



# 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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Suite 400  
San Francisco,  
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**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, May 23, 2012**  
Time: **Beginning at 9:30 AM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variance (Rear Yard, Nonconforming Structure)**  
Hearing Body: **Zoning Administrator**

| PROPERTY INFORMATION  |  | APPLICATION INFORMATION |                        |
|---|--|-------------------------|------------------------|
| Project Address:  | <b>949 Hampshire Street</b>                            | Case No.:               | <b>2012.0165V</b>      |
| Cross Street(s):  | <b>btw 21<sup>st</sup> and 22<sup>nd</sup> Streets</b> | Building Permit:        | <b>2012.03.26.6845</b> |
| Block /Lot No.:   | <b>4142 / 030</b>                                      | Applicant/Agent:        | <b>Troy Kashanipor</b> |
| Zoning District(s):   | <b>RH-2 / 40-X</b>                                     | Telephone:              | <b>(415) 431-0869</b>  |
| Area Plan:  |  | E-Mail:                 |                        |
| PROJECT DESCRIPTION   |  |                         |                        |
| <p>The proposal is to construct an approximately 6 foot addition at the rear corner on all three levels, demolish and rebuild the existing two story addition at the rear of the building, remove the existing rear yard deck, construct a new rear yard deck at each of the three levels with a connecting staircase, and construct two new dormers.</p> <p><b>PER SECTION 134 OF THE PLANNING CODE</b> the subject property is required to maintain a rear yard of approximately 33 feet. The existing structure and rear decks extend approximately 4 feet into the required rear yard. The proposed rear addition and decks would encroach an additional 3 feet into the required rear yard leaving a rear yard of 26 feet.</p> <p><b>PER SECTION 188 OF THE PLANNING CODE</b> the intensification of any discrepancy in the requirements of the Planning Code is prohibited. Therefore, the alteration of the existing nonconforming structure requires a variance from Section 188 of the Planning Code as it does not comply with Planning Code Section 134.</p> |  |                         |                        |
| ADDITIONAL INFORMATION  |  |                         |                        |
| <p><b>ARCHITECTURAL PLANS:</b> The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2012.0165V.pdf">http://sf-planning.org/ftp/files/notice/2012.0165V.pdf</a></p>  |  |                         |                        |
| <p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b><br/>Planner: <b>Erika S. Jackson</b> Telephone: <b>(415) 558-6363</b> E-Mail: <a href="mailto:erika.jackson@sfgov.org">erika.jackson@sfgov.org</a></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 05/02/12, the Department issued the required Section 311/312 notification for this project (expires 06/01/12).**

