



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 22, 2012**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance(Rear Yard, Open Space and Exposure)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	263 Lexington Street	Case No.:	2011.0927
Cross Street(s):	19th & 20th Sts	Building Permit:	N/A
Block / Lot No.:	3596/059	Applicant/Agent:	Karen Curtiss, Red Dot Studio
Zoning District(s):	RTO-Mission	Telephone:	415-515-0614
Area Plan:	Click here to enter text.	E-Mail:	kcurtiss@reddotstudio.com

PROJECT DESCRIPTION

The proposal is to 1) replace the non-conforming enclosed porch and exterior stair structures at the first through third floors at the rear of the building; and 2) create a new dwelling unit at the rear of the first floor.

PER SECTION 134, the required rear yard is 25% of the depth of the lot, or 20'. The existing rear yard is 5'. The enclosed porch at the third floor will be removed, the first and second floor porch structures will be rebuilt, and be 5'9" deep by 12' wide. The new stair will be 3' from the eastern property line and be 6'-8" wide by 11'-6" deep. There will be no change in the height of the stairs. Both structures extend 15' into the required rear yard, thus resulting in a 5' rear yard. Therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

PER SECTION 135, the required open space for each dwelling unit must be 15' in every direction or a minimum of 300 s/f. The rear yard has 428 s/f of unobstructed open space but is 12' deep from the new dwelling unit. Therefore, the project requires a variance from the open space requirement (Section 135) of the Planning Code.

PER SECTION 140, the required exposure for each dwelling unit must be 25' in every horizontal direction. The western window opening at the new dwelling unit is 12' from the property line. Therefore, the project requires a variance from the dwelling unit exposure requirement (Section 140) of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Tara Sullivan**

Telephone: **415-558-6257** Mail: **tara.sullivan@sfgov.org**

中文詢問請電: **558.6378**

Para información en Español llamar al: **558.6378**

GENERAL INFORMATION ABOUT PROCEDURES

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: [Click here to enter text.](#)

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.

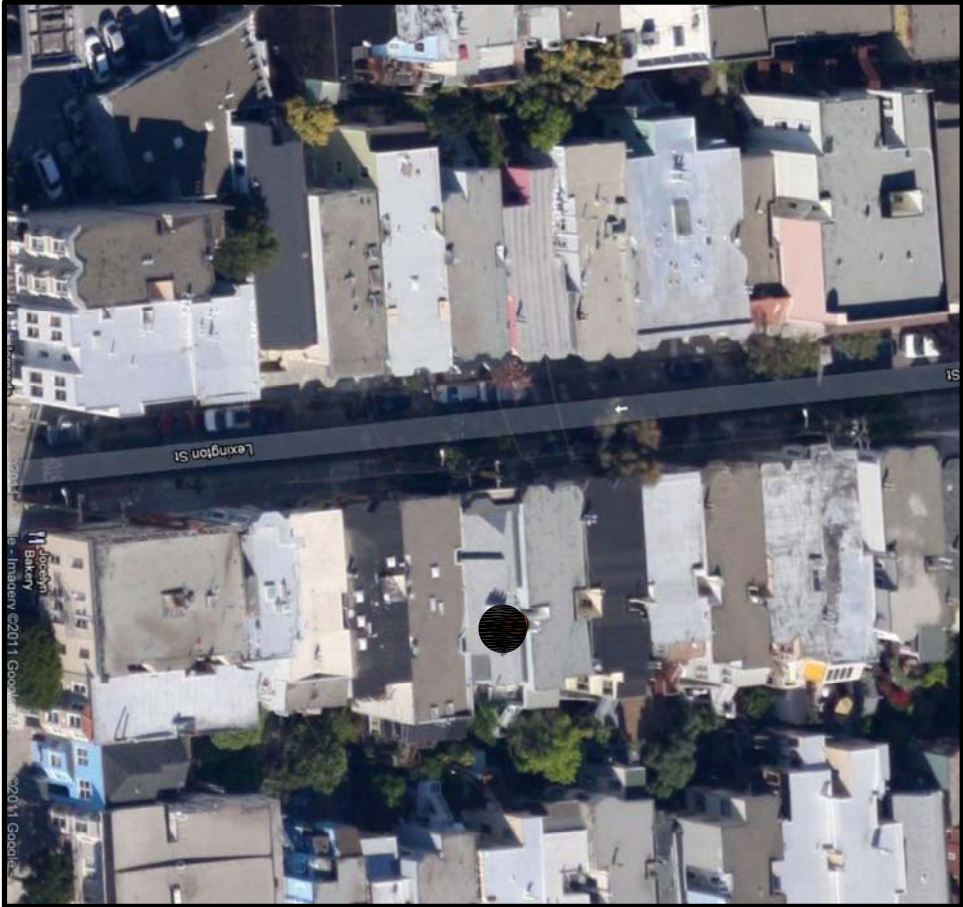
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

