



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.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

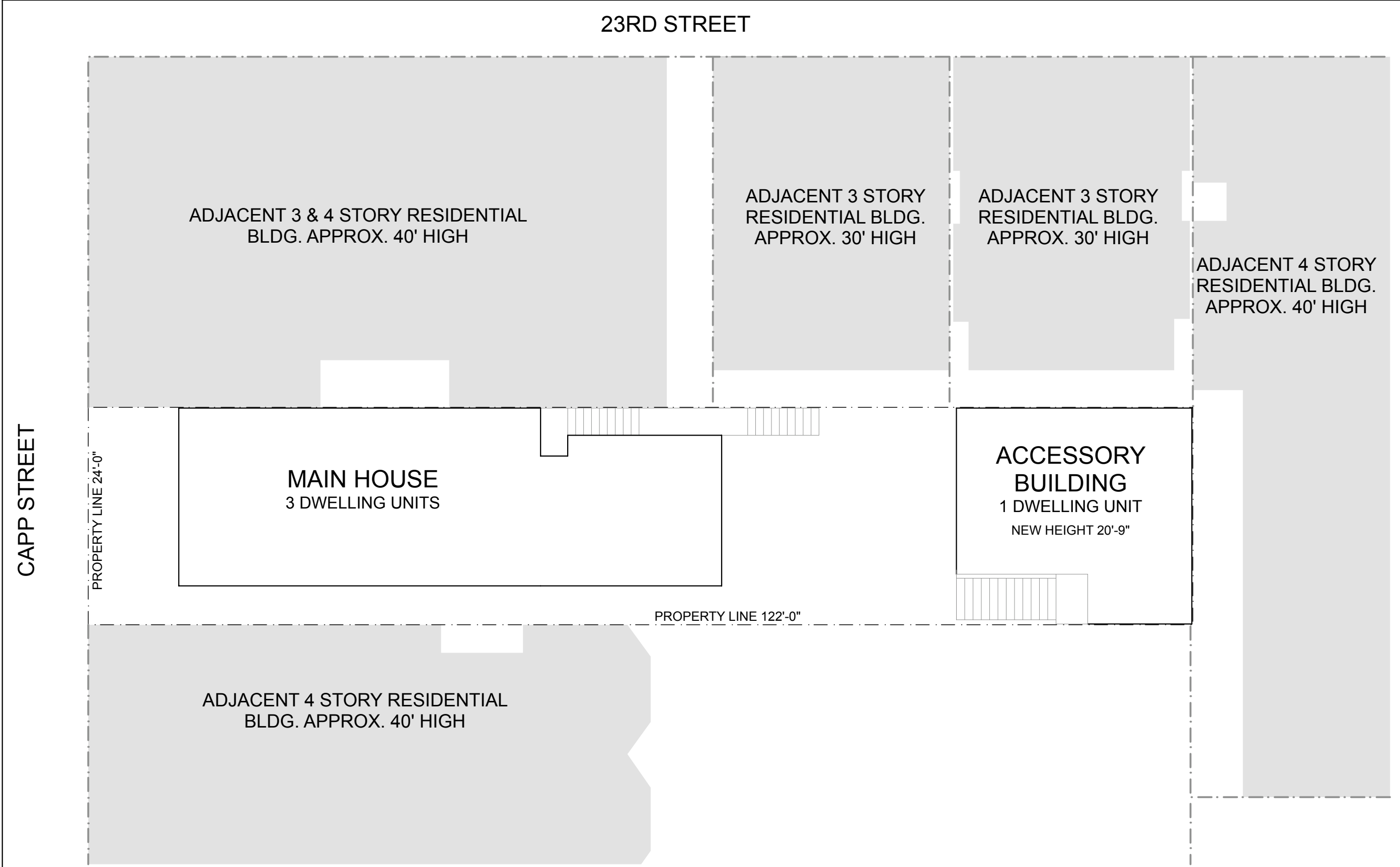
NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, May 23, 2012**
Time: **9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance(Rear Yard and Intensification of a Nonconforming Structure)**
Hearing Body: **Zoning Administrator**