## 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.

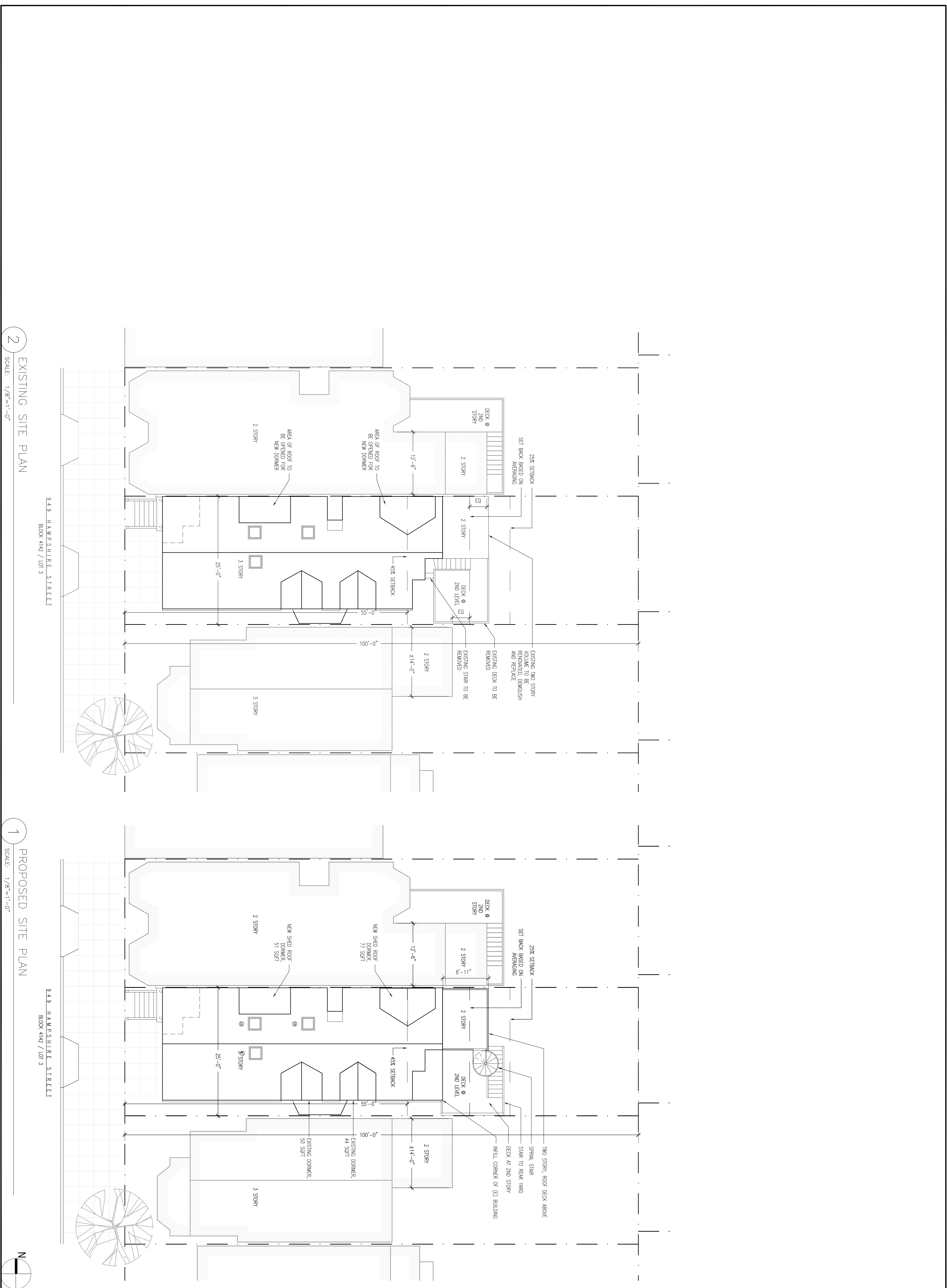
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



2 EXISTING SITE PLAN  
SCALE: 1/8"=1'-0"

1 PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"

OWNER:  
BRAN & CLARE HART  
949 HAMPSHIRE STREET  
SAN FRANCISCO, CA, 94110  
EMAIL: BRANHART1@GMAIL.COM  
PHONE: 415.505.9472

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 413. SF CA 94107. PHONE/FAX 415.431.0869

949 HAMPSHIRE STREET

DATE:  
ISSUED FOR VARIANCE APPL  
ISSUED FOR PERMIT

02.23.12  
03.23.12

CONSULTANT:

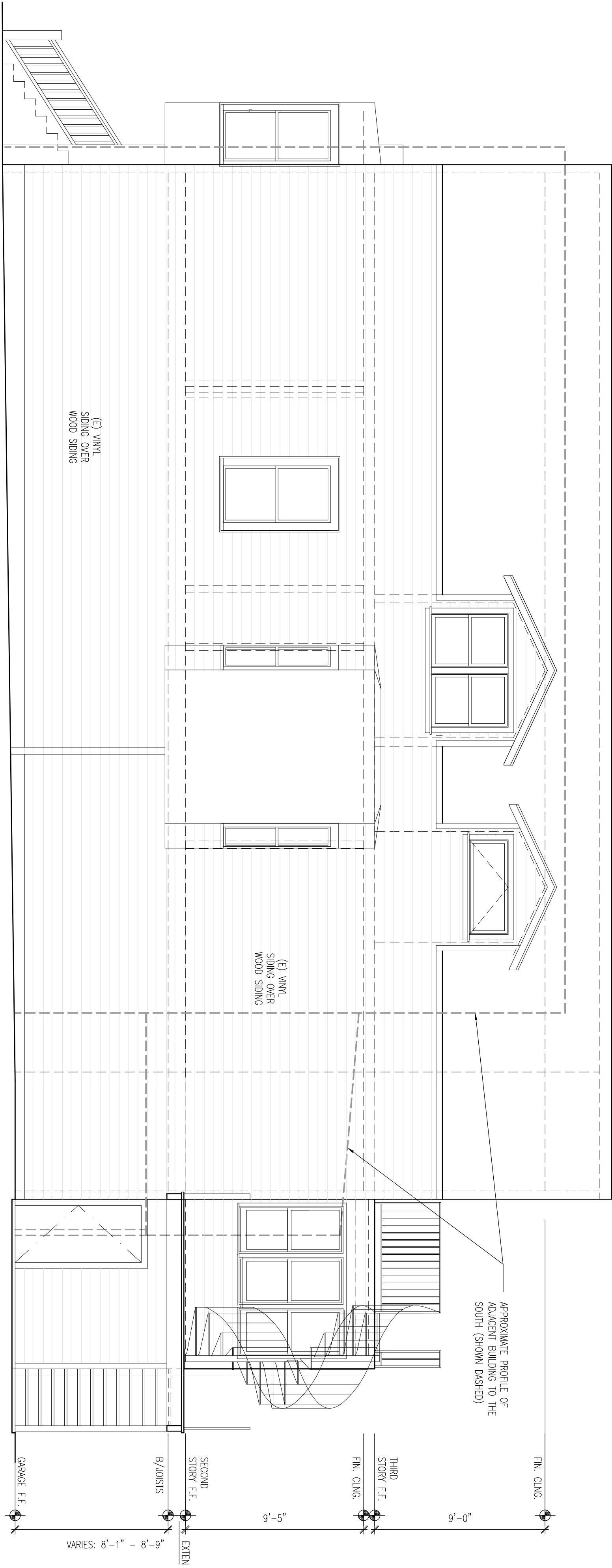
APPROVAL

LICENSED ARCHITECT  
TROY KASHANIPOUR  
C 27846  
REN. 6/30/2013  
STATE OF CALIFORNIA

DRAWN:  
TK  
CHECKED:  
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SCALE:  
NONE

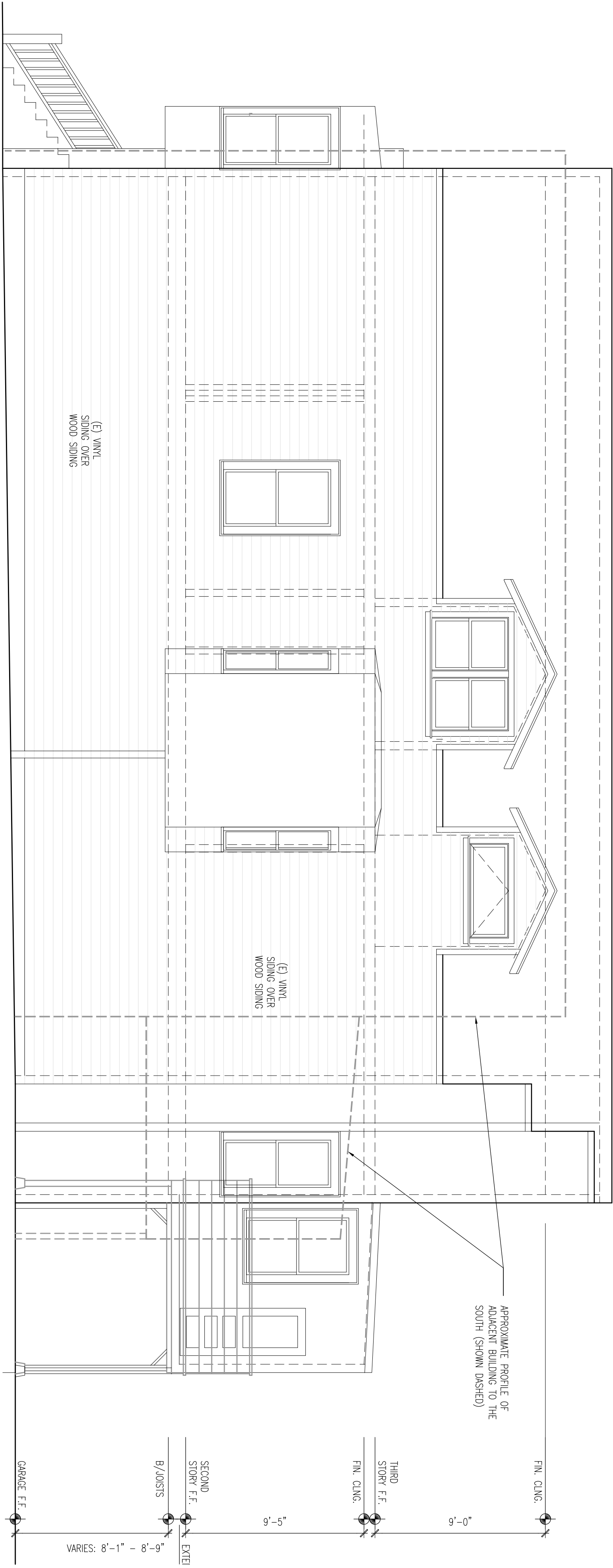
EXISTING & PROPOSED  
SITE PLANS

A0.1



3 PROPOSED SOUTH ELEVATION

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



1 EXISTING SOUTH ELEVATION

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

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 413. SF CA 94107. PHONE/FAX 415.431.0869

