



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, January 25, 2012**
 Time: **9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance(Rear Yard and Noncomplying Structure)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 66 Potomac Street	Case No.: 2011.1137V
Cross Street(s): Duboce Park & Waller Street	Building Permit: 201110247479
Block / Lot No.: 0866/015	Applicant/Agent: Kevin Fuller
Zoning District(s): RH-2 / 40-X	Telephone: 415-999-5763
Area Plan: N/A	E-Mail: klf@klfarchitecture.com

PROJECT DESCRIPTION

The proposal includes the construction of a horizontal rear addition and exterior staircase at the rear of the existing single-family dwelling.

PER SECTIONS 134 AND 188 OF THE PLANNING CODE the Subject Property is required to maintain a rear yard of approximately 36'-6" along the northern portion of the rear yard and 40'-6" along the southern portion of the rear yard (the lot has a staggered rear property line). The existing single-family dwelling encroaches into the northern portion of the required rear yard by approximately 6'-6", extending to within approximately 30'-0" of the rear property line. The proposed horizontal rear addition encroaches into the northern portion of the required rear yard by approximately 10'-6", extending to within approximately 26'-0" of the rear yard property line. The proposed horizontal rear addition and staircase together encroach into the southern portion by approximately 15'-0", extending to within approximately 25'-6" of the southern portion of the rear property line. These rear yard encroachments necessitate rear yard and noncomplying structure variances, pursuant to Planning Code Sections 134 and 188, respectively.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Elizabeth Watty** Telephone: **415-558-6620** Mail: elizabeth.watty@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/2011.1137V.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.

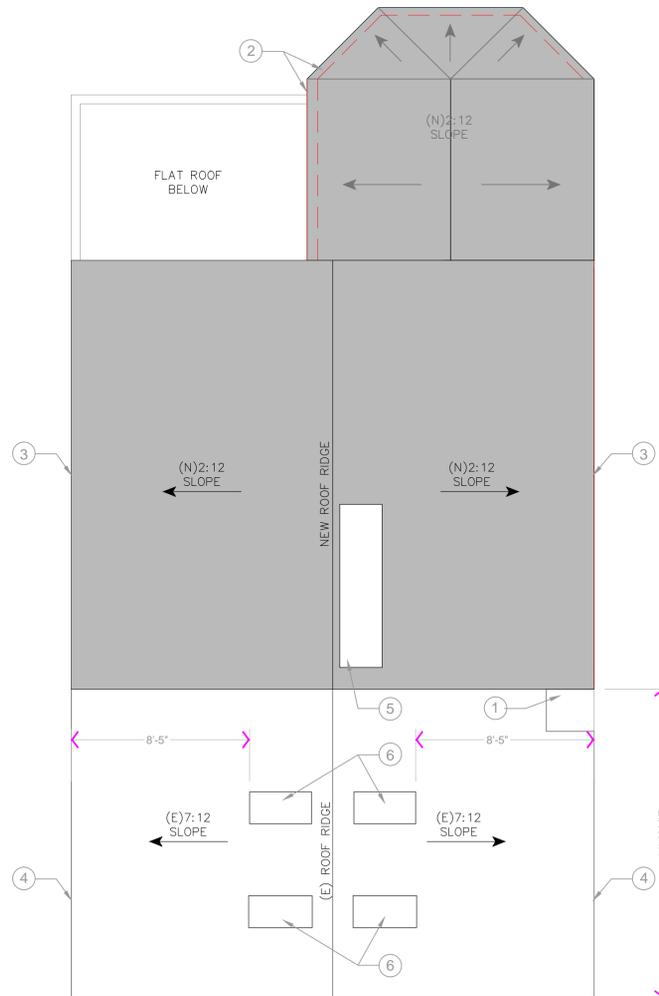
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

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KEY NOTES

- ① (E) LIGHTWELL TO 2ND FLOOR BATHROOM WINDOW. REPAIR (E) RAINWATER GUTTER AND DRAINAGE PATHWAY AS REQUIRED
- ② PROVIDE (N) RAINWATER GUTTER AND DOWNSPOUT DIRECTLY INTO REVISED DRAINAGE SYSTEM AT REAR YARD.
- ③ REVISE (E) RAINWATER PATHWAYS (GUTTERS AND DOWNSPOUTS) AS REQUIRED FOR NEW ROOF
- ④ REVISE (E) RAINWATER PATHWAYS (GUTTERS AND DOWNSPOUTS) AS REQUIRED AT FOR NEW ASPHALT SHINGLES AT (E) ROOF.
- ⑤ SKYLIGHT - NON OPERABLE. SEE INITIAL PERMIT SET A5.1 FOR TYPICAL SKYLIGHT CURB DETAIL
- ⑥ SKYLIGHT - OPERABLE. SEE INITIAL PERMIT SET A5.1 FOR TYPICAL SKYLIGHT CURB DETAIL



① ROOF IMPROVEMENT PLAN
Scale: 1/4" = 1'0"



Structural Engineer
John Yadegar Associates
90 New Montgomery, Suite 412
San Francisco Ca 94105
Tel: 415 243 0486

Mechanical / Plumbing Engineer

Electrical Engineer

SEALS

KEY PLAN PLAN NORTH

ISSUE TITLE REVISION DATE

KLF JOB NO.: CLIENT JOB NO.:

DRAWN BY:

PROJECT

66 POTOMAC STREET

SHEET TITLE

WEST ELEVATION PROPOSED

SCALE: SHEET NO.

