



# 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, August 22, 2012**  
Time: **Beginning at 9:30 AM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variance (Rear Yard, Open Space)**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>3946-3948 25<sup>th</sup> Street</b> Cross Street(s): <b>Vicksburg and Church</b> Block /Lot No.: <b>6536/016</b> Zoning District(s): <b>RH-2 / 40-X</b> Area Plan: <b>n/a</b>	Case No.: <b>2011.1345V</b> Building Permit: <b>2012.01.19.2501</b> Applicant/Agent: <b>Berry Stafford</b> Telephone: <b>(415) 957.2457</b> E-Mail: <a href="mailto:bstaffordarch@gmail.com"><b>bstaffordarch@gmail.com</b></a>

### PROJECT DESCRIPTION

The proposal is to reconstruct the rear most portion of the building including replacement of the rear deck and partial infill of the notch at the southeast corner of the building with stairs to access the second floor. The reconstructed rear portion of the building would have a flat roof that would be lower than the existing roof at this location and would not extend any deeper than the existing rear wall. The new second floor deck would extend eight-feet from the rear wall.

**SECTION 134 OF THE PLANNING CODE** requires a rear yard of 38'-3". The proposed rear addition and deck would encroach 26 feet into the required rear yard and result in a rear yard of 12 feet, 6 inches; therefore, the project requires a variance.

**SECTION 135 OF THE PLANNING CODE** requires 125 square-feet of usable open space for each dwelling on the property. The second floor dwelling would no longer have access to the usable open space at grade level and would instead be serviced by the proposed rear deck. However, the deck does not meet the minimum open space dimensions; therefore, the project requires a variance.

**SECTION 188 OF THE PLANNING CODE** prohibits replacement or expansion of a noncomplying. The rear portion of the building is legal noncomplying because it encroaches approximately 18-feet into the required rear yard; therefore, replacement of this noncomplying portion in a different configuration and the addition of a second floor deck require a variance.

### ADDITIONAL INFORMATION

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

Planner: **Michael Smith** Telephone: **(415) 558-6322** E-Mail: [\*\*michael.e.smith@sfgov.org\*\*](mailto:michael.e.smith@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/2011.1345V.pdf\*\*](http://sf-planning.org/ftp/files/notice/2011.1345V.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. **On DATE, the Department issued the required Section 311/312 notification for this project (expires DATE) <OR> 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.

