



# 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, July 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: <b>147 Andover Street</b> Cross Street(s): <b>Powhattan/Eugenia</b> Block /Lot No.: <b>5647/024</b> Zoning District(s): <b>RH-1 / 40-X</b>	Case No.: <b>2011.0304V</b> Building Permit: <b>2010.1021.3547</b> Applicant/Agent: <b>Fred Horsfield</b> Telephone: <b>(415) 606-8655</b> E-Mail: <b>fth@pacbell.net</b>

### PROJECT DESCRIPTION

The proposal is to (1) remodel the interior, (2) raise the roof at the rear by 3'-0" in height, and (3) construct a new rear deck and stair on the existing single-family dwelling.

**Planning Code Section 242(e)(2)** requires all lots of 70 feet or less in depth in RH-1 districts to have a minimum rear yard depth equal to 35 percent of the total depth of the lot in which the building is located. The project proposes a new rear building wall and rear stair and deck that intrude into the required rear yard without providing the required offset within the otherwise permitted coverage in the rear yard. The required rear yard is 24'-6"; the existing rear yard is 22'-8". The proposed rear stair and deck encroach an additional 7'-6" into the rear yard, leaving a proposed rear yard of 15'-2. Therefore, a Variance for rear yard is required.

**PER PLANNING CODE SECTION 188**, a non-complying structure is prohibited from intensification or increase in discrepancy at any level. The existing building is a non-complying structure in terms of rear yard. The proposed addition enlarges the existing non-complying building envelope.

### ADDITIONAL INFORMATION

#### FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Ben Fu** Telephone: **(415) 558-6613** E-Mail: **ben.fu@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/2011.0304V.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 311/312, 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.

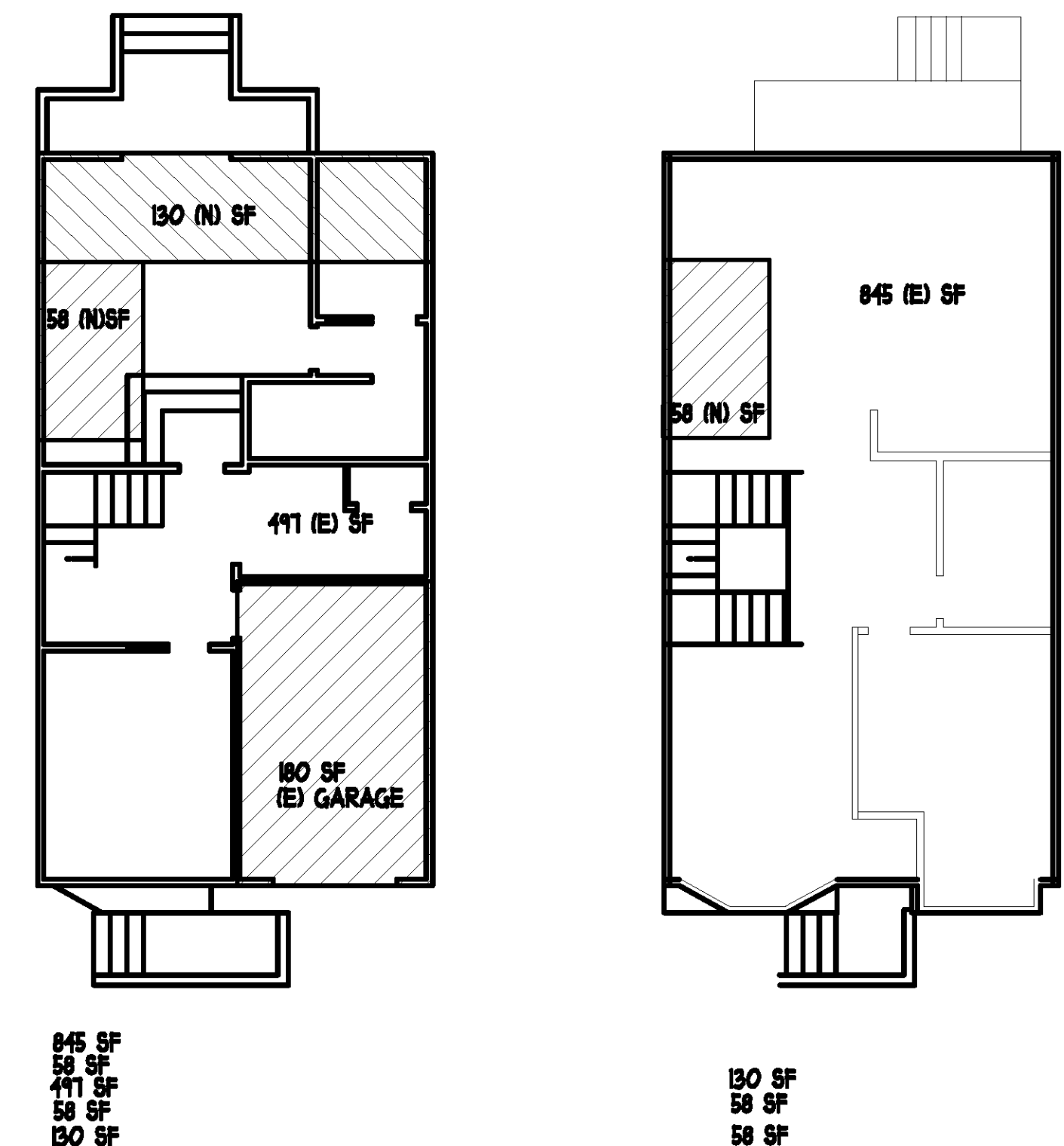
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

