



# 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,  
CA 94103-2479

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**415.558.6378**

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Planning  
Information:  
**415.558.6377**



# 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)**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>500 Vienna Street</b>	Case No.:	<b>2012.0069V</b>
Cross Street(s):	<b>SW corner at Persia Ave.</b>	Building Permit:	<b>none</b>
Block /Lot No.:	<b>6090/001</b>	Applicant/Agent:	<b>Andrea Costanzo</b>
Zoning District(s):	<b>RH-1 / 40-X</b>	Telephone:	<b>(650) 619.9045</b>
Area Plan:	<b>n/a</b>	E-Mail:	<b><a href="mailto:andreacostanzo2011@gmail.com">andreacostanzo2011@gmail.com</a></b>
PROJECT DESCRIPTION			
<p>The proposal is to extend the existing roof deck at the rear of the building 9'-7" to the rear property line.</p> <p><b>PER SECTION 134 OF THE PLANNING CODE</b> the subject property is required to maintain a rear yard of approximately 25 feet. The proposed rear addition would extend to the rear property line, encroaching 25 feet into the required rear yard; therefore, the project requires a variance from the rear yard requirement of the Planning Code.</p> <p><b>PER SECTION 188 OF THE PLANNING CODE</b> a noncomplying structure cannot be enlarged in a manner that would increase the degree of noncompliance. The rear portion of the building is legal noncomplying because the ground floor already extends to the rear property line, encroaching 25 feet into the required rear yard. Therefore, the extension of the roof deck to the rear property line requires a variance from Section 188 of the Planning Code.</p>			
ADDITIONAL INFORMATION			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b> Planner: <b>Michael Smith</b> Telephone: <b>(415) 558-6322</b> E-Mail: <b><a href="mailto:michael.e.smith@sfgov.org">michael.e.smith@sfgov.org</a></b></p> <p><b>ARCHITECTURAL PLANS:</b> The site plan and elevations of the proposed project are available on the Planning Department's website at: <b><a href="http://sf-planning.org/ftp/files/notice/2012.0069V.pdf">http://sf-planning.org/ftp/files/notice/2012.0069V.pdf</a></b></p>			

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.

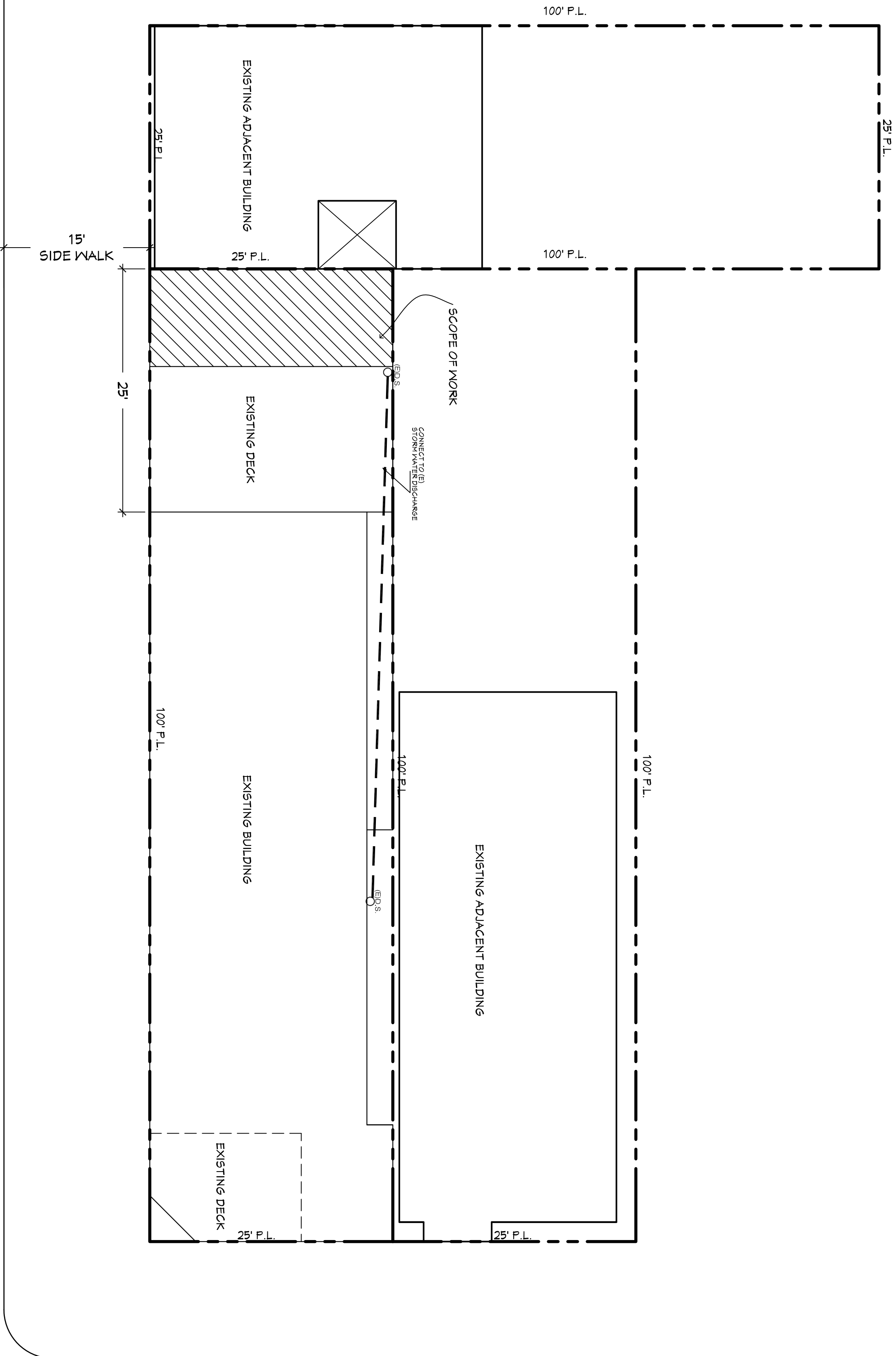
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