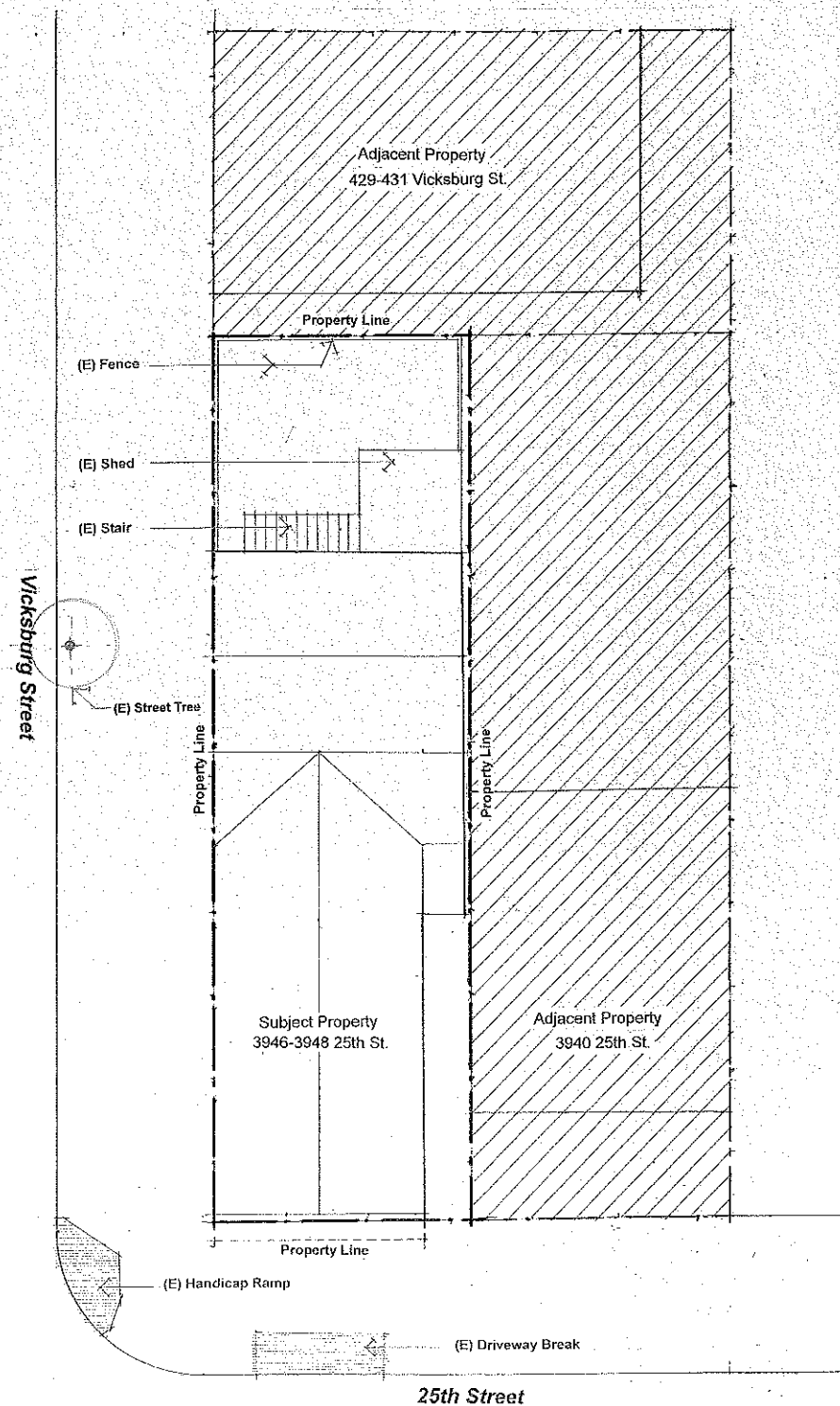
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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