A2.2

NOVEMBER 28, 2011

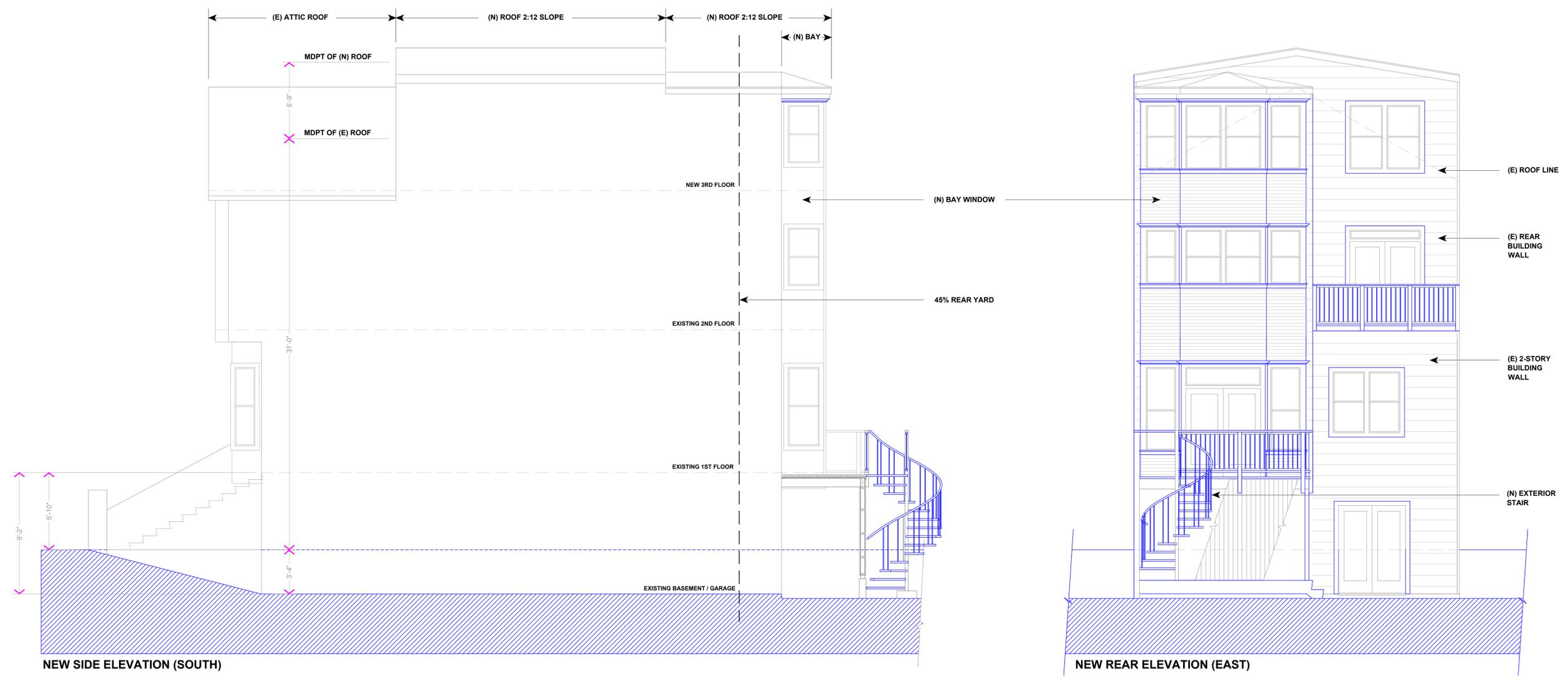


NEW FRONT ELEVATION (WEST)