# MUHAWIEH RESIDENCE

## 500 VIENNA STREET

### SAN FRANCISCO, CA

#### APN# 6090-001



PERSIA AVENUE

INDEX OF DRAWINGS		PROJECT INFORMATION	
A-1. COVER SHEET	PROJECT DATA AND INDEX.	OWNER:	PETER MUHAWIEH
A-2. (E) FIRST FLOOR & 2nd FLOOR PLAN	SITE PLAN	ADDRESS:	500 VIENNA STREET SAN FRANCISCO CA
A-3. ELEVATIONS		APN #	6090-001
A-4. PROPOSED FLOOR PLAN		LOT AREA	2,500 SQ. FT.
A-5. ELEVATIONS & ROOF PLAN		(E)TOTAL LIVING AREA	343 SQ. FT.
A-6. ELEVATIONS		(E)GARAGE	240 SQ. FT.
PROJECT SCOPE		(E)FIRST FLOOR(RETAIL STORE)	2,154 SQ. FT.
THIS PROJECT PROPOSES A SECOND FLOOR ADDITION, 217 SQ. FT. OF STORAGE. THE STORAGE WILL MATCH EXISTING EXTERIOR FINISH, WITH STUCCO, WITH SPANISH TILE CORNICE.		(E)SECOND FLOOR(HOUSE)	1,354 SQ. FT.
		(E) DECKS	365 + 162 = 527 SQ. FT.
VICINITY MAP		(N)LOT COVERAGE	45.8 %
		ZONING	RH-1
		OCCUPANCY GROUP	R3UL-1
		CONSTRUCTION TYPE	V-B

All work shall be in compliance with the City of San Francisco Municipal and the 2010 Editions of the California Building Code, 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Electrical Code, and the 2010 California Energy Code.

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500 VIENNA STREET  
SAN FRANCISCO, CA.

MUHAWIEH RESIDENCE

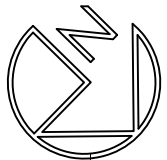
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Design by:	Andrea Costanzo	Drawn by:	Andrea Costanzo
DATE	03/29/12	ISSUED FOR	PERMIT

Sheet:  
COVER SHEET & SITE PLAN  
Scale as shown

A-1

01"



Site Plan

SCALE 1/8" = 1'-0"