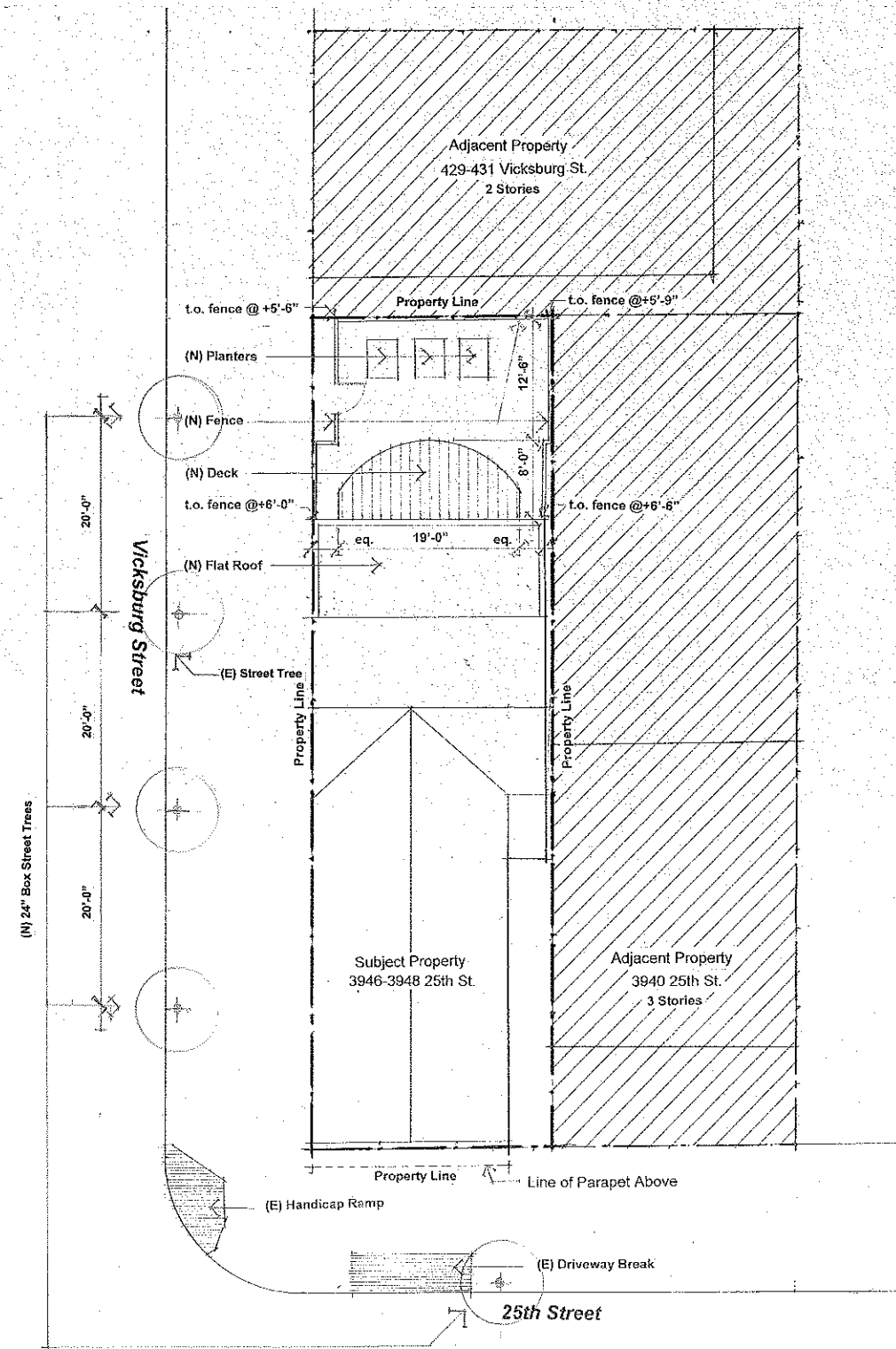
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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