949 HAMPSHIRE STREET

OWNER:  
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SAN FRANCISCO, CA, 94110  
EMAIL: BRANHARTD@GMAIL.COM  
PHONE: 415.505.9472

DATE:  
ISSUED FOR VARIANCE APPL 02.23.12  
ISSUED FOR PERMIT 03.23.12

CONSULTANT:

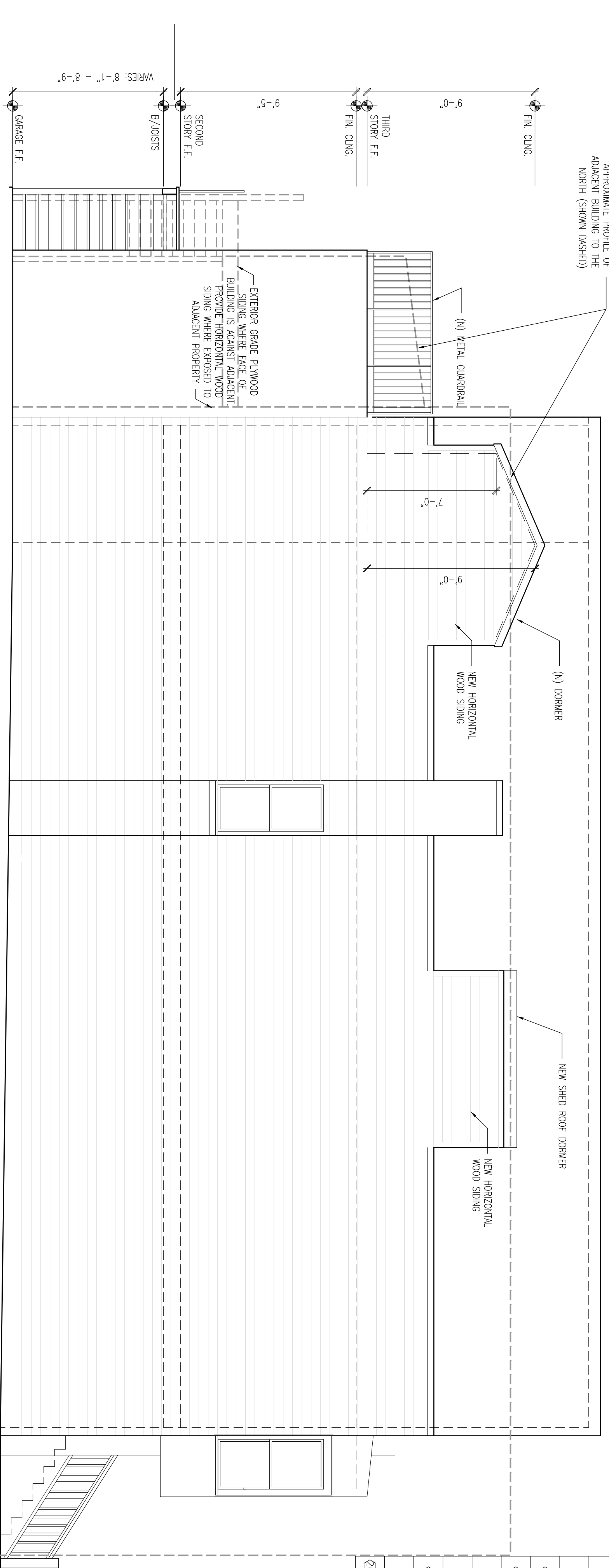
APPROVAL



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

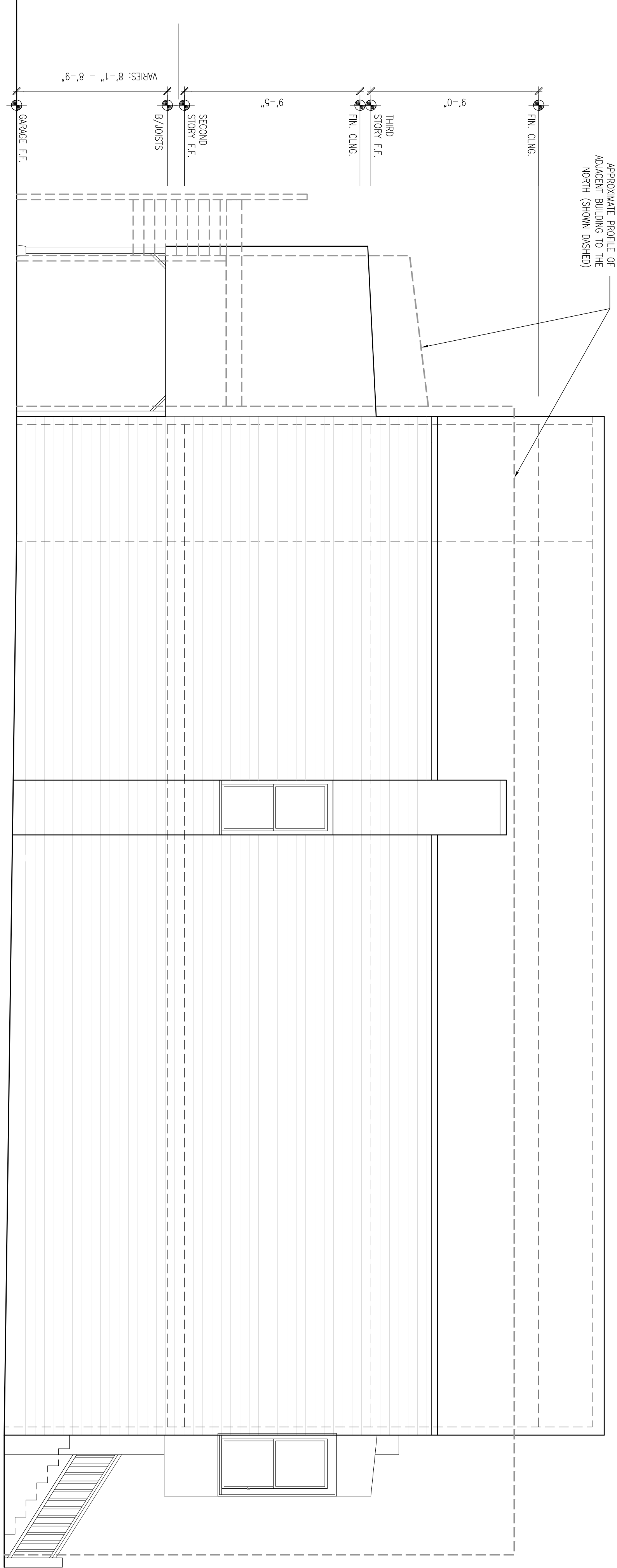
EXISTING & PROPOSED  
ELEVATIONS

A3.0



7 PROPOSED NORTH ELEVATION

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



5 EXISTING NORTH ELEVATION

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

| WINDOWS & EXTERIOR DOORS. |        |            |         |  |   |                                 |
|---------------------------|--------|------------|---------|--|---|---------------------------------|
| NAME                      | ELEV   | NEW EXIST. | MFG.    | PRODUCT  | FRAME SIZE (W x H)<br>R.O. CONFORM W/MFG. 0=FIXED, X=OPENABLE | OPENING:<br>0=FIXED, X=OPENABLE |
| 13                        | NW, SW | (E)        | MARVIN  | DOUBLE GLAZED, DOUBLE HUNG WOOD WINDOW WITH METAL CLAD EXTERIOR FINISH | 32" x 68 5/8"   | X                               |
| 2                         | WEST   | (E)        | MARVIN  | DOUBLE GLAZED, DOUBLE HUNG WOOD WINDOW WITH METAL CLAD EXTERIOR FINISH | 36" x 68 5/8"   | X                               |
| 4                         | SOUTH  | (E)        | MARVIN  | DOUBLE GLAZED, DOUBLE HUNG WOOD WINDOW WITH METAL CLAD EXTERIOR FINISH | 30" x 68 5/8"   | X                               |