## ABOUT THIS NOTICE

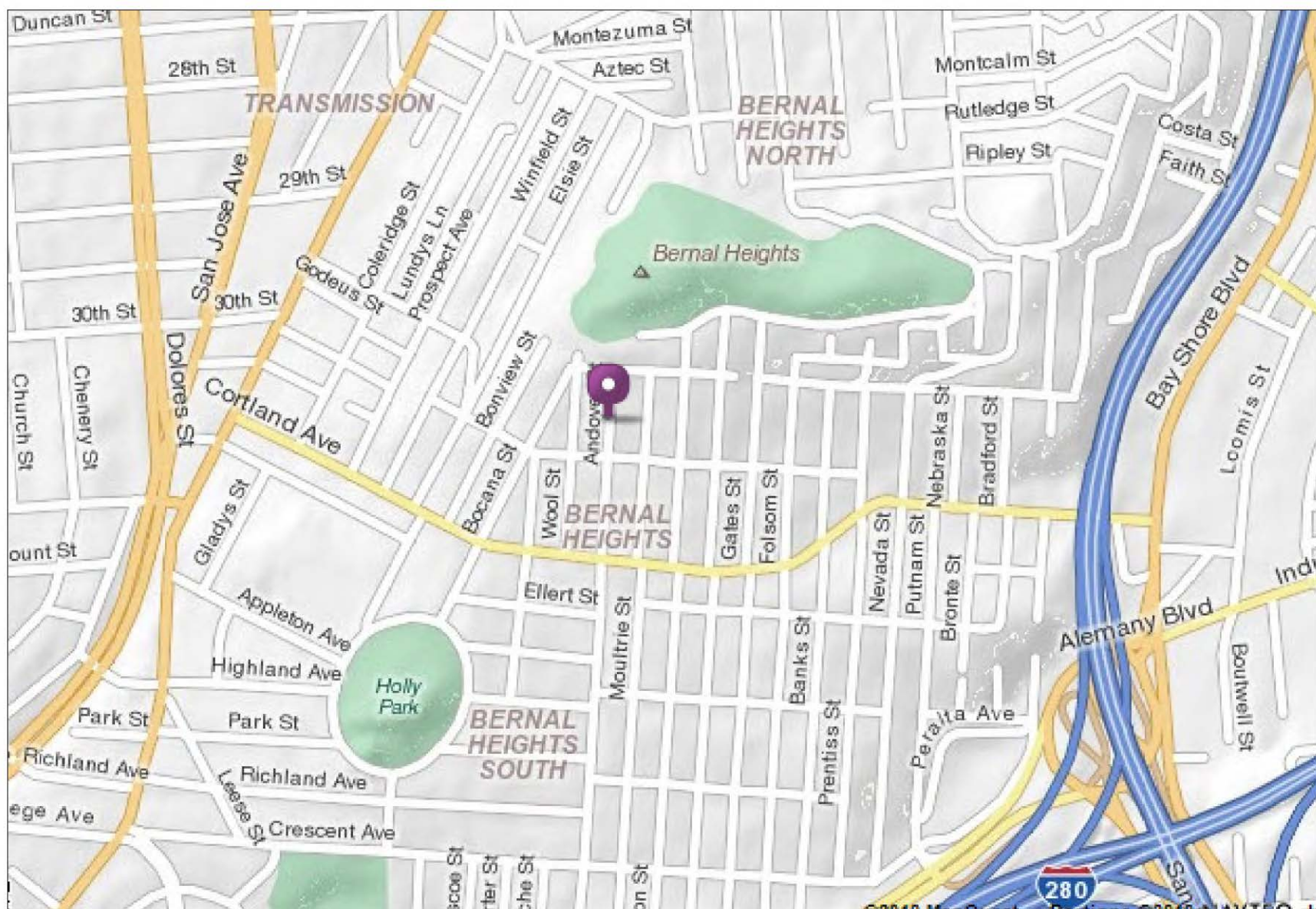
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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