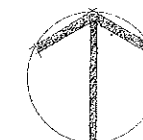
1 Existing Plot Plan

See Site Survey Sht. A1.0 For Existing Conditions



2 Proposed Plot Plan

See Architectural Plans For New Landscaping Details



**Kouloulas Residence Renovation**  
3946 25th St., San Francisco, CA 94114

Issued for Site Permit  
18 Jan 2012  
Not for Construction

Revisions

#	Date	

**Berry Stafford**  
88 Howard Street #1114  
San Francisco CA 94105  
415.957.2457  
bstaffordarch@gmail.com

Drawn By: BCS

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

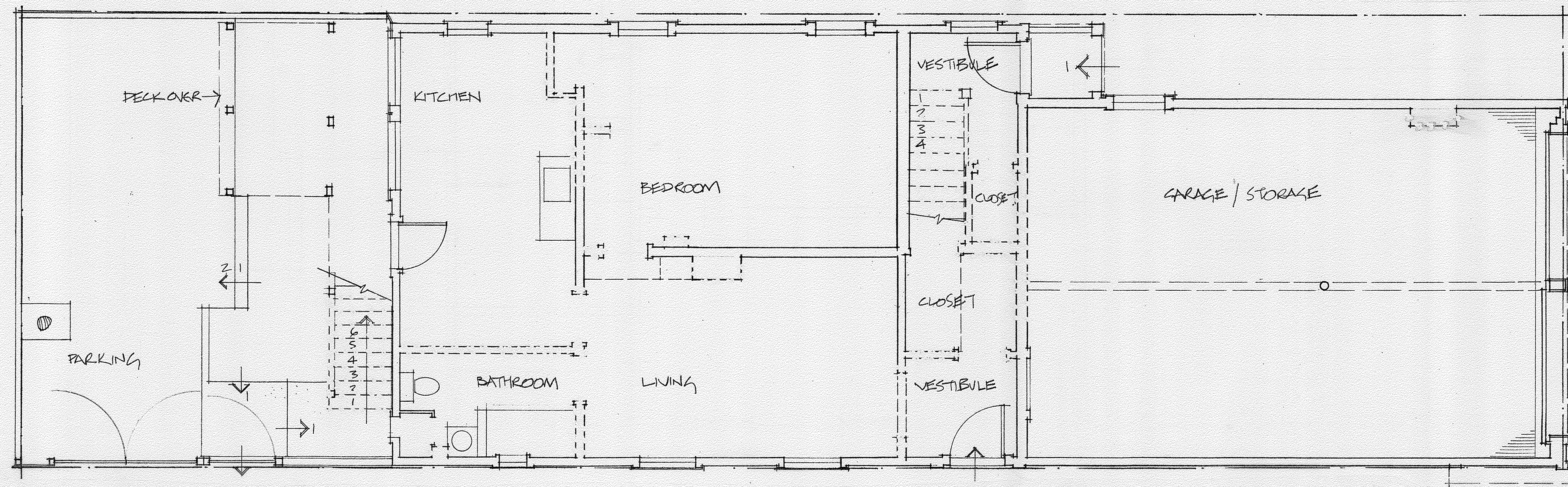
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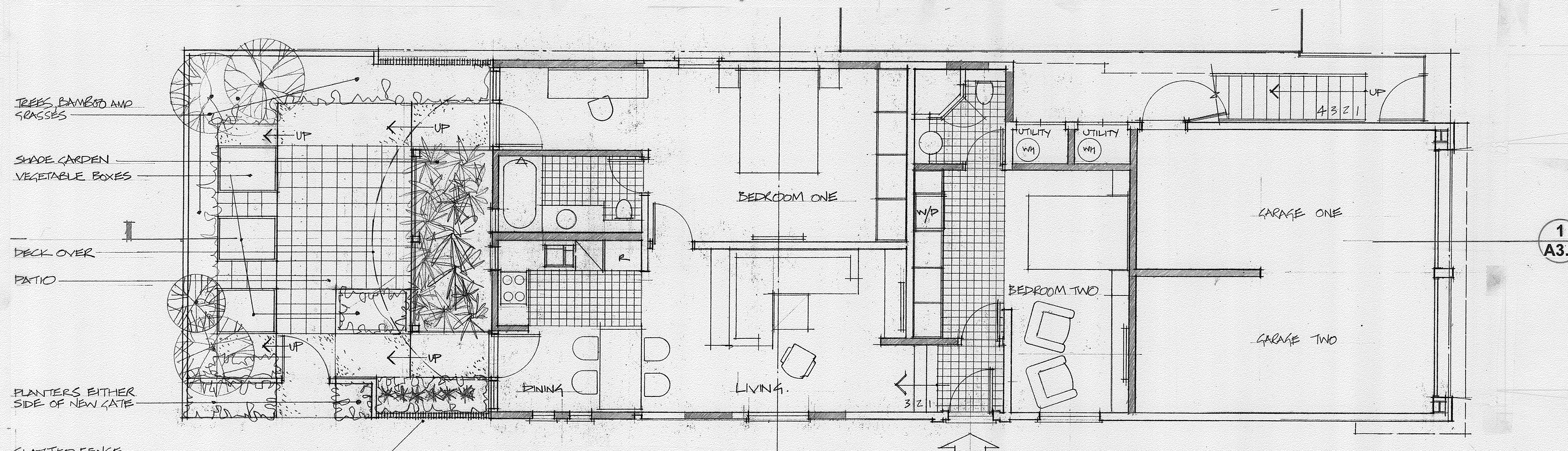
**Plot Plan**

**A1.1**

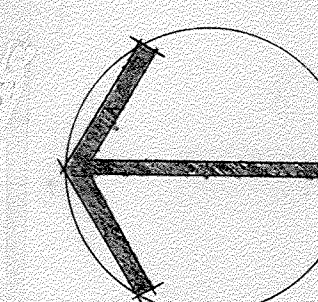
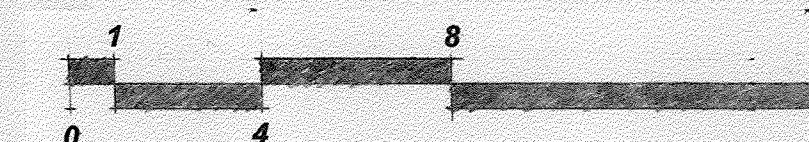