| 5                         | SW, SE | (E)        | MARVIN  | DOUBLE GLAZED, DOUBLE HUNG WOOD WINDOW WITH METAL CLAD EXTERIOR FINISH | 32" x 47 1/8"   | 0                               |
| 7                         | EAST   | (N)        | MARVIN  | DOUBLE GLAZED WOOD FRENCH DOORS WITH METAL CLAD EXTERIOR FINISH        | (2) 36" x 96"   | X                               |
| 8                         | SOUTH  | (N)        | MARVIN  | DOUBLE GLAZED, DOUBLE HUNG WOOD WINDOW WITH METAL CLAD EXTERIOR FINISH | 30" x 66"   | X                               |
| 12                        | EAST   | (N)        | MARVIN  | DOUBLE GLAZED, DOUBLE HUNG WOOD WINDOW WITH METAL CLAD EXTERIOR FINISH | 30" x 66"   | X                               |
| 14                        | WEST   | (E)        | -       | SINGLE GLAZED DOUBLE HUNG WOOD WINDOW                                  | 24" x 47 1/4"   | X                               |
| 15                        | NORTH  | (E)        | -       | SINGLE GLAZED DOUBLE HUNG WOOD WINDOW                                  | 28 3/4" x 68"   | X                               |
| 16                        | EAST   | (E)        | MILGARD | TUSCANY SERIES, DOUBLE GLAZED, DOUBLE HUNG VINYL WINDOW                | 23 5/8" x 68 1/4"   | X                               |
| 17                        | WEST   | (E)        | MARVIN  | DOUBLE GLAZED, DOUBLE HUNG WOOD WINDOW WITH METAL CLAD EXTERIOR FINISH | 24" x 60 3/4"   | 0                               |
| 19                        | SOUTH  | (E)        | MARVIN  | DOUBLE GLAZED, DOUBLE HUNG WOOD WINDOW WITH METAL CLAD EXTERIOR FINISH | 32" x 48"   | X                               |