VIENNA STREET

ANDREACOSTANZO

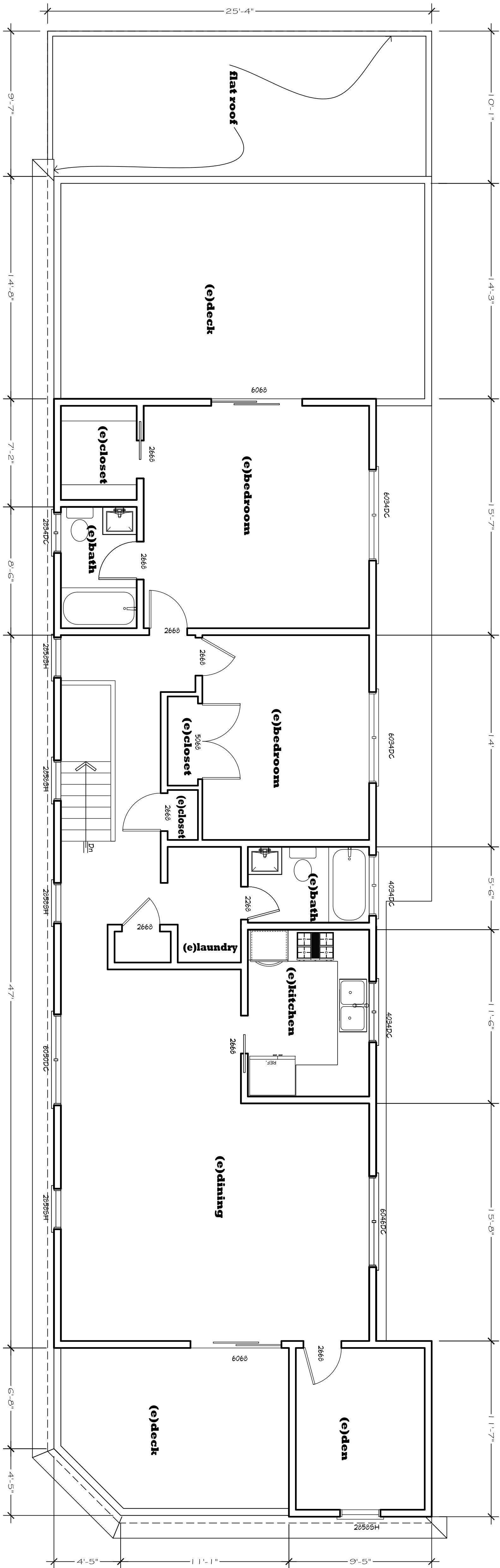
650 619 9045

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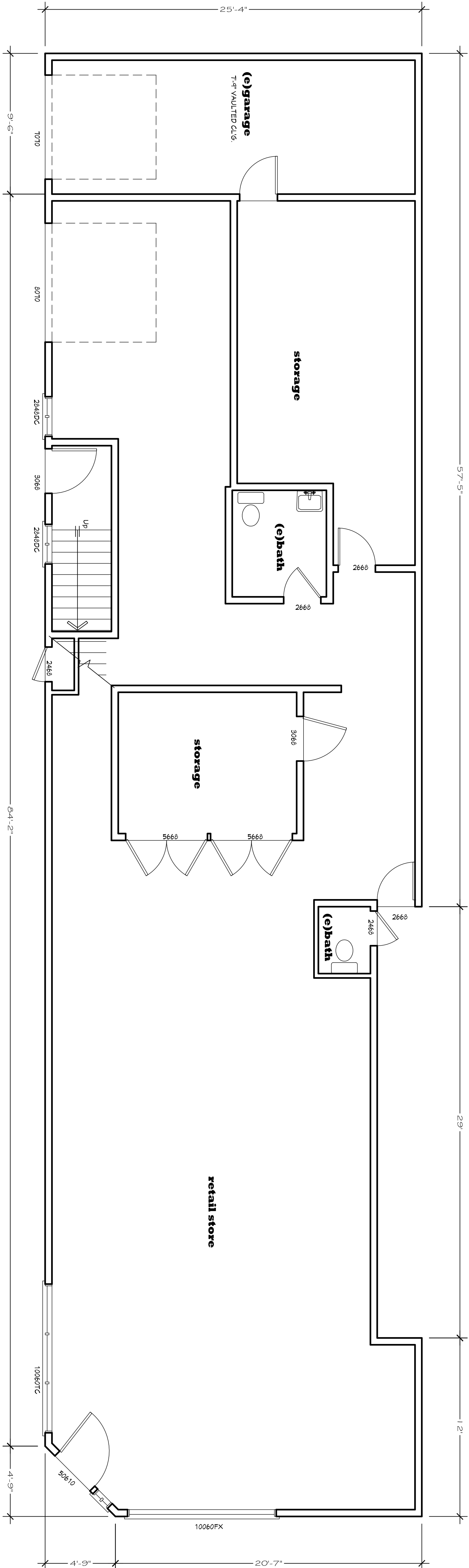
## **(E) Second Floor Plan**

SCALE 1/4" = 1'-0"



## FLOOR PLANS NOTES

- NEW WALL  
WALL TO BE REMOVED  
EXISTING WALL



## (E) First Floor Plan

SCALE 1/4" = 1'-0"

INDICATES A 3'-0" X 3'-6" CLEAR WINDOW OPENING

303

M U H A W I E H R E S I D E N C E

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SAN FRANCISCO, CA.