Existing



Proposed



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

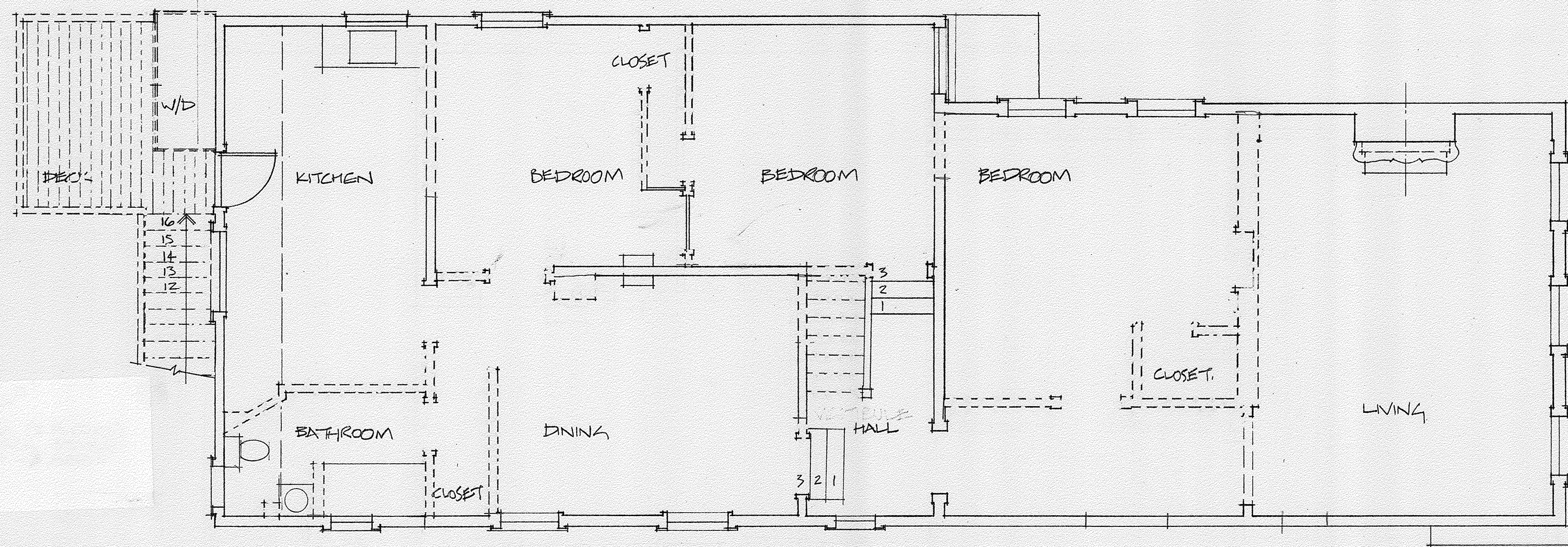
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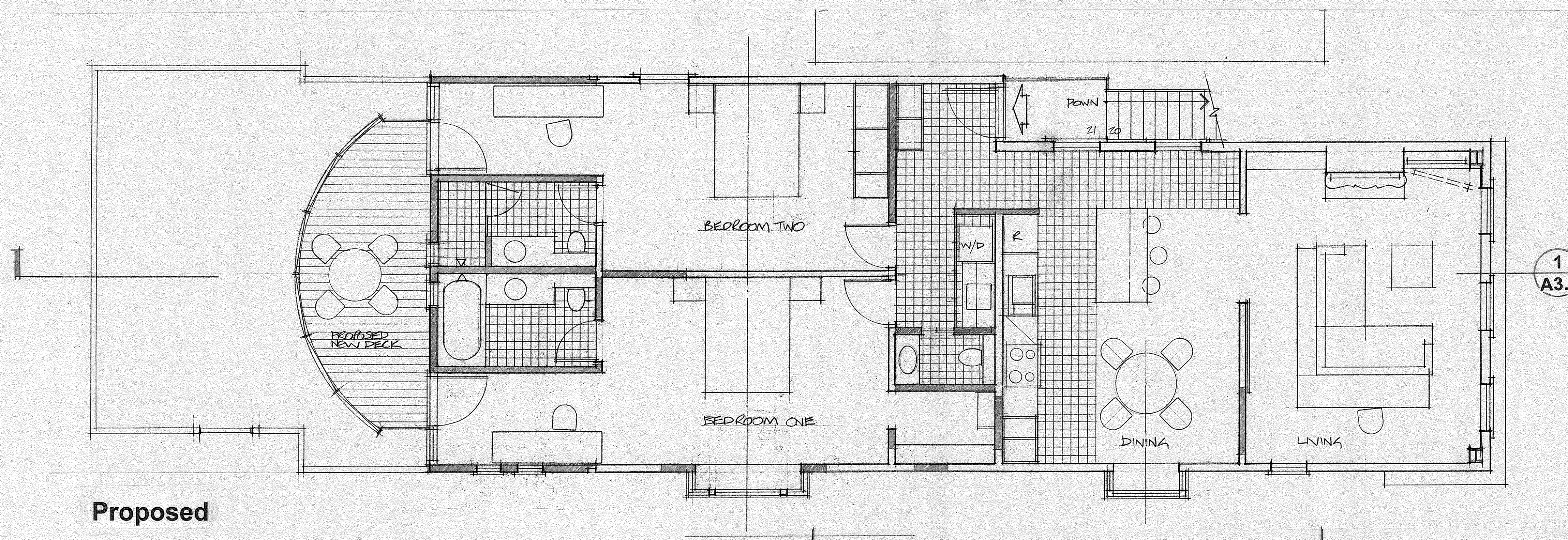
**Ground Floor Plan**