| 21                        | SOUTH  | (E)        | MILGARD | TUSCANY SERIES, DOUBLE GLAZED, CASEMENT VINYL WINDOW                   | 24" x 60"   | 0                               |
| 22                        | EAST   | (N)        | MARVIN  | DOUBLE GLAZED, DOUBLE HUNG WOOD WINDOW WITH METAL CLAD EXTERIOR FINISH | 34" x 66"   | X                               |
| 23                        | EAST   | (N)        | MARVIN  | DOUBLE GLAZED, DOUBLE HUNG WOOD WINDOW WITH METAL CLAD EXTERIOR FINISH | 34" x 66"   | X                               |
| 24                        | EAST   | (N)        | MARVIN  | DOUBLE GLAZED EXTERIOR WOOD DOOR WITH METAL CLAD EXTERIOR FINISH       | 36" x 84"   | X                               |
| 29                        | ROOF   | (E)        | VELUX   | CURB-MOUNTED SKYLIGHT  | 30,30 (OUTSIDE FRAME DIMS)                                    | 0                               |
|                           |        |            |         |  |   | DOUBLE GLAZED.                  |

- NOTES:
1. WINDOW SUBMITTAL REQUIRED PRIOR TO ORDER BY CONTRACTOR
  2. CONTRACTOR TO CONFIRM WINDOW MILLING WITH MANUFACTURER
  3. CONTRACTOR TO VERIFY ALL R.O. DIMENSIONS AND QUANTITIES PRIOR TO ORDERING WINDOWS.
  4. INSTALLATION/FLASHING: SEE DETAIL 16/A&O FOR TYPICAL FLASHING INSTALLATION.
  5. PROVIDE TEMPERED GLASS WHERE REQUIRED PER SECTION 2406
  6. ALL R.O. DIMENSION ARE TO BE CONFIRMED BY CONTRACTOR WITH (E) AND (N) FIELD CONDITIONS PRIOR TO FABRICATION.
  7. WINDOWS TO MEET TITLE 24 ENERGY MANDATORY MINIMUM OR AS OUTLINED IN TITLE 24 REPORT. SEE KENNOTE ---.