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Sheet

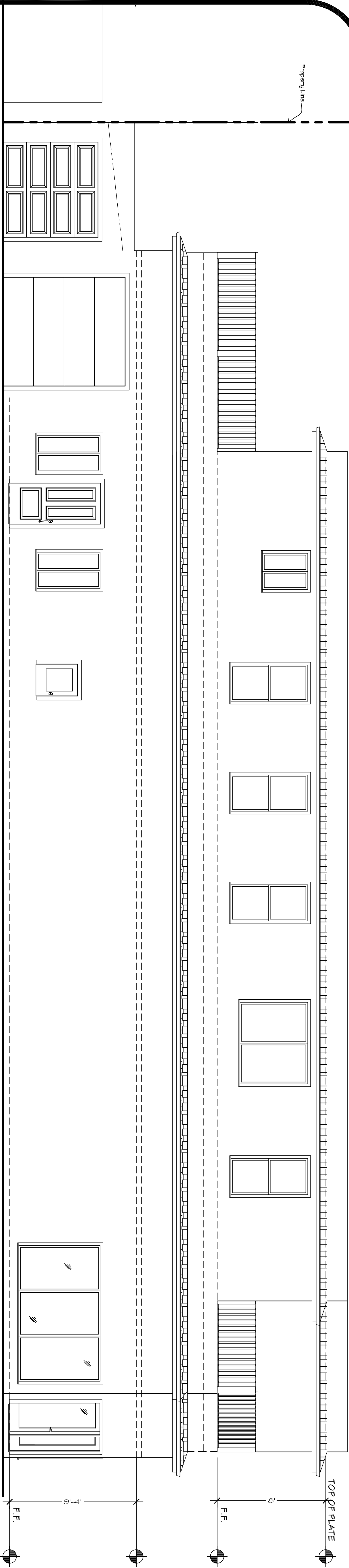
## FLOOR PLANS

Scale as shown