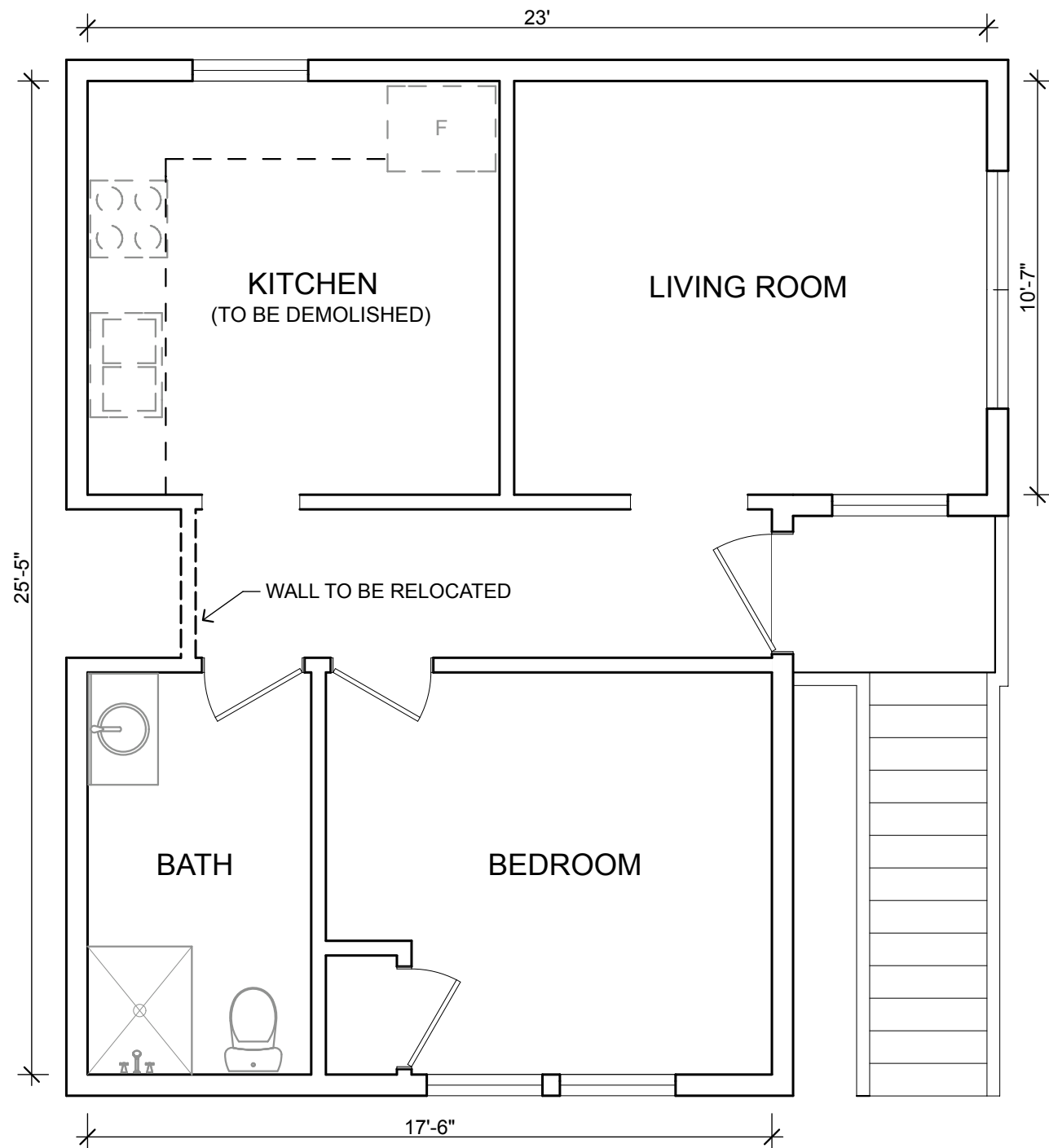
PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	811 Capp St	Case No.:	2012.0202V
Cross Street(s):	23rd Street and 24th Street	Building Permit:	Click here to enter text.
Block / Lot No.:	3642/062	Applicant/Agent:	Robert Newdoll
Zoning District(s):	RTO-Mission / 40-X	Telephone:	415-412-8935
Area Plan:	Mission	E-Mail:	Robertnewdoll@gmail.com
PROJECT DESCRIPTION			
<p>The subject property includes two separate residential buildings. The proposal is to legalize work that raised the building at the rear by two feet. The proposal also includes expansion of the living area of the existing residential unit onto the ground floor, which is currently only used for storage.</p> <p>PER SECTION 134 OF THE PLANNING CODE the subject property must provide a rear yard of approximately 55 feet. The existing building at the rear, which was raised two feet, falls within the required rear yard; therefore, the project requires a variance.</p> <p>PER SECTION 188 OF THE PLANNING CODE, a variance must be granted to allow a legal nonconforming building to be intensified. The existing building at the rear of the property is a legal nonconforming building that falls within the required rear yard. The proposal is to increase the height and intensify the use of a legal nonconforming building; therefore, the project requires a variance.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Corey Teague Telephone: 415-575-9081 Mail: corey.teague@sfgov.org</p>			
<p>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/2012.0202V.pdf</p>			