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 413, SF CA 94107, PHONE/FAX 415.431.0869

949 HAMPSHIRE STREET

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949 HAMPSHIRE STREET  
SAN FRANCISCO, CA, 94110  
EMAIL: BRANHART@GMAIL.COM  
PHONE: 415.505.3472

DATE:

ISSUED FOR VARIANCE APPLICATION 02.22.12  
ISSUED FOR PERMIT 03.23.12

CONSULTANT:

APPROVAL



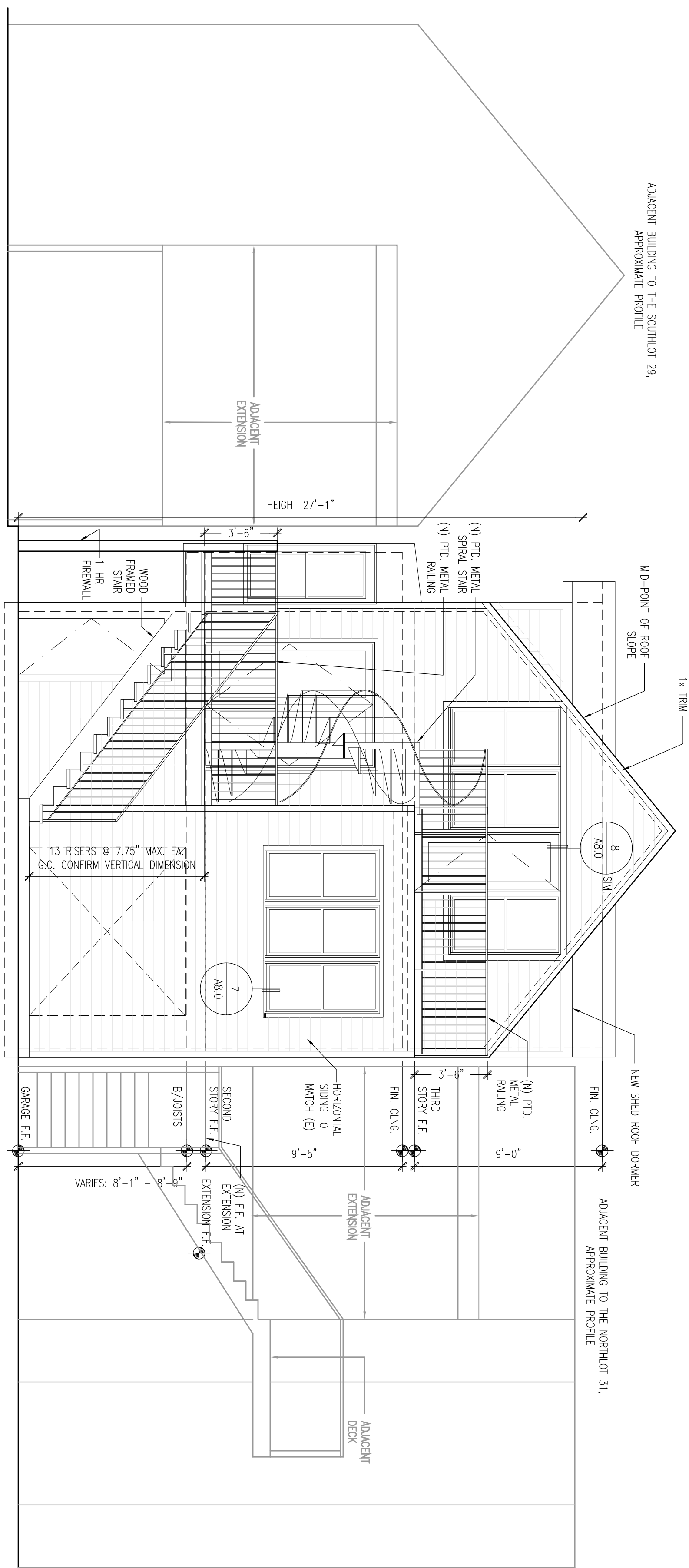
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EXISTING & PROPOSED ELEVATIONS