## A-2

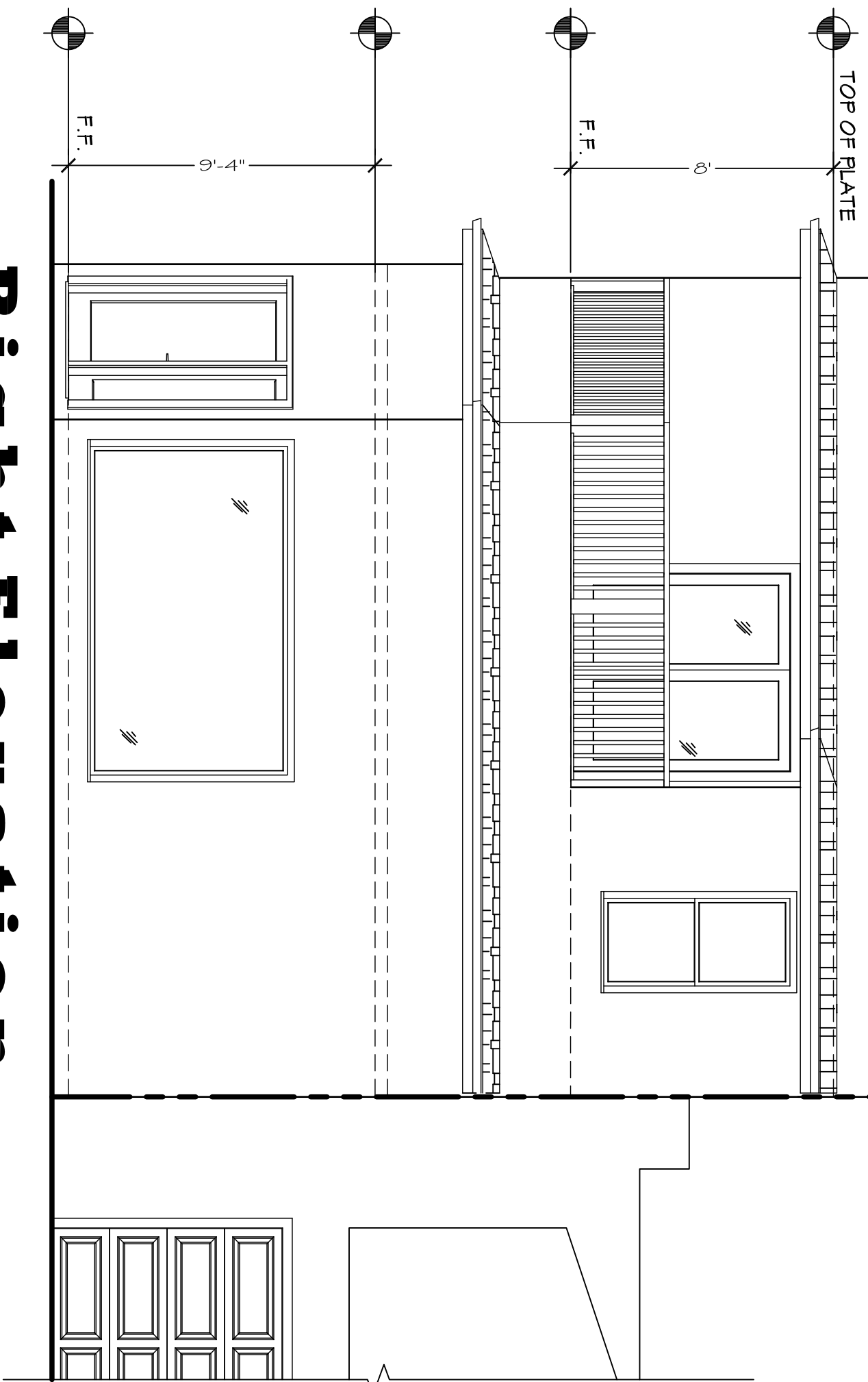
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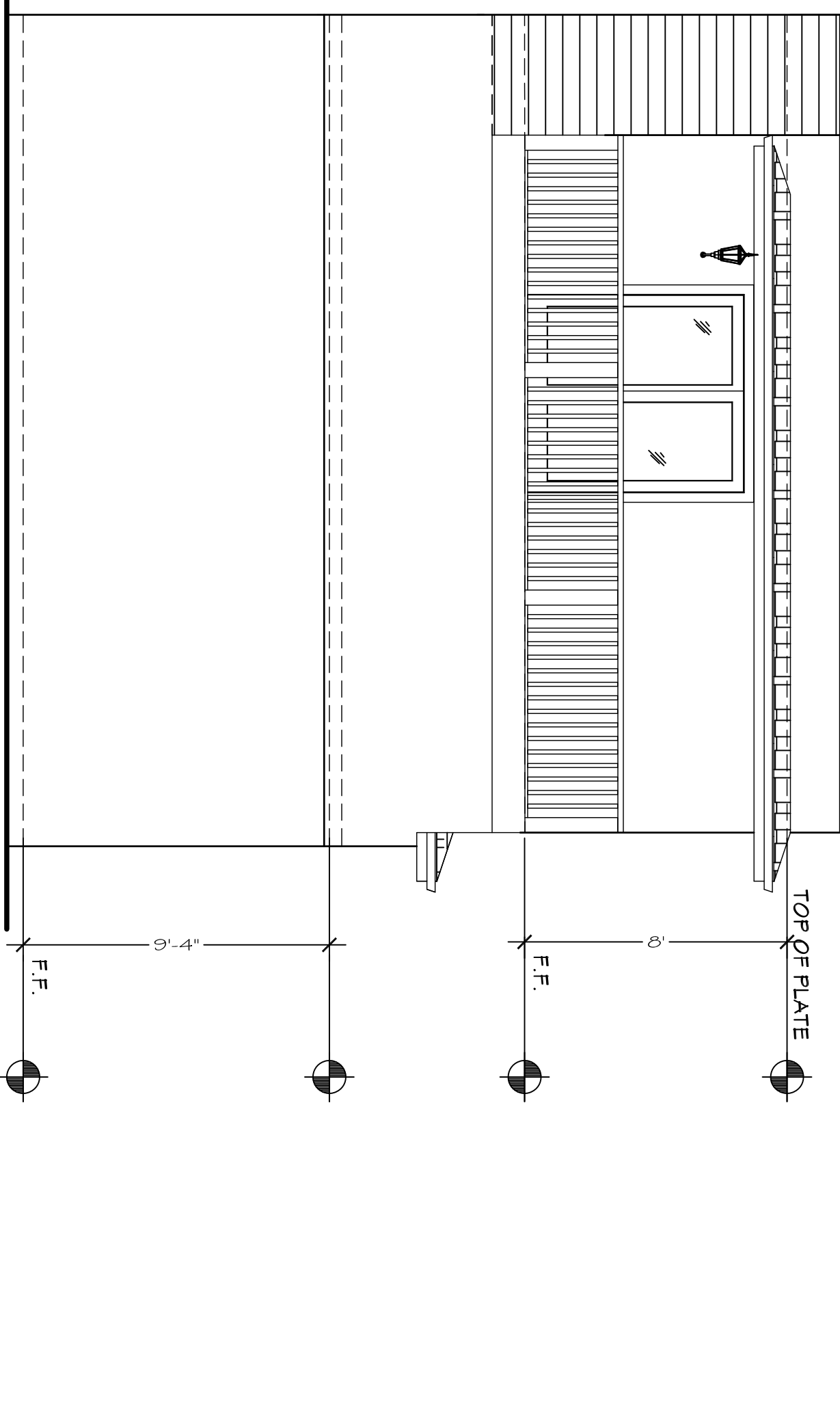
## Front Elevation