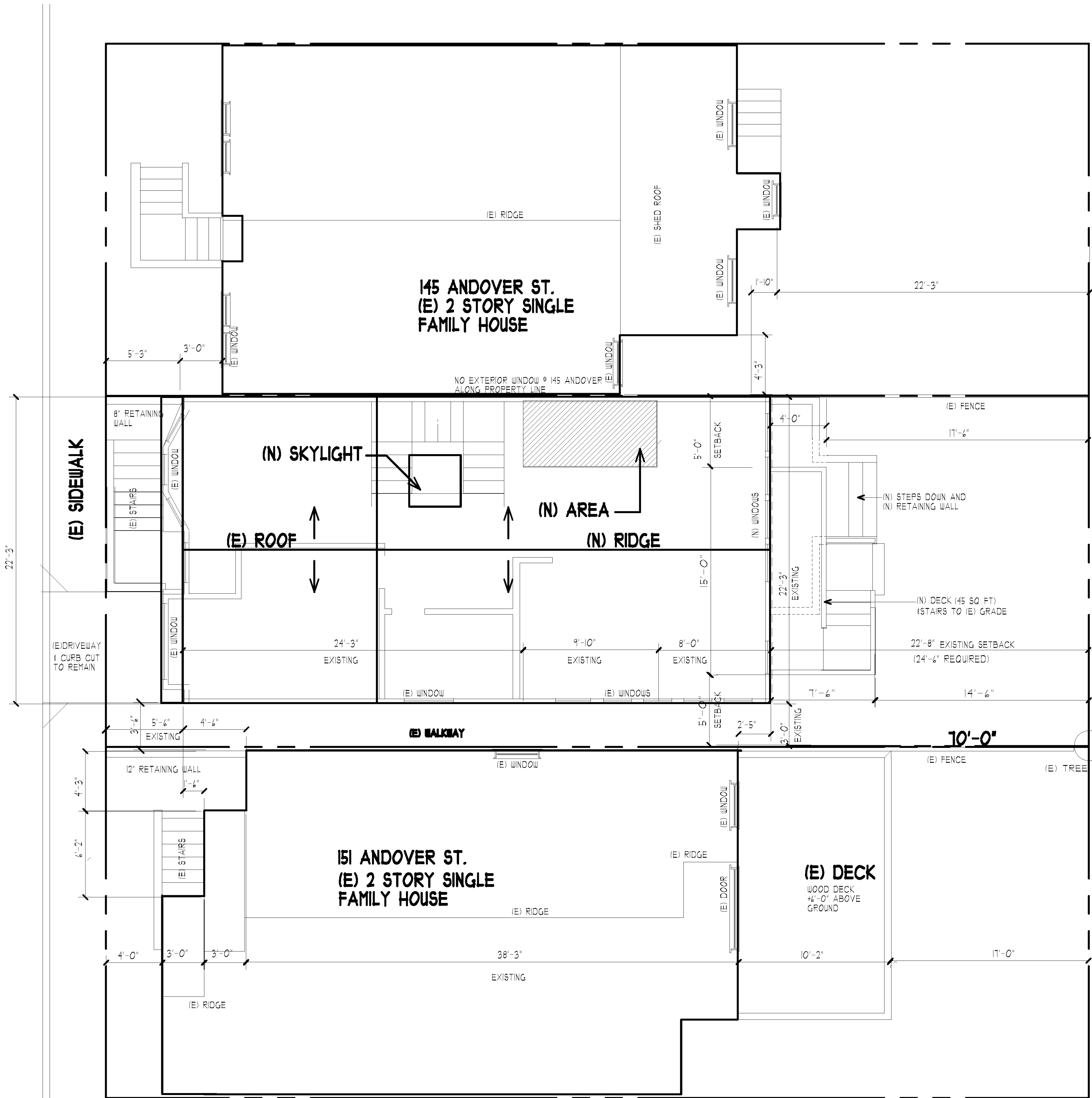


AREA CALCULATIONS



VICINITY MAP

NO SCALE



SITE PLAN

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ARCHITECT

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STRUCTURAL ENGINEER  
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TAILORED ENERGY SERVICES  
888-310-0808

SITE INFO

ZONING: RH-1  
HEIGHT/BULK LIMITS: 40'-X  
LOT AREA: 1,750 SQ. FT.  
TYPE: 5, NON-RATED  
EXISTING SQ. FT. = 921 SQ. FT.  
PROPOSED SQ. FT. = 1,588 SQ. FT.  
SECTION 242, -BERNAL HEIGHTS SPECIAL USE DISTRICT..  
REAR YARD 35% OF 10'-0" = 24'-6", MINUS 6" DUE TO SEC 242 E.2.C.II = 24'-0".

SITE NOTES

- THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. SEE SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- WHERE DISCREPANCIES BETWEEN (E) CONDITIONS AND ARCHITECT'S DRAWINGS OCCUR, CONTACT ARCHITECT.
- PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING OF JOINTS SHALL BE PER INDUSTRY STANDARD.

DRAWING INDEX

- |     |                                       |
|-----|---------------------------------------|