1 WEST ELEVATION
Scale: 1/4" = 1'0"

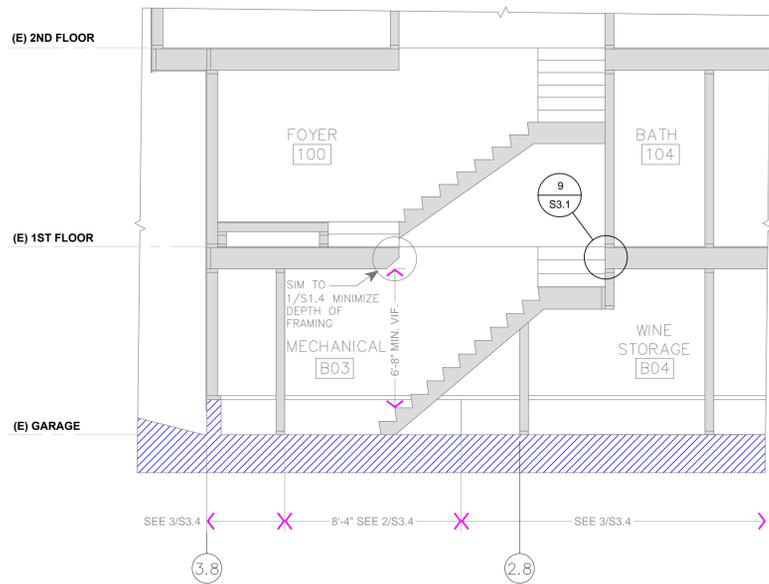
NOTE: REFER TO INITIAL PERMIT SET (PA NO. 210 95 14 2529 S/R3) FOR DESCRIPTION OF WORK TO BE PERFORMED ON FRONT ELEVATION. REVISION NOTED ABOVE. ALSO SEE KEYNOTES ON A2.5 (PROPOSED)