**A2.1**





Existing



Proposed

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

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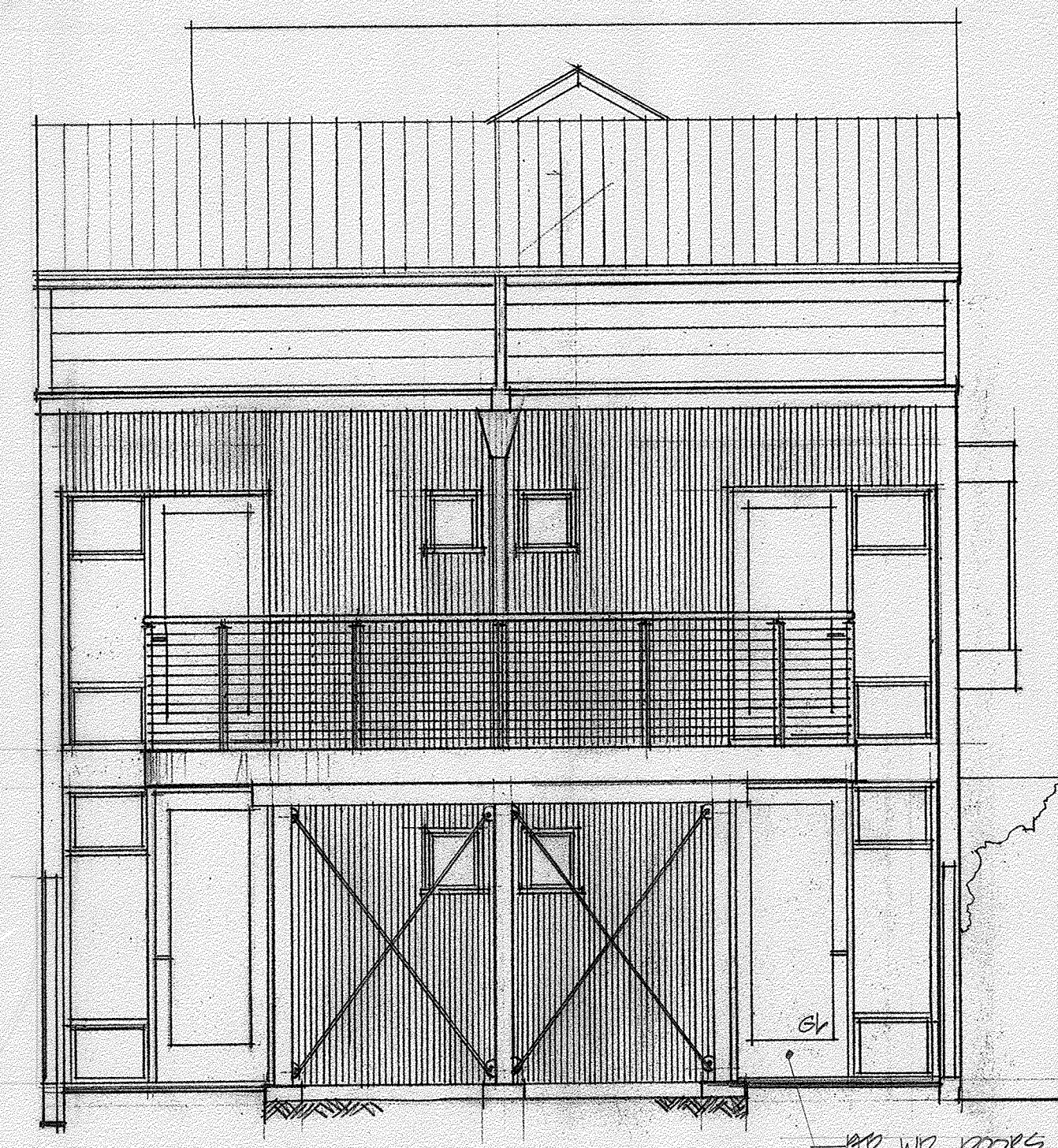
**First Floor Plan**