A3.1

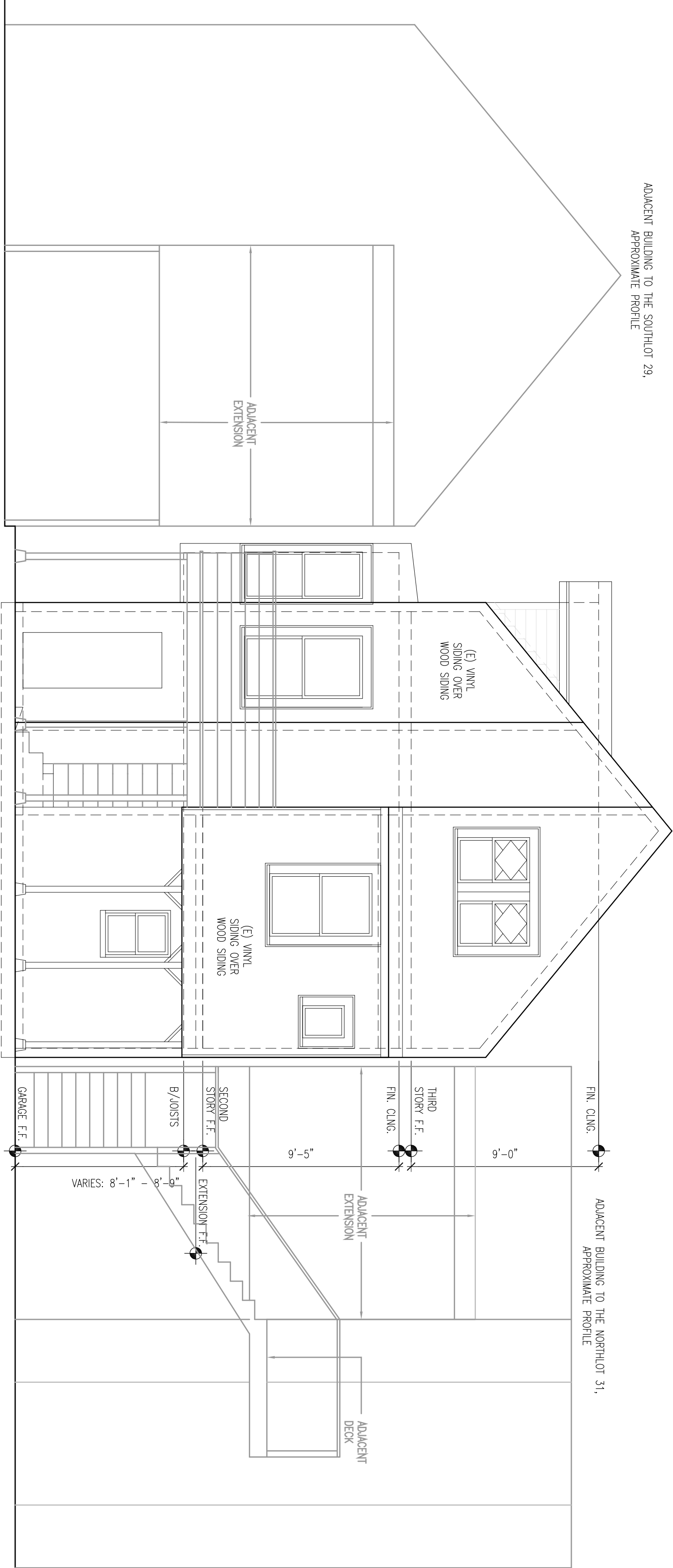
PROPOSED EAST ELEVATION

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



PROPOSED EAST ELEVATION

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



EXISTING EAST ELEVATION

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

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 413, SF CA 94107. PHONE/FAX 415.431.0869

9 4 9   H A M P S H I R E   S T R E E T

OWNER:  
BRIAN & CLAIRE HART  
949 HAMPSHIRE STREET  
SAN FRANCISCO, CA., 94110  
EMAIL: BRIAN.HART01@GMAIL.COM  
PHONE: 415.405.5472

ISSUE

|                           |          |
|---------------------------|----------|
| ISSUED FOR VARIANCE APPL. | 02.23.12 |
| ISSUED FOR PERMIT         | 03.23.12 |

ISSUE

|                           |          |
|---------------------------|----------|
| ISSUED FOR VARIANCE APPL. | 02.23.12 |
| ISSUED FOR PERMIT         | 03.23.12 |

CONSULTANT:

CONSULTANT:

APPROVAL

APPROVAL

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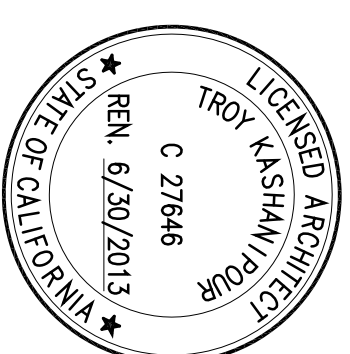
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$$1/4''=1'-0''$$

## EXISTING & PROPOSED ELEVATIONS

## A3.2


$$1/4''=1'-0''$$

## EXISTING & PROPOSED ELEVATIONS

## A3.2