| CS  | COVER SHEET, PROJECT INFO & PLOT PLAN |
| 2.1 | DEMOLITION PLANS                      |
| 3.1 | REMODEL PLANS                         |
| 4.1 | EXISTING EXTERIOR ELEVATIONS          |
| 4.2 | PROPOSED EXTERIOR ELEVATIONS          |
| 4.3 | PROPOSED EXTERIOR ELEVATIONS          |
| 5.1 | ELECTRICAL PLANS / SKYLIGHT DETAIL    |
| 5.2 | SECTIONS                              |

SCOPE OF PROJECT

- TO AN EXISTING SINGLE FAMILY, 2 STORY HOUSE, THE FOLLOWING ARE PROPOSED:
- 1) NEW INTERIOR BEDROOMS (3), BATHROOMS (2) AND STAIRS
  - 2) NEW INTERIOR STAIRS WITH SKYLIGHT ABOVE.  
A NEW ROOF, WITH SAME SLOPE BUT ONLY 3'-0" HIGHER THAN THE EXISTING, LOCATED IN THE BACK
  - 3) A TOTAL OF 246 SF OF NEW CONSTRUCTION
  - 4) REPLACE (E) WITH NEW WOOD WINDOWS.
  - 5) NEW DECK AND STAIRS TO EXISTING GRADE.
  - 6) RESTORE (E) EXTERIOR DETAILS @ FRONT ELEVATION

DESCRIPTION	DATE	DRAWN
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REVISIONS

- |                                       |
|---------------------------------------|
| PROPOSED EXT. ELEVATION               |
| ADDITIONAL SITE AND PLAN INFORMATION. |