中文詢問請電: 558.6378

Para información en Español llamar al: 558.6378

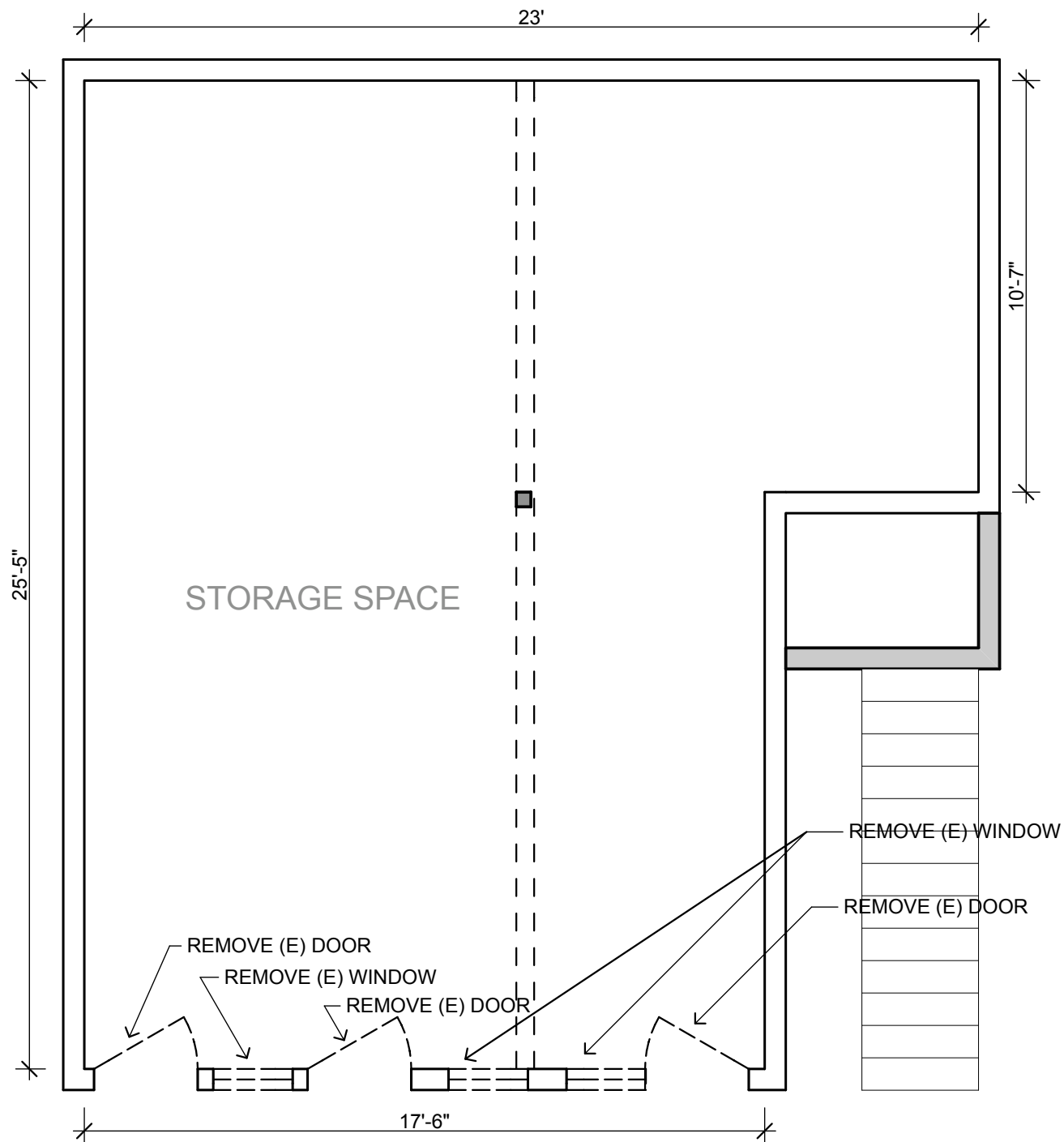


NEWDOLL RESIDENCE
ACCESSORY BUILDING UPGRADE
OWNER: ROBERT NEWDOLL 809 CAPP ST. SAN FRANCISCO, 94110 415.412.8935
PREPARED BY: MARIAH HODGES 510.517.1529
SHEET CONTENT: SITE PLAN
DATE: 4/30/2012
A1