**A2.2**





Existing



Proposed  
North



Existing



Proposed  
South

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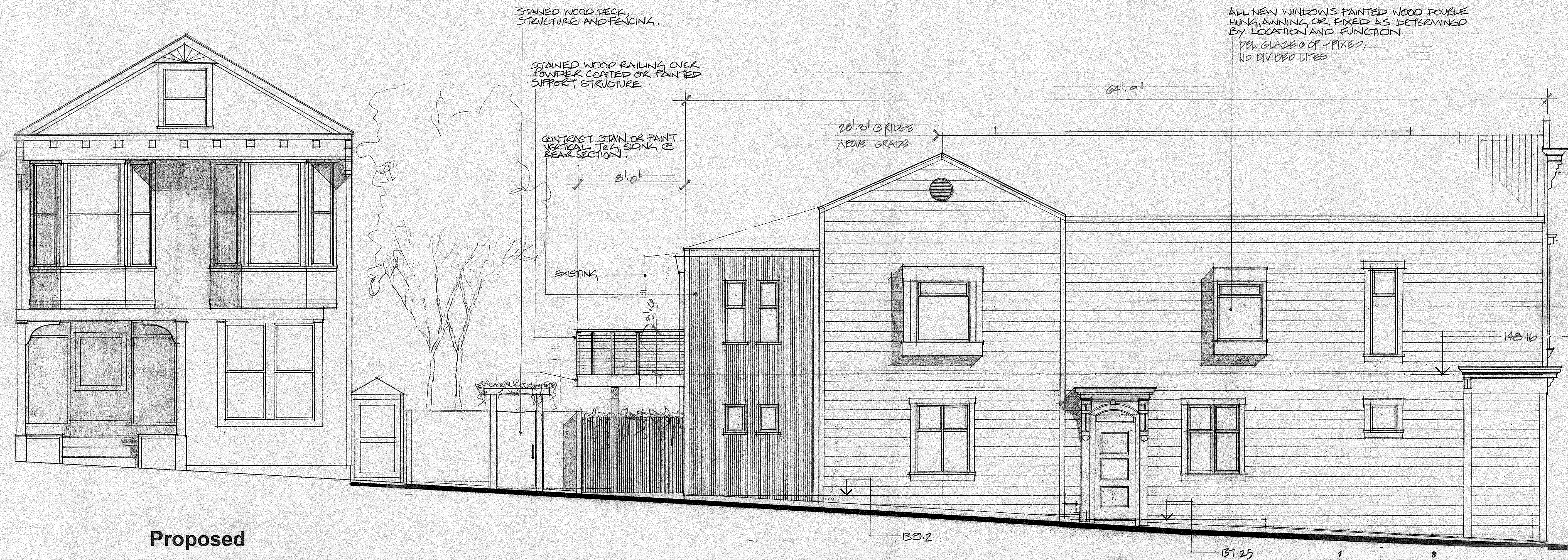
**North Elevation  
South Elevation**