SCALE 1/4" = 1'-0"



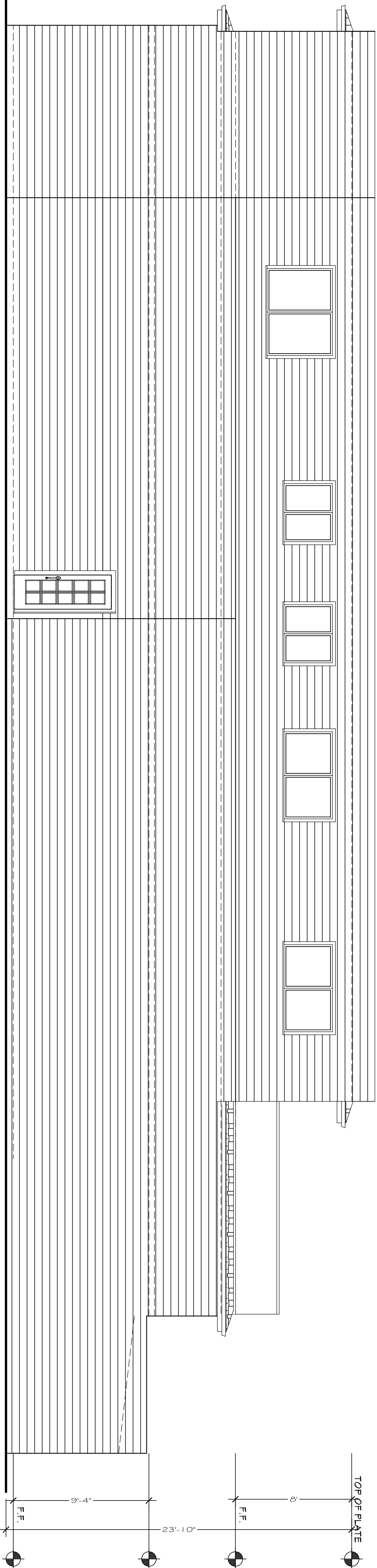
## Right Elevation

SCALE 1/4" = 1'-0"



## Left Elevation

SCALE 1/4" = 1'-0"



## Rear Elevation

SCALE 1/4" = 1'-0"

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MUHAWIEH RESIDENCE

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Sheet:  
ELEVATIONS  
Scale as shown

A-3  
01'

650 619 9045

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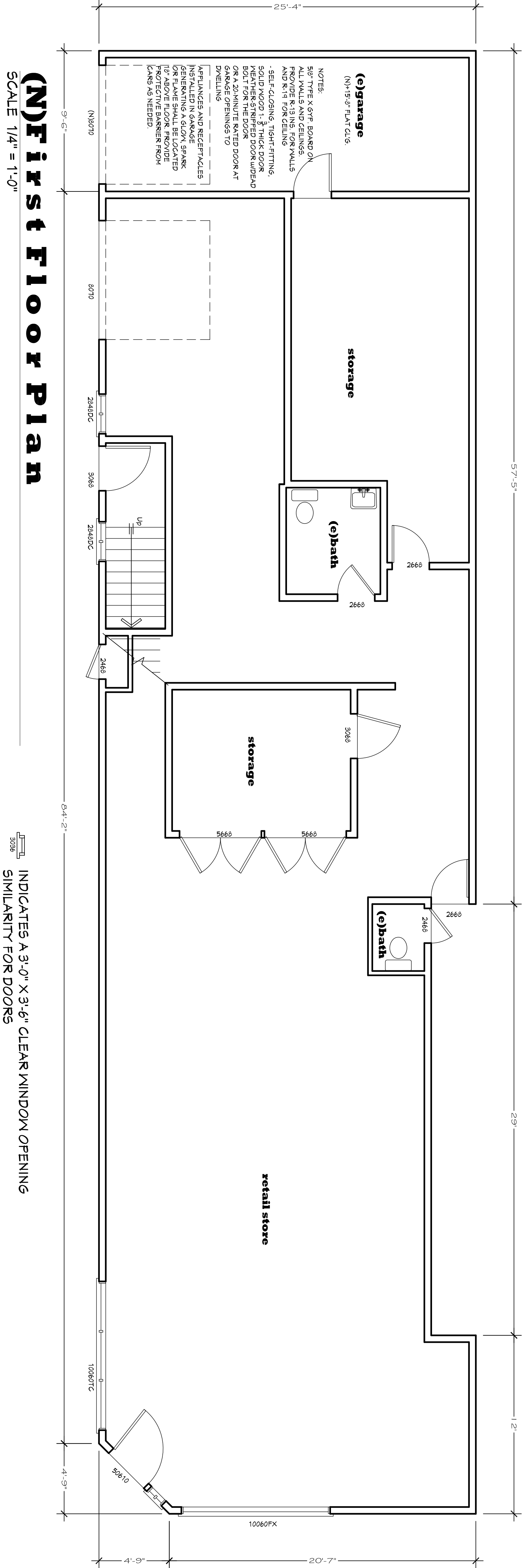
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## ELEVATIONS

A-4

OF



# First Floor Plan

SCALE 1/4" = 1'-0"