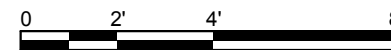
2 2nd Floor Demo Plan

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



1 1st Floor Demo Plan

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



**NEWDOLL
RESIDENCE**

**ACCESSORY
BUILDING
UPGRADE**

OWNER:
ROBERT NEWDOLL

809 CAPP ST. SAN
FRANCISCO, 94110

415.412.8935

PREPARED BY:
MARIAH HODGES

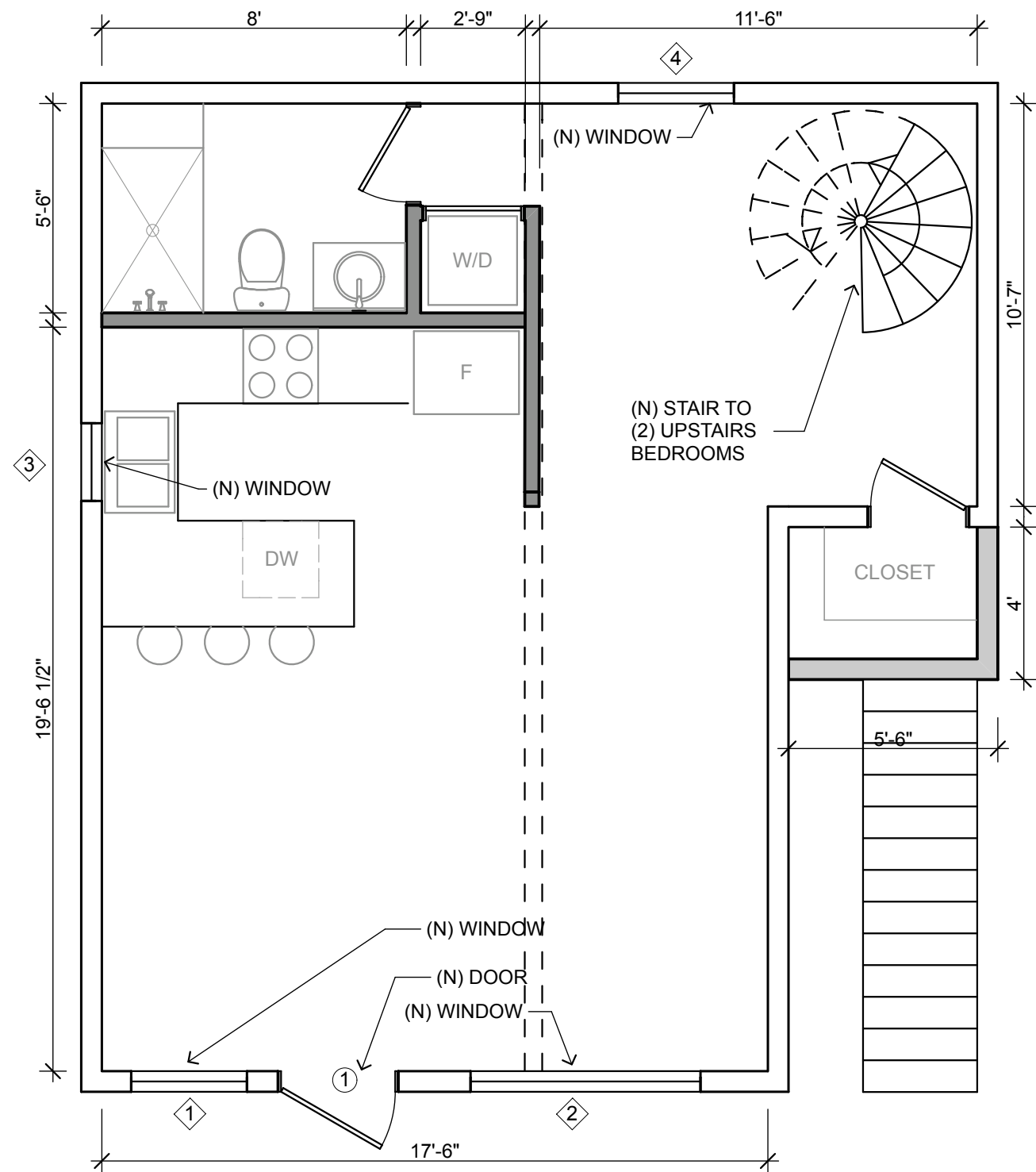
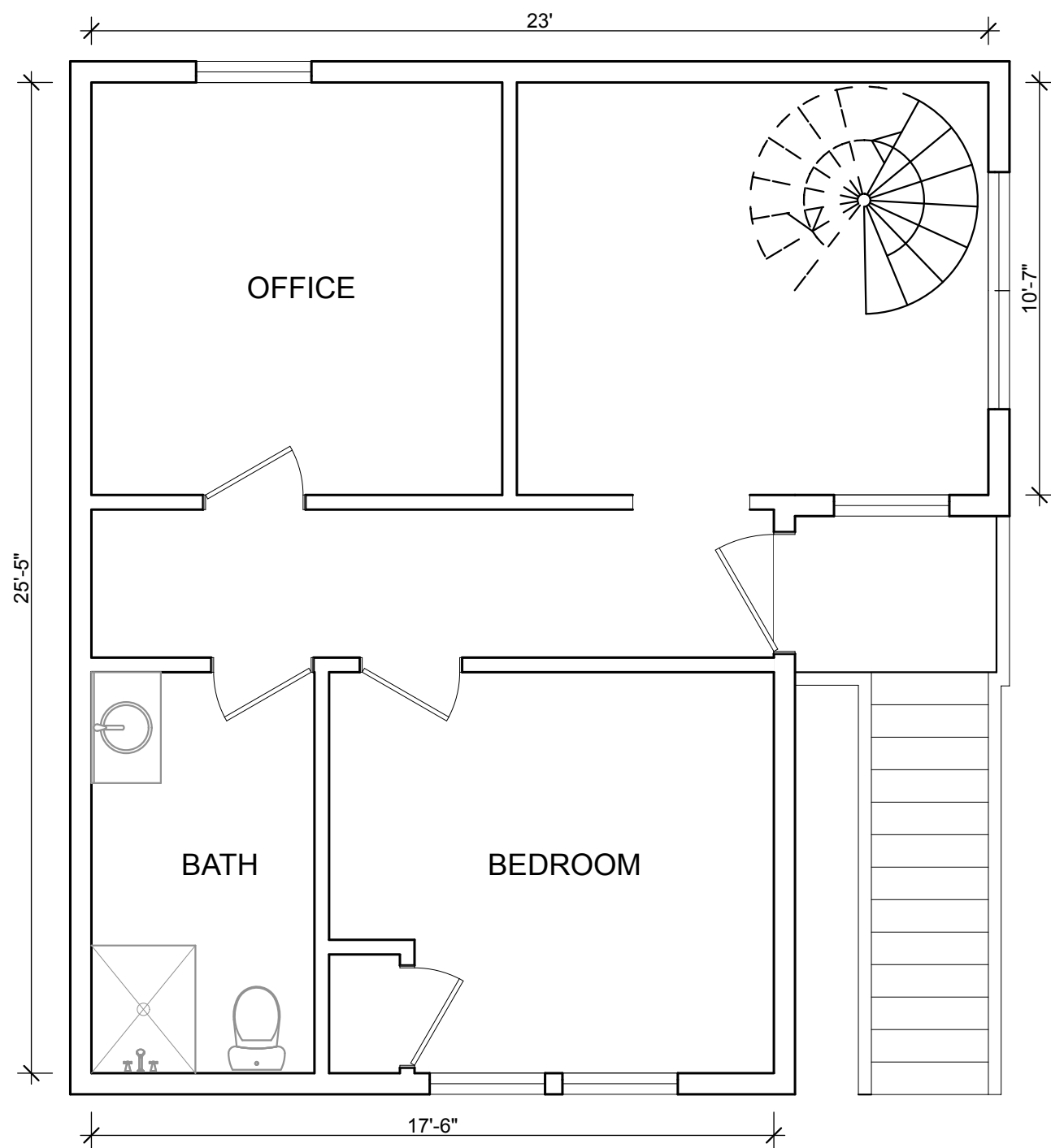
510.517.1529

SHEET CONTENT:

DEMO PLAN

DATE:
4/30/2012

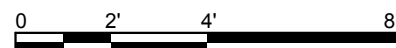
A2



2

Proposed 2nd Story Plan

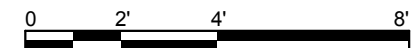
SCALE: 1/4" = 1'-0"



1

Proposed 1st Story Plan

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



**NEWDOLL
RESIDENCE**

**ACCESSORY
BUILDING
UPGRADE**

OWNER:
ROBERT NEWDOLL

809 CAPP ST. SAN
FRANCISCO, 94110

415.412.8935

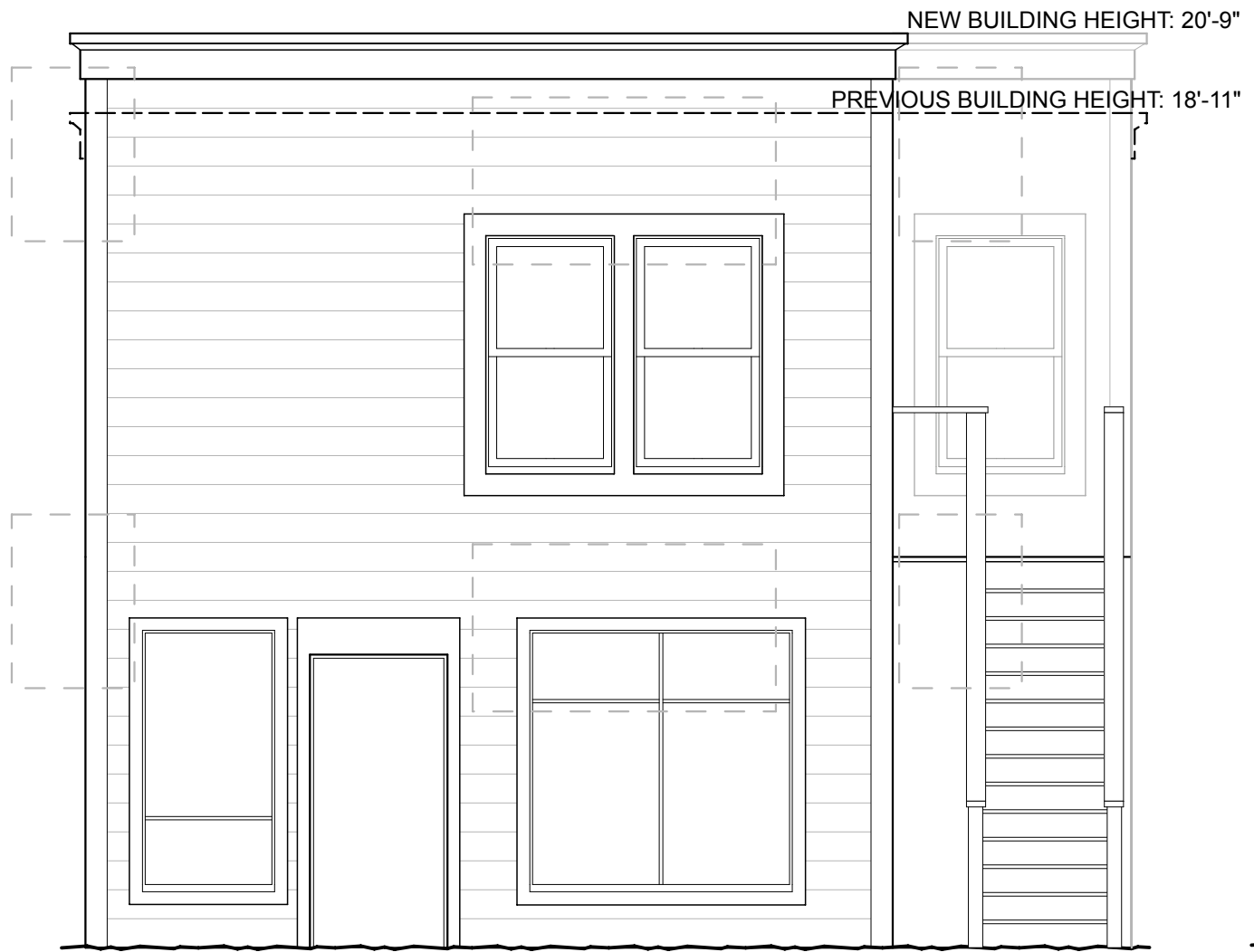