**A3.3**





Existing



Proposed

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bstaffordarch@gmail.com

Drawn By: BCS

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

Date:

Title:

**West Elevation**

**A3.1**



Issued for Site Permit  
18 Jan 2012  
Not for Construction

Revisions

#	Date	

Berry Stafford  
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Drawn By: BCS

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

Date:

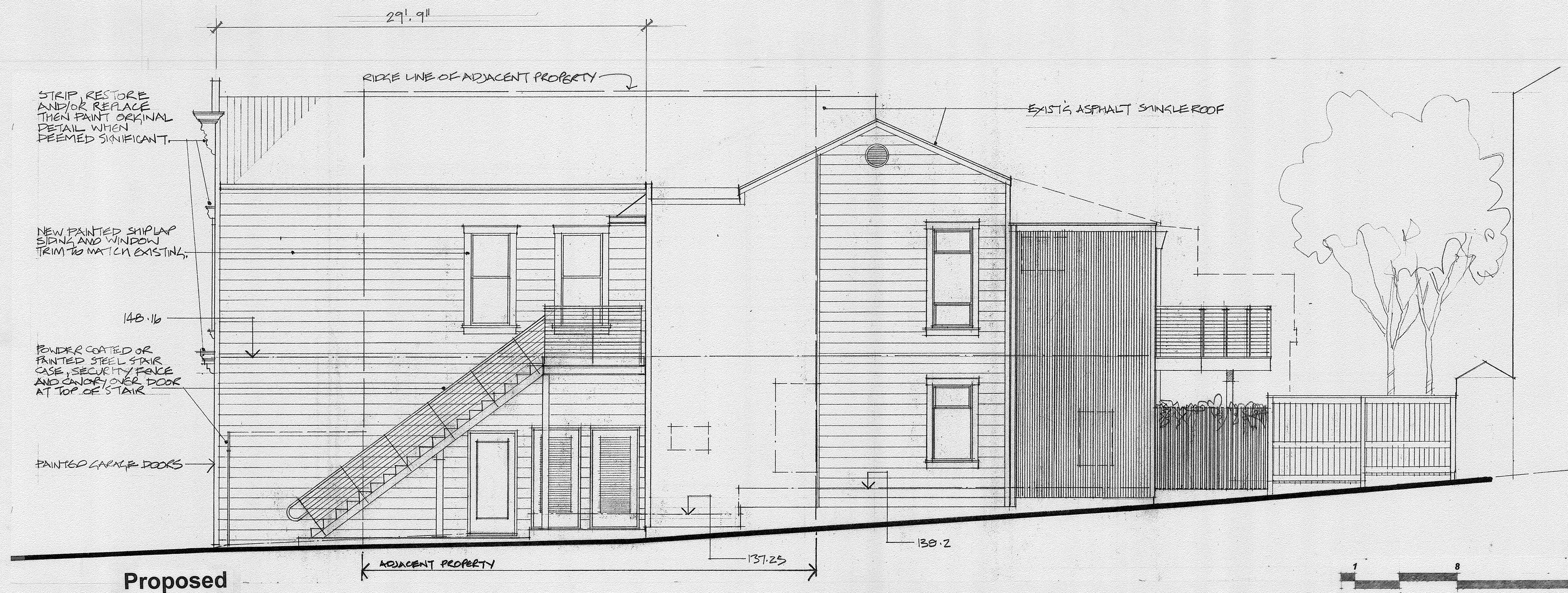
Title:

East Elevation

A3.2



Existing



Proposed