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MUHAWIEH RESIDENCE

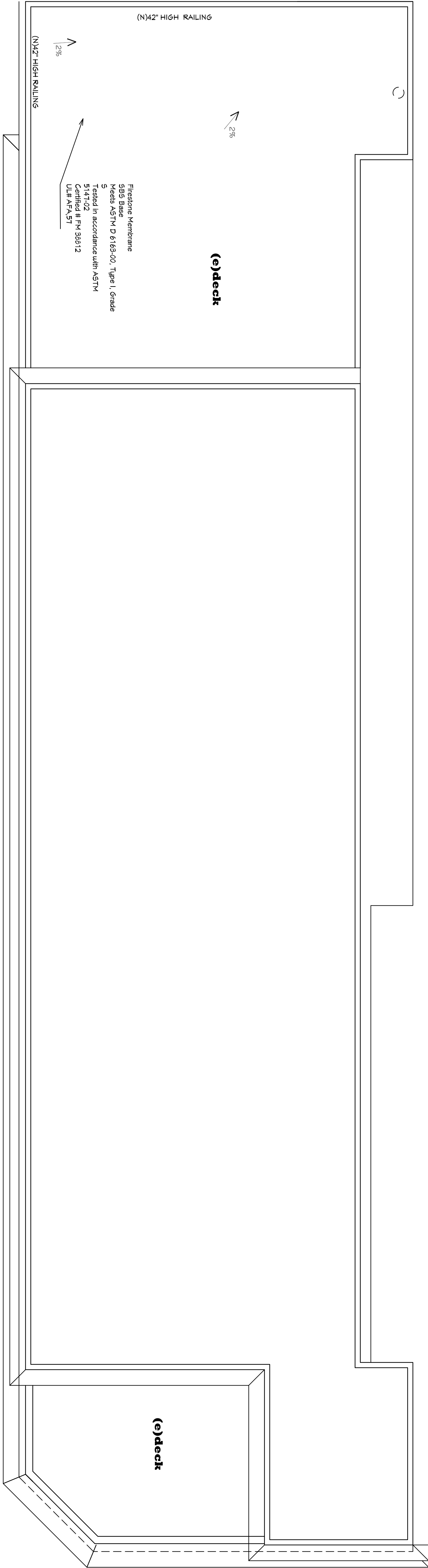
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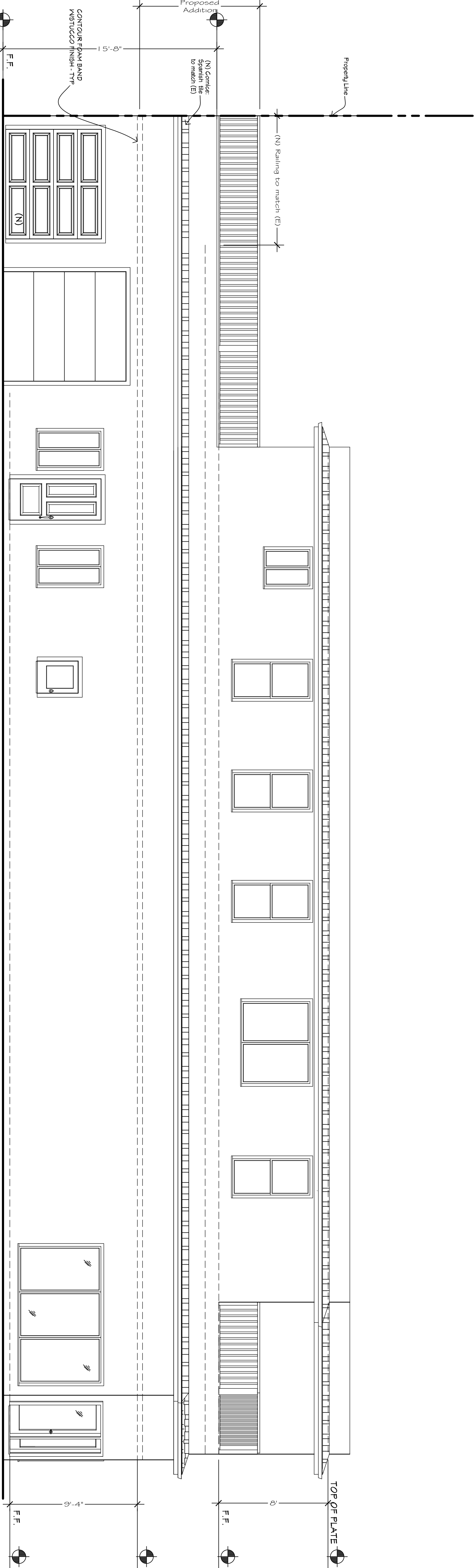
Sheet:	ELEVATIONS
Scale as shown	

A-5
01'



## (N)Roof Plan

SCALE 1/4" = 1'-0"



## (N)Front Elevation

SCALE 1/4" = 1'-0"



