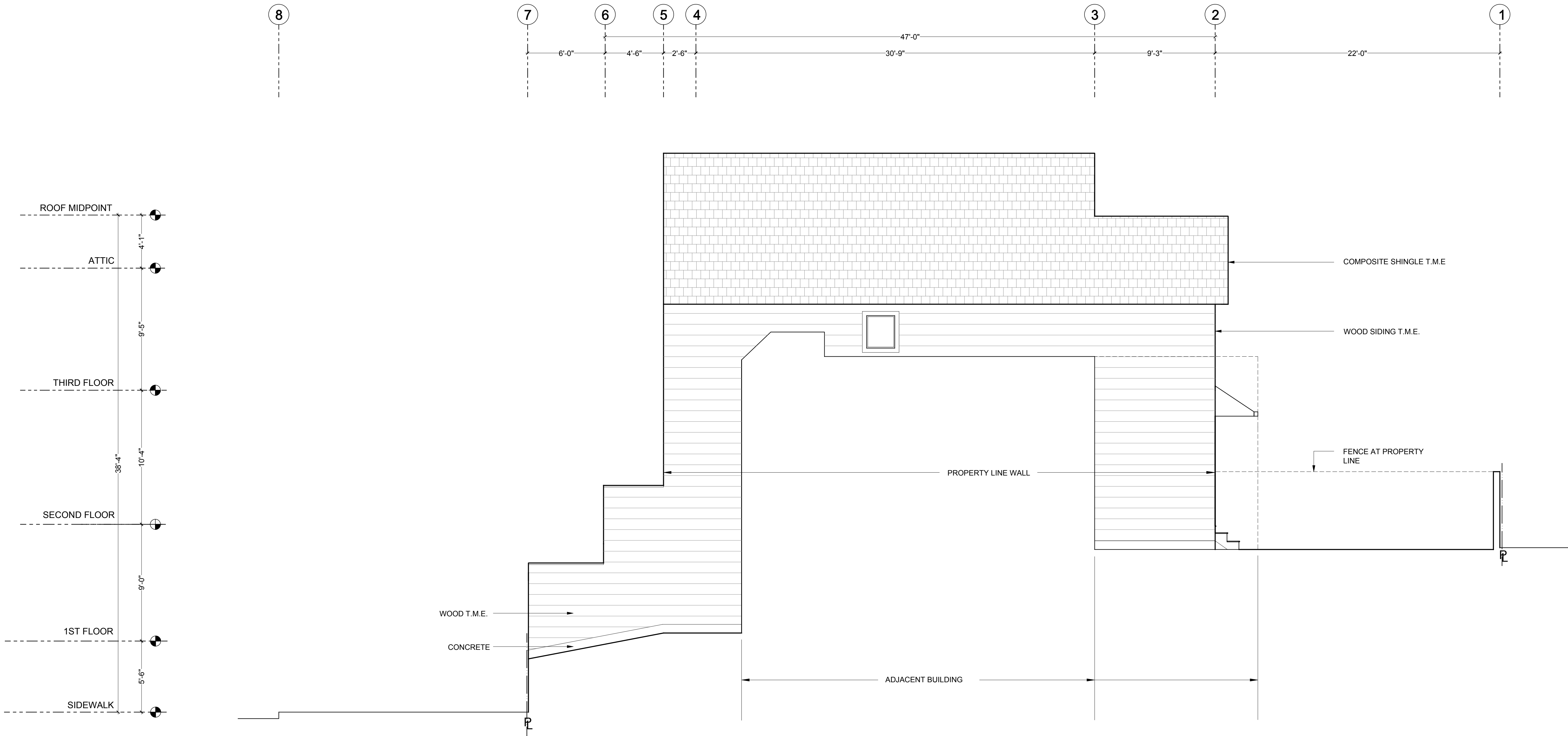
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PROPOSED
EXTERIOR
ELEVATIONS

DATE: 3-04-11
SCALE: 1/8"=1'-0"
DRAWN: WALTER GREY
JOB: 722 DIAMOND ST.
SHEET:

A16
OF: SHEETS



1 PROPOSED: NORTH ELEVATION

REVISIONS BY

REMODEL AND ADDITION 722 DIAMOND STREET

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PROPOSED
EXTERIOR
ELEVATIONS

DATE:
3-04-11

SCALE:
1/8"=1'-0"

DRAWN:
WALTER GREY

JOB:
722 DIAMOND ST.

SHEET:

A17

OF: SHEETS

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