ABOUT THIS NOTICE

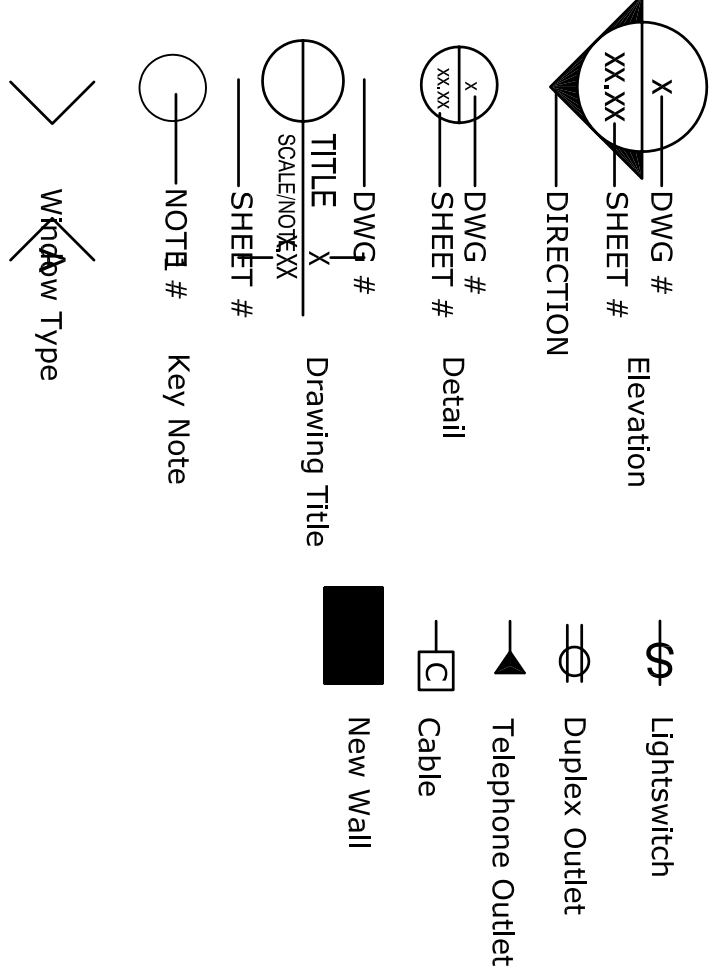
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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

VICINITY MAP



SYMBOLS



PROJECT DESCRIPTION

Block 3596 Lot 59
Single Family Residence RH3 Type B Non Rated
Wood Frame on Concrete Foundation

Scope of Work:

- Voluntary demolition of existing non-complying 2-story porch and stair structure.
- Replace with new porch of same dimensions.
- Reduction of non-complying structure by rebuilding second floor porch as an open railing roof deck.
- Fire wall at roof deck property line to 42" above finished deck.
- Replace existing stairs in a location equidistant from the rear property line.
- Add new apartment at ground level, excavating to legal floor height.
- Addition of ground floor room under porch structure.

ABBREVIATIONS

ADJ.	Adjustable, Adjacent	PTD.	Painted
AFF	Above Finished Floor	QTY.	Quantity
D	Dryer	R	Riser
DN.	Down	REQ.	Required
DWG.	Drawing	RWL	Rain Water Leader
CH	Ceiling Height	S	South
(E)	Existing	SF	Square Feet
EQ.	Equal	SIM.	Similar
EX.	Existing	SQ.	Square
FAU	Forced Air Unit	SS	Stainless Steel
FL.	Fluorescent	SSD	See Structural Drawings
GFS.	Glass	T	Tread
GYP.	Gypsum Wall Board	THK.	Thick
HB	Hose Bibb	TRP.	Typical
HT	Height	UN	Unless Otherwise Noted
MAX.	Maximum	V/F	Verify In Field
MIN.	Minimum	W	West or Width or Washer
N	North	W/O	Without
(N)	New	WO	Wood
NTS	Not To Scale	&	Where Occurs
OC	On Center	@	And
OFCI	Owner Furnished	At	At
OP	Operator	#	Number, Pound
OPP.	Opposite		
OS	Occupancy Sensor		

VARIANCE INFORMATION

REQUESTED VARIANCES ARE FOR:

- 1 REAR YARD SET BACK PLANNING CODE Section 134(a)(2)
- 2 EXPOSURE OF REQUIRED OPENINGS PLANNING CODE Section 140(a)(2)
- 3 OPEN SPACE PLANNING CODE Section 135(d)(1)

- A0.01 COVER SHEET
- A0.02 SITE PLANS
- A1.01 RECORD FLOORPLANS
- A1.02 PROPOSED FLOOR PLANS
- A2.01 RECORD AND PROPOSED EXTERIOR ELEVATIONS

APPLICABLE CODES

- City and County of San Francisco:
1. 2011 Municipal Code
 2. 2011 Planning Code

DRAWING INDEX

Karen Curtiss

Architecture and Design

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LAWTON RESIDENCE
263 LEXINGTON STREET
San Francisco, CA 94110