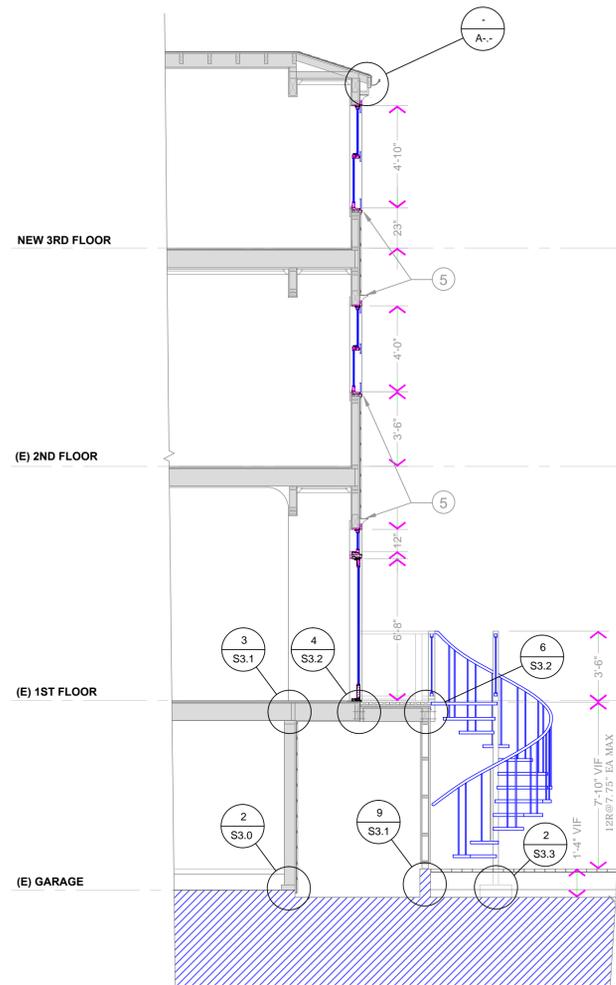


1 EAST & SOUTH ELEVATIONS / SITE SECTION
Scale: 1/4" = 1'0"

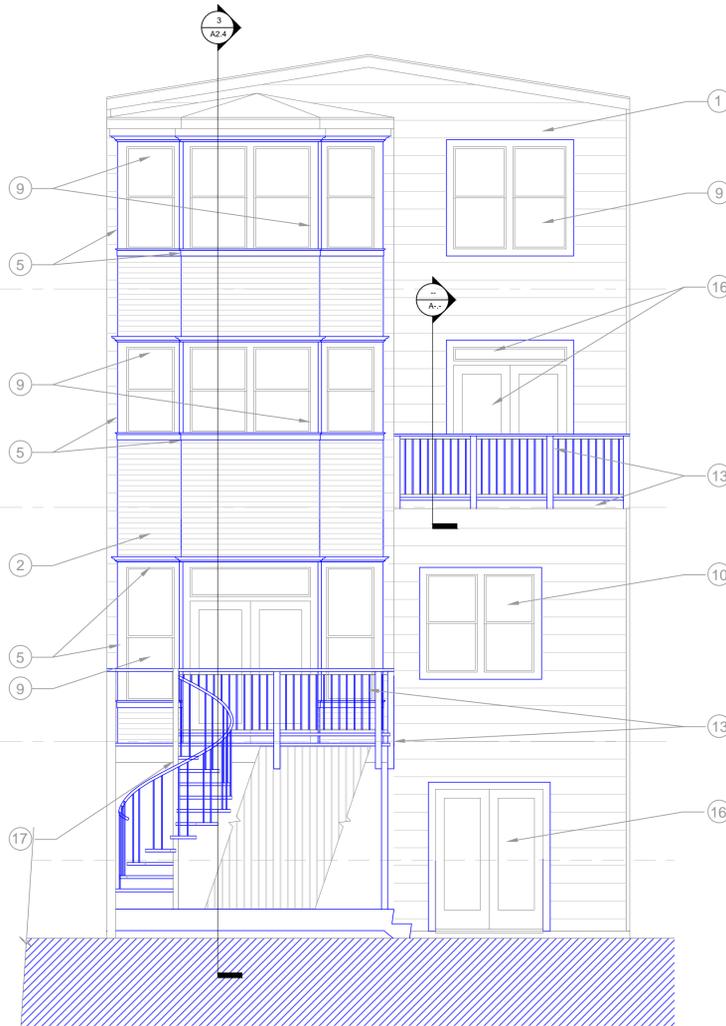




4 STAIR SECTION
Scale: 1/4" = 1'0"



3 SECTION
Scale: 1/4" = 1'0"



2 EAST ELEVATION
Scale: 1/4" = 1'0"

NOTE: REFER TO INITIAL PERMIT SET (PA NO. 210 95 14 2529 S/R3) FOR ADDITIONAL NOTES ON WORK TO BE PERFORMED ON REAR ELEVATION. EXCEPTIONS SHOWN AND KEY-NOTED ABOVE



1 WEST ELEVATION
Scale: 1/4" = 1'0"

NOTE: REFER TO INITIAL PERMIT SET (PA NO. 210 95 14 2529 S/R3) FOR DESCRIPTION OF WORK TO BE PERFORMED ON FRONT ELEVATION. EXCEPTIONS KEY-NOTED ABOVE

GENERAL NOTES

- A. (E) EXTERIOR ASBESTOS TILE SIDING TO BE REMOVED AT FRONT AND REAR OF THE BUILDING. SCOPE OF WORK TO INCLUDE NEW WATERPROOFING AND FLASHING AT NEW AND EXISTING WINDOWS AND DOORS.
- B. SEE OUTLINE SPECIFICATION FOR DESCRIPTION OF MECHANICAL SYSTEM EXTENSION REQUIRED TO SUPPORT ADDITIONAL OCCUPIED AREA
- C. SEE OUTLINE SPECIFICATION FOR DESCRIPTION OF ELECTRICAL SYSTEM EXTENSION REQUIREMENTS TO SUPPORT ADDITIONAL OCCUPIED AREA

KEY NOTES

- 1. (N) PRE-PRIMED 1" X 10" WOOD LAP SIDING, SEE INITIAL PERMIT SET SHEET A2.5
- 2. (N) PRE-PRIMED 1" X 10" WOOD LAP SIDING, SEE INITIAL PERMIT SET SHEET A2.5
- 3. NOT USED
- 4. NOT USED
- 5. (N) WOOD TRIM AND MOLDING SIMILAR TO THAT USED AT FRONT ELEVATION. SEE INITIAL PERMIT SET SHEET A2.5 & 7A5.1 FOR TYPICAL FLASHING DETAILS AT WINDOW HEAD, JAM, AND SILL
- 6. (N) GARAGE DOOR
- 7. (N) STAIR STRUCTURE, TREADS & RISERS, BALUSTRADE AND RAILING. ALSO SEE INITIAL PERMIT SET 1/A2.2
- 8. (N) SKYLIGHT. SEE ROOF PLAN. ALSO SEE INITIAL PERMIT SET 6/A5.1
- 9. (N) WOOD WINDOW. ALSO SEE INITIAL PERMIT SET 7/A5.1 FOR TYPICAL WATER PROOFING NOTES.
- 10. (E) WINDOW / DOOR
- 11. NOT USED
- 12. S.S.D FOR DELETION OF EXISTING WINDOW FOR SHEER WALL. PROVIDE TRIM AND MOLDING TO MATCH ADJACENT WINDOW OPENINGS
- 13. (N) REDWOOD RAILING AND IRON BALUSTRADE TO MATCH SPIRAL STAIR BALUSTRADE
- 14. NOT USED
- 15. NEW EXTERIOR WOOD DOOR
- 16. (N) EXTERIOR GLAZED DOOR (AND TRANSOM WHERE OCCURS)
- 17. (N) EXTERIOR SPIRAL STAIR, 5'-0" DIA., W/ REDWOOD TREAD INSERTS. IRON BALUSTRADE TO MATCH INSERT AT ADJACENT RAILING