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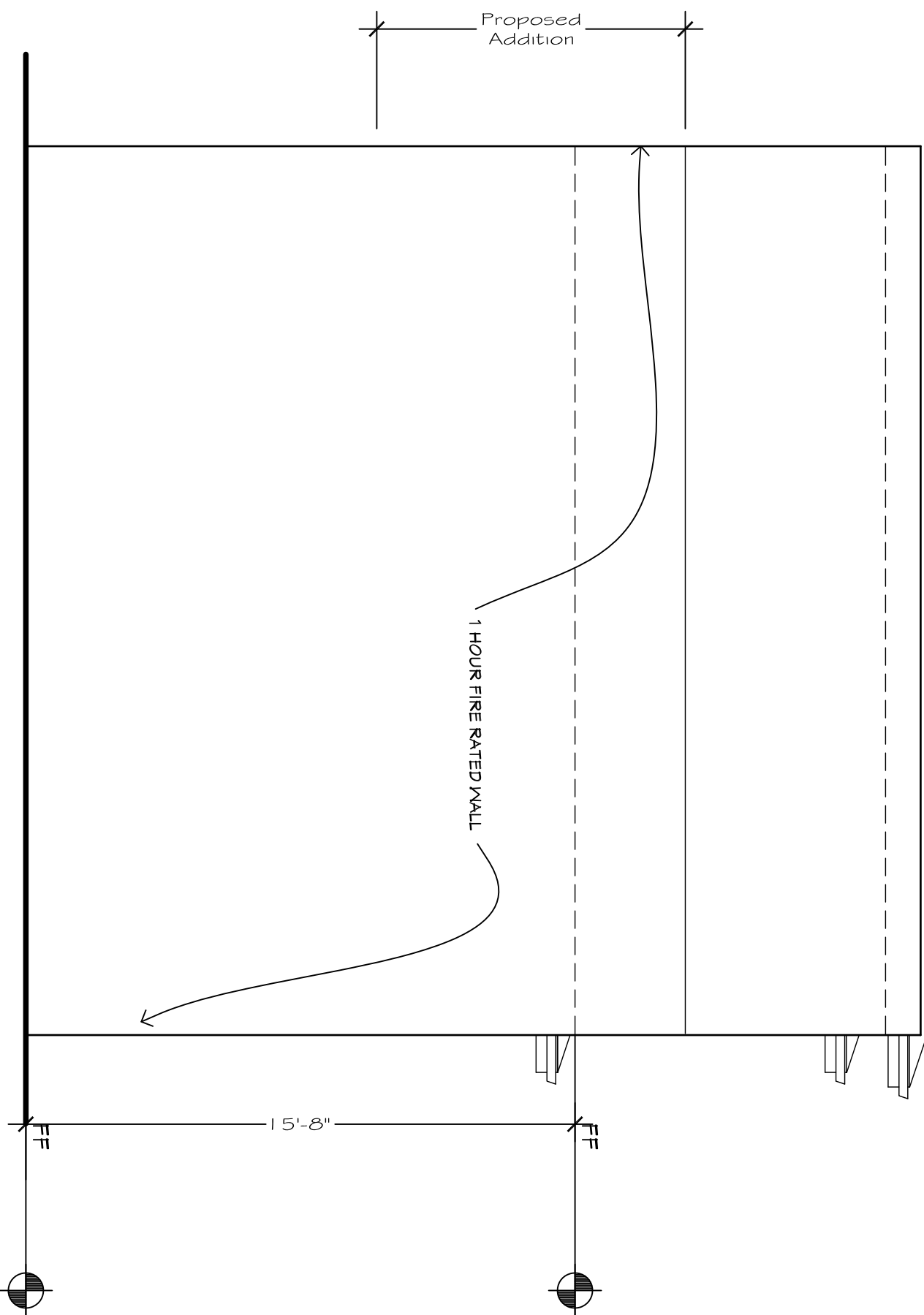
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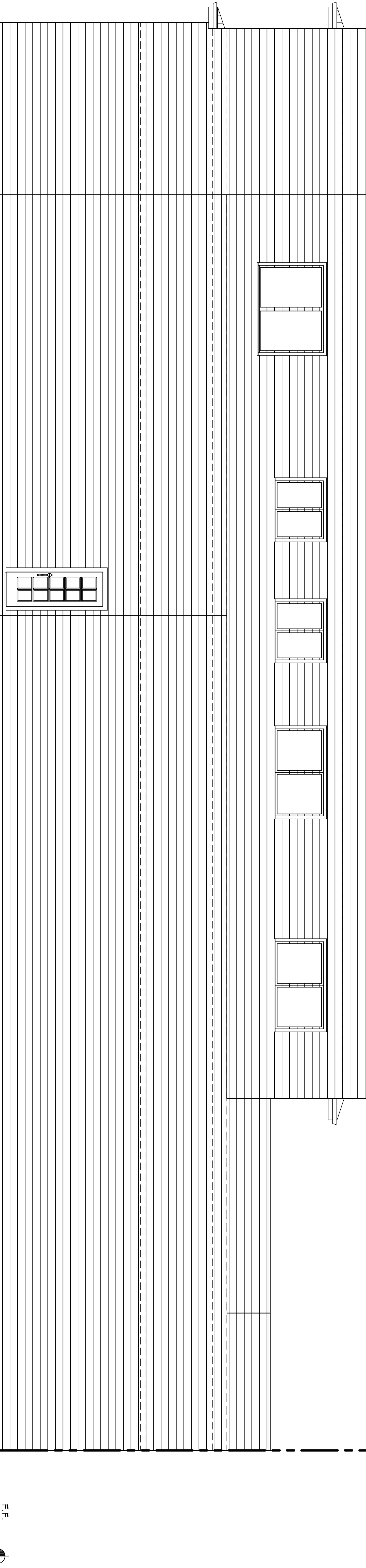
Sheet:  
ELEVATIONS  
Scale as shown

A~6  
01'



(N)Left Elevation

SCALE 1/4" = 1'-0"



(N)Rear Elevation

SCALE 1/4" = 1'-0"