REVIEW	Date
VARIANCE APP.	08/26/11
VARIANCE APP. REV.	11/2/11
Scale	
AS NOTED	

Sheet Title
COVER SHEET

Sheet Number
A0.01

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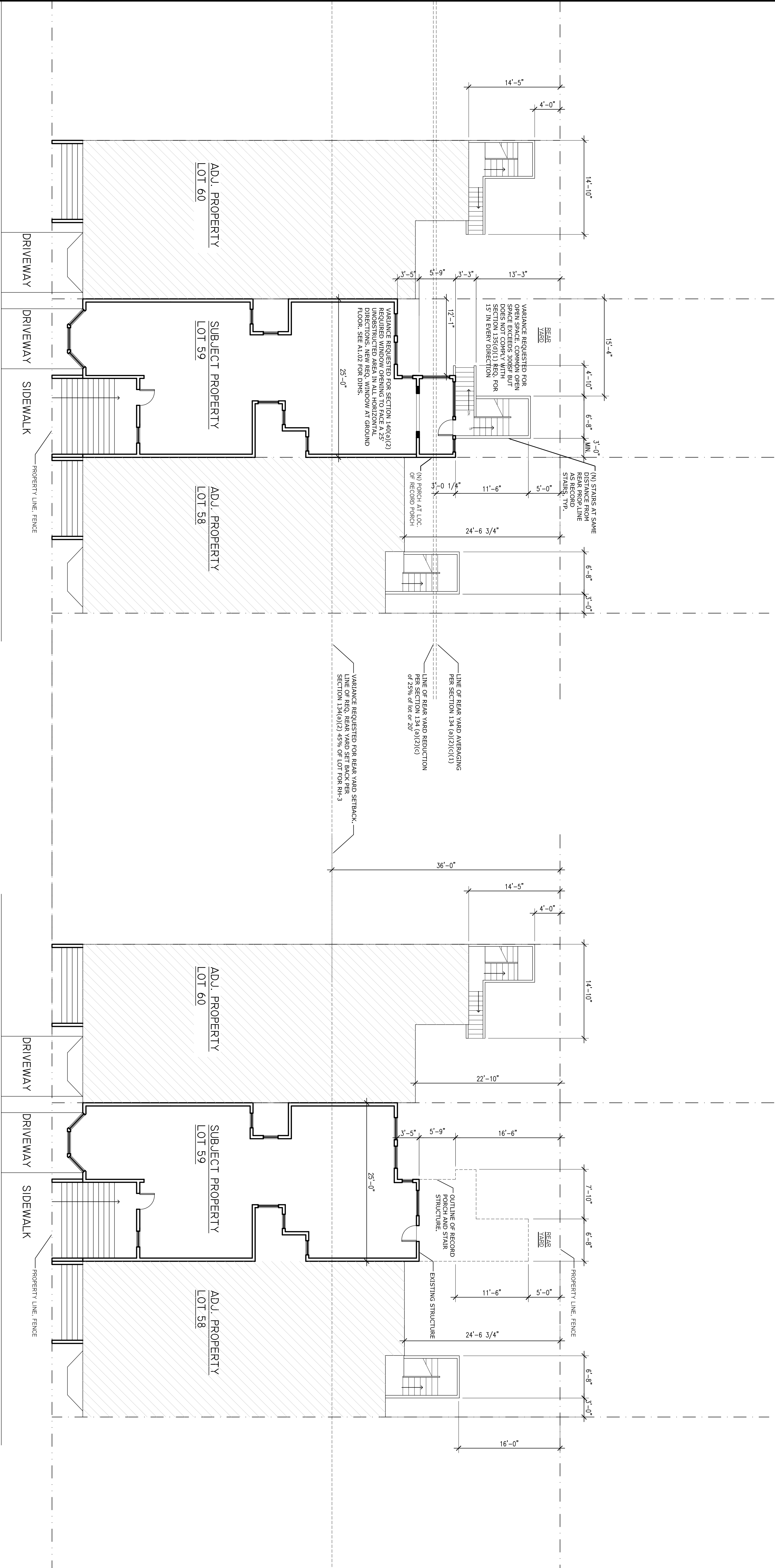
REVIEW	Date
DESIGN APP.	08/25/11
VARIANCE APP. REV.	11/21/11
VARIANCE APP. REV.	12/12/11

Scale
AS NOTED

Sheet Title
SITE
PLANS

Sheet Number

A0.02



2 PROPOSED SITE PLAN
A0.02 1/8" = 1'-0"

1 EXISTING SITE PLAN
A0.02 1/8" = 1'-0"

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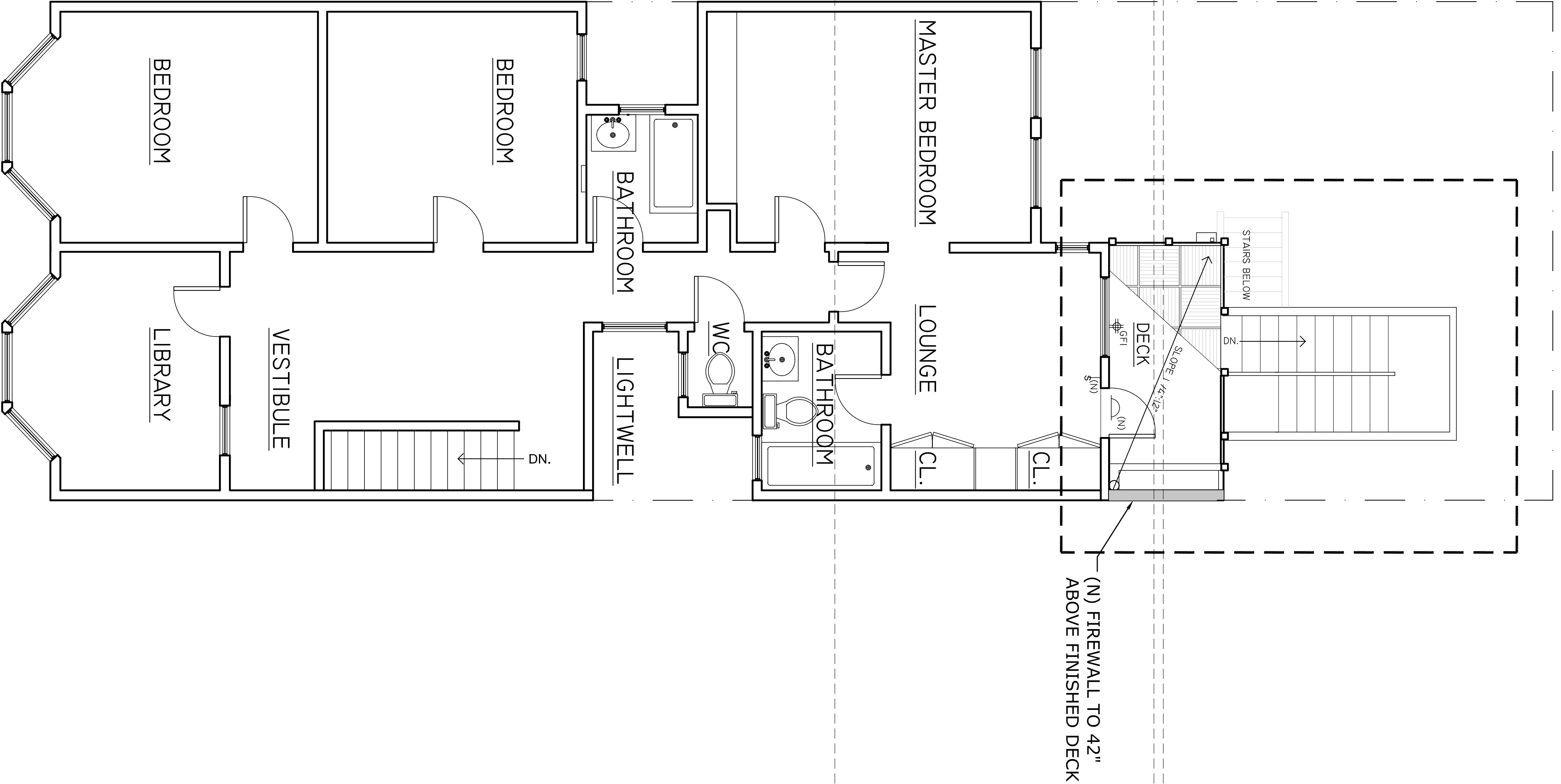
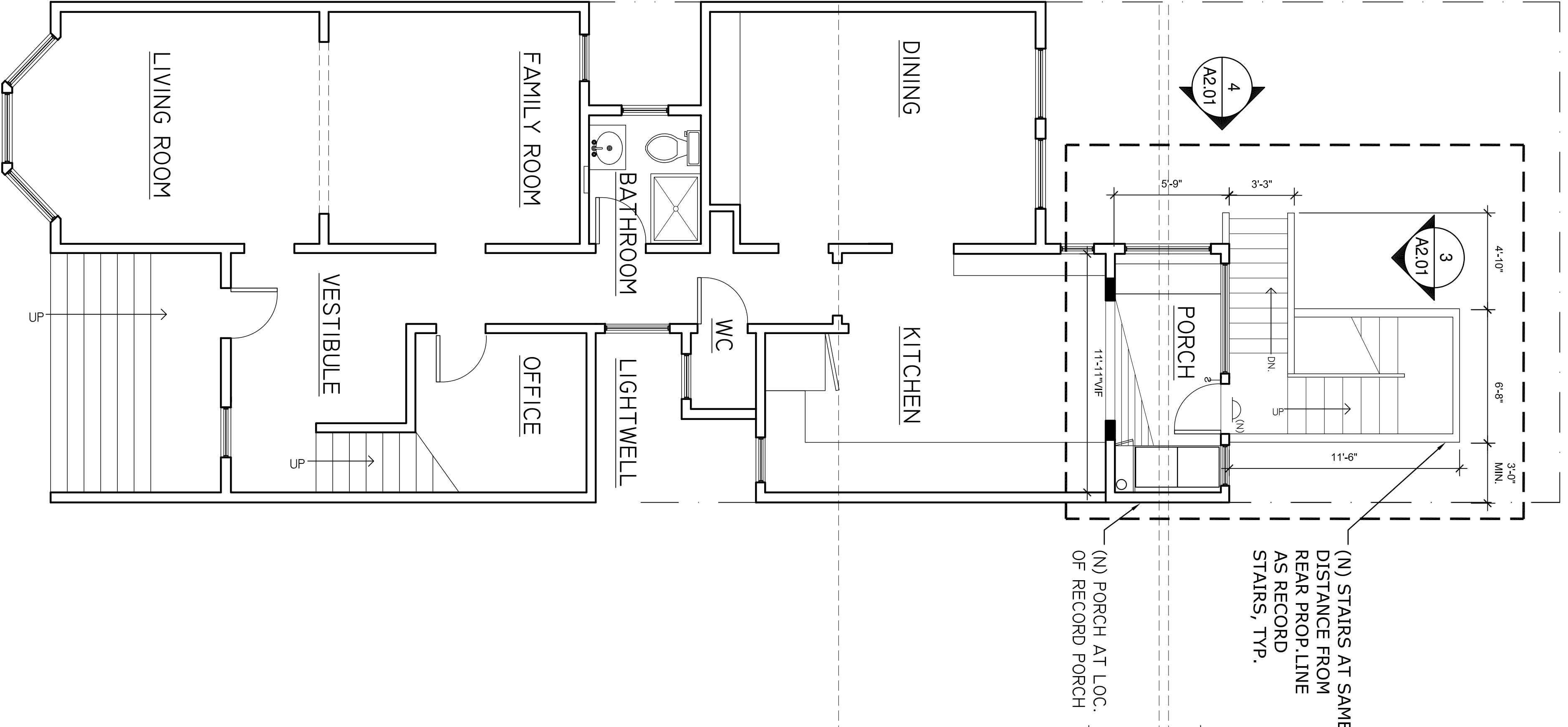
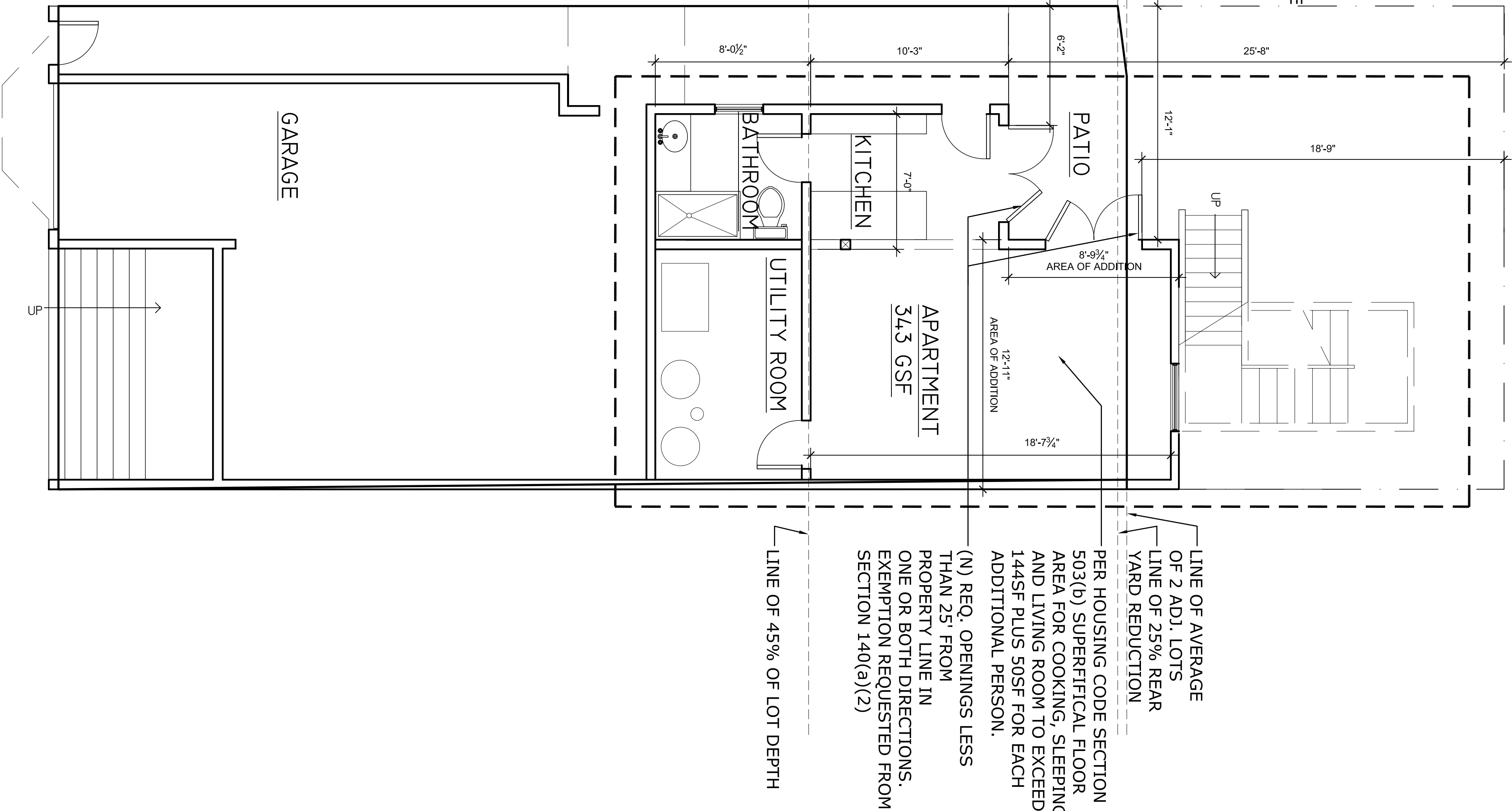
REVIEW	Date
VARIANCE APP.	06/25/11
VARIANCE APP. REV.	11/21/11
VARIANCE APP. REV.	12/12/11

Scale
AS NOTED

Sheet Title
PROPOSED
FLOORPLANS

Sheet Number

A1.02



NORTH

NORTH

NORTH

NORTH

1 PROPOSED FIRST FLOOR PLAN

2 PROPOSED SECOND FLOOR PLAN

3 PROPOSED THIRD FLOOR PLAN

A1.02

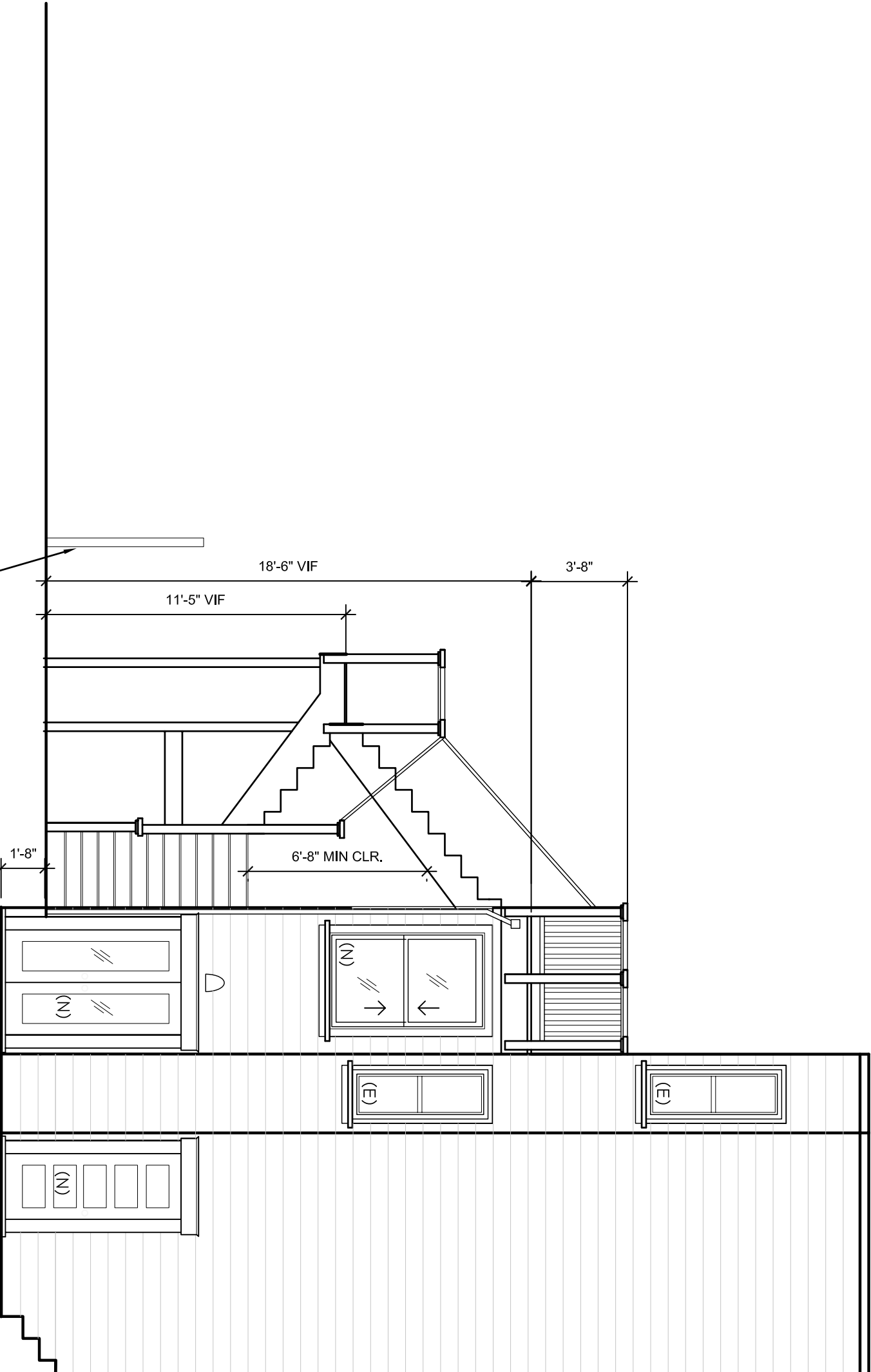
1/4"=1'-0"

A1.02

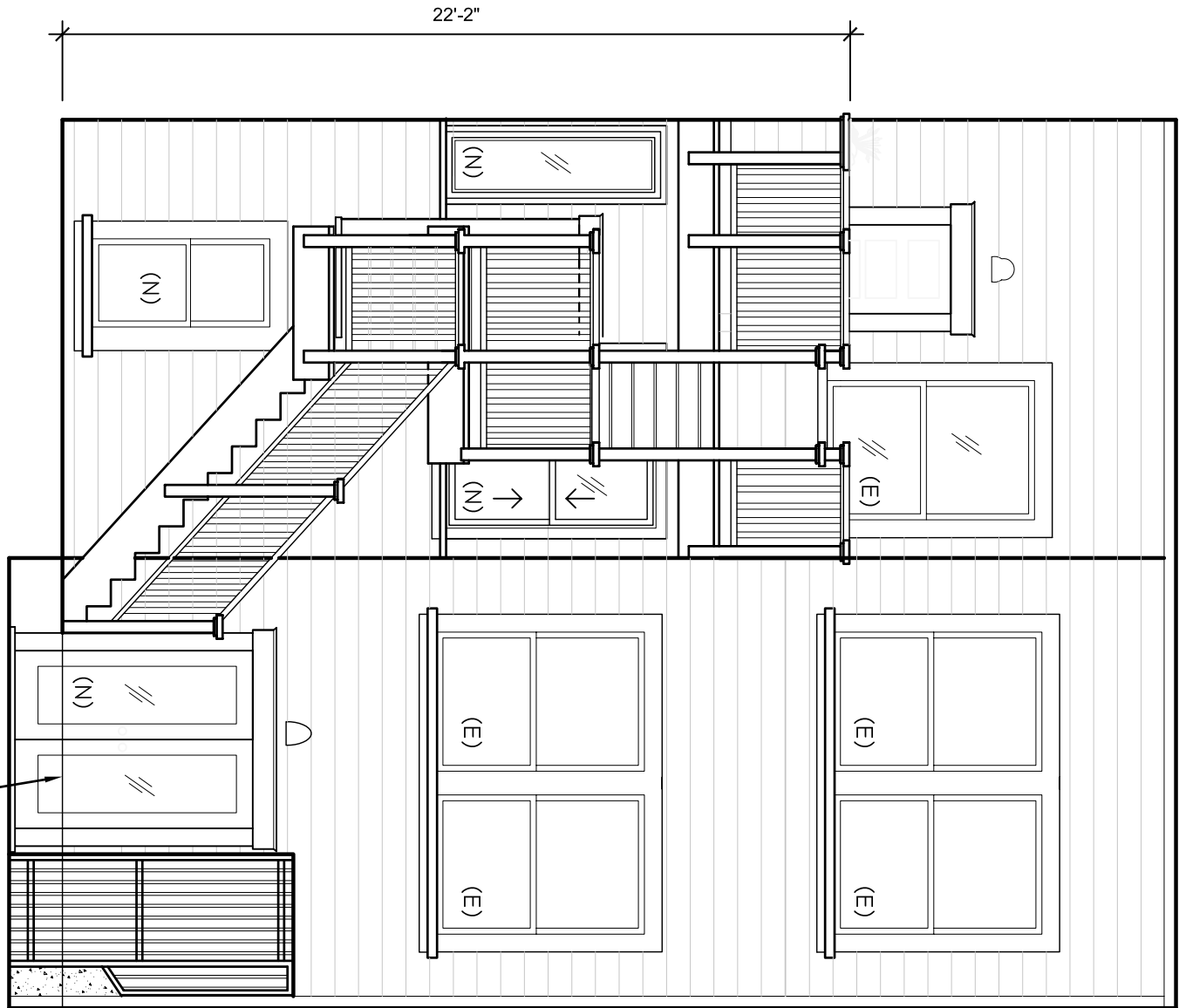
1/4"=1'-0"

A1.02

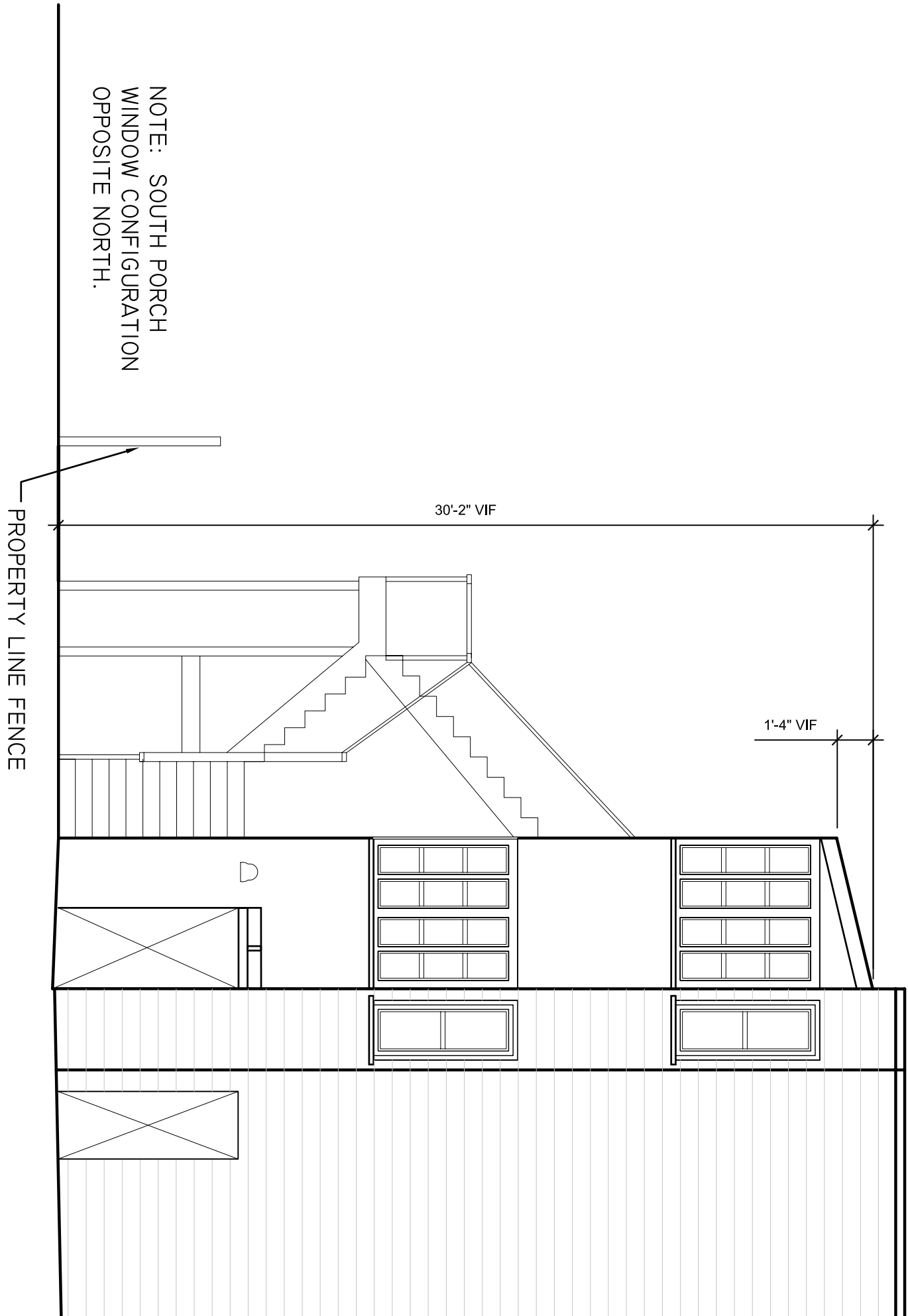
1/4"=1'-0"



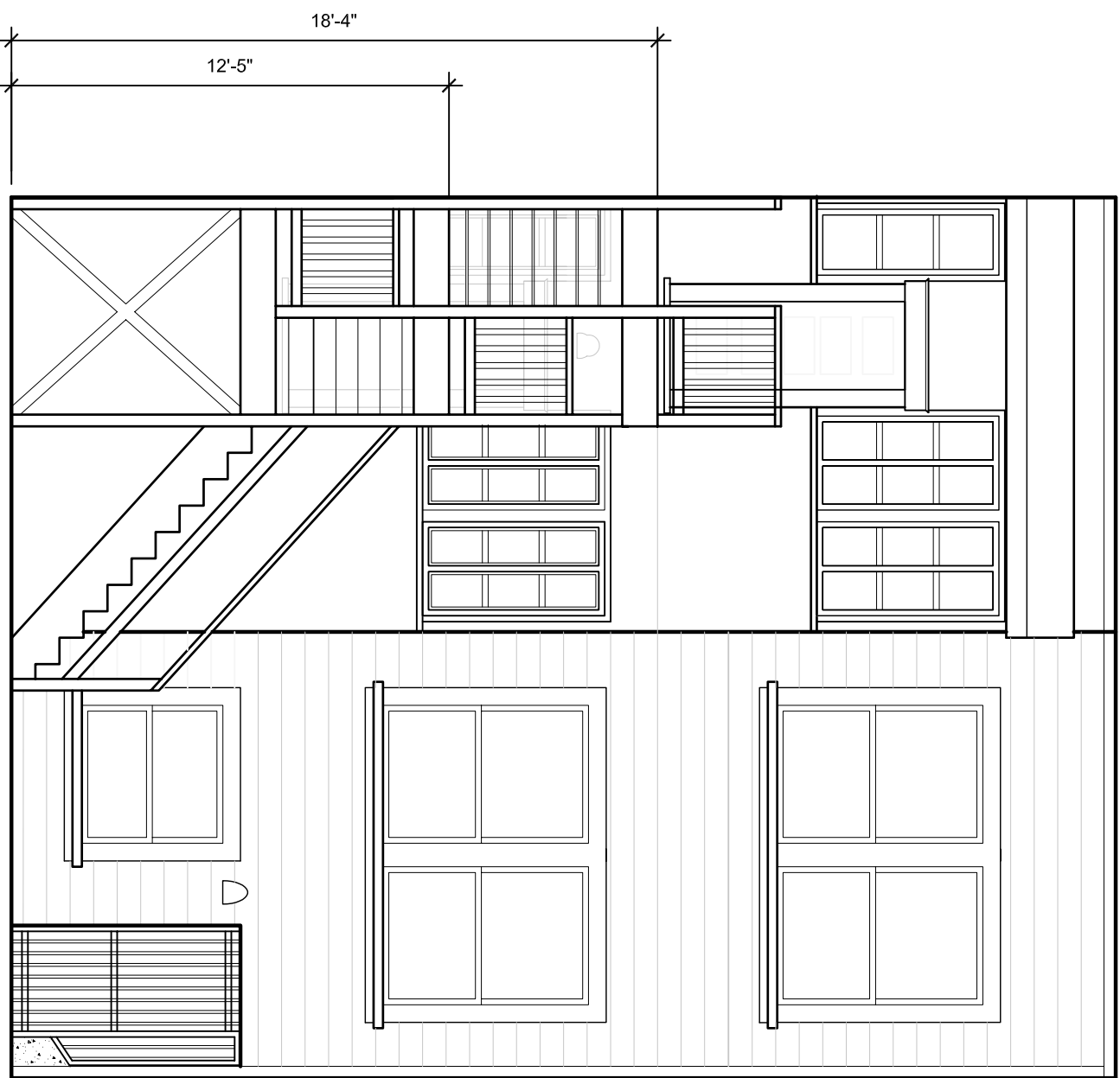
4 PROPOSED REAR YARD FACADE LOOKING SOUTH
A2.01 1/4"=1'-0"



3 PROPOSED REAR YARD FACADE LOOKING WEST
A2.01 1/4"=1'-0"



2 RECORD REAR YARD FACADE LOOKING SOUTH
A2.01 1/4"=1'-0"



1 RECORD REAR YARD FACADE LOOKING WEST
A2.01 1/4"=1'-0"

LAWTON RESIDENCE

263 LEXINGTON STREET
San Francisco, CA 94110

REVIEW	Date
VRANK AP	06/25/11
VRANK AP, REV.	11/2/11

Scale
AS NOTED

Sheet Title
RECORD
AND
PROPOSED
EXTERIOR
ELEVATIONS

Sheet Number

A2.01