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

JOB NO.	2001010	SHEET
DRAWN	TL	
CHECK	TL	
DATE	1/1/10	OF

CS







TIM LORENZ  
ARCHITECT

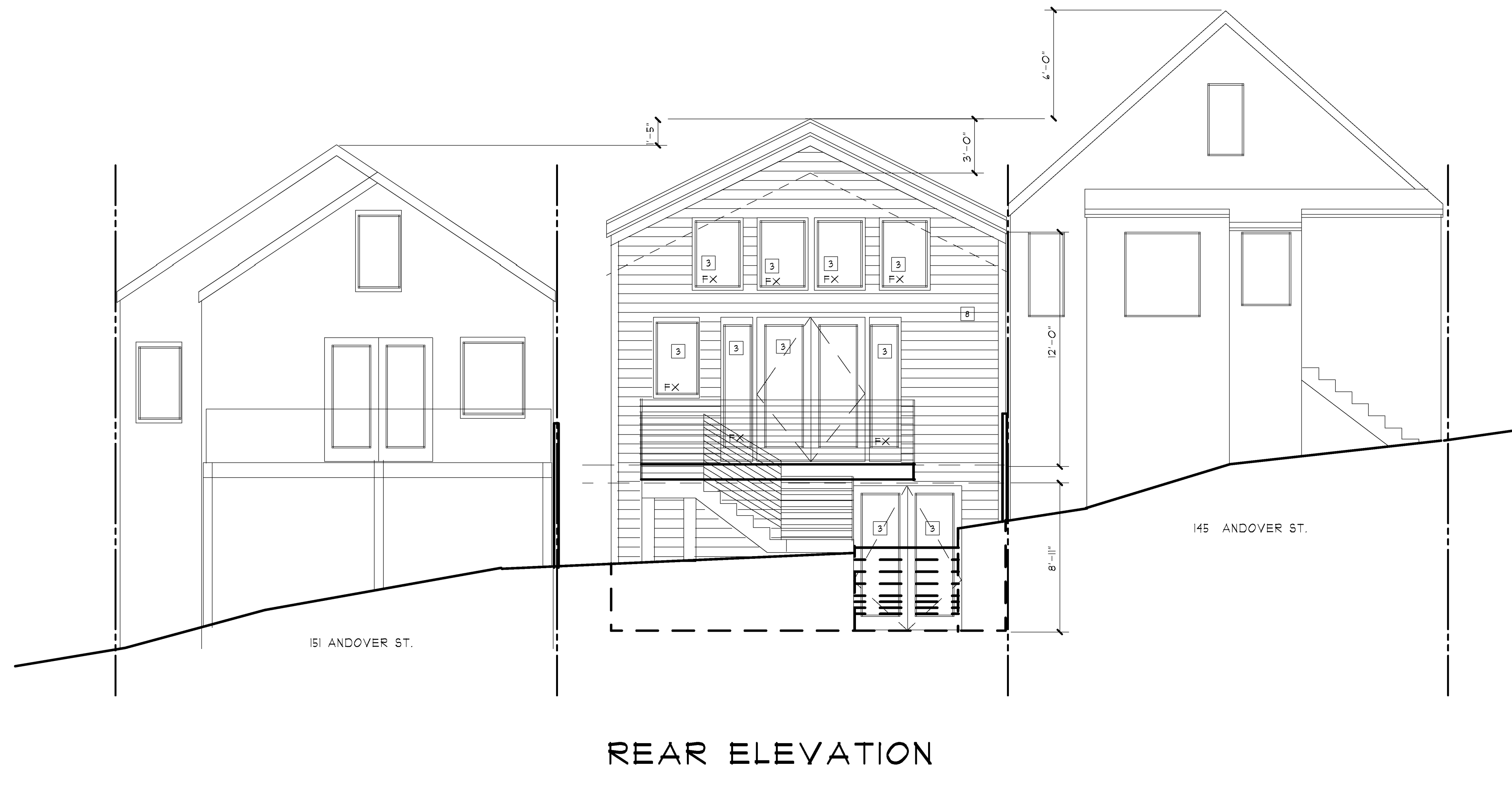
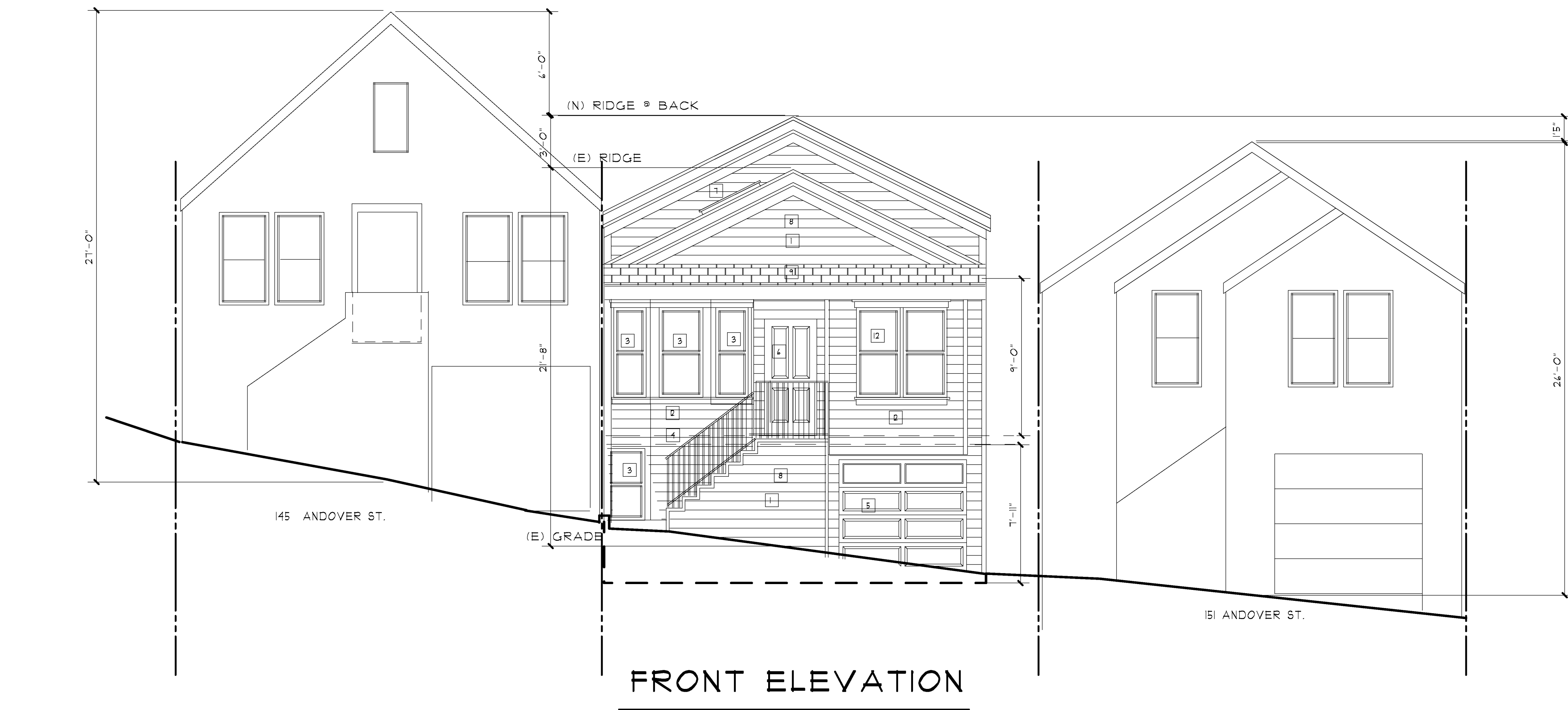
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- 1 SELECTIVE DEMOLITION OF (E) STUCCO TO FIND ORIGINAL WOOD DETAILS
- 2 (N) WOOD TRIM @ (E) WINDOWS
- 3 (N) WINDOW OR DOOR
- 4 (N) WOOD RAILING TO MATCH ORIGINAL DETAILS, REMOVE (E) STUCCO WALL.
- 5 (N) RAISED PANEL SECTIONAL GARAGE DOOR TO REPLACE (E)
- 6 (E) FRONT DOOR
- 7 (N) SKYLIGHT @ (E) ROOF
- 8 (N) 1X8 SHIP-LAP WOOD SIDING
- 9 REMOVE (E) CONC. "S" TILES AND REPLACE W/ (N) ASPHALT SHINGLES.
- 10 (E) WOOD DETAILS TO REMAIN
- 11 (E) LIGHT FIXTURE TO BE REPLACED
- 12 (N) WOOD SINGLE HUNG WINDOWS TO REPLACE (E) METAL SLIDING WINDOW
- 13



DESCRIPTION	DATE	DRAWN
REVISIONS		
Δ		

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

JOB NO.	200910	SHEET
DRAWN	TIL	4.3
CHECK	TIL	
DATE	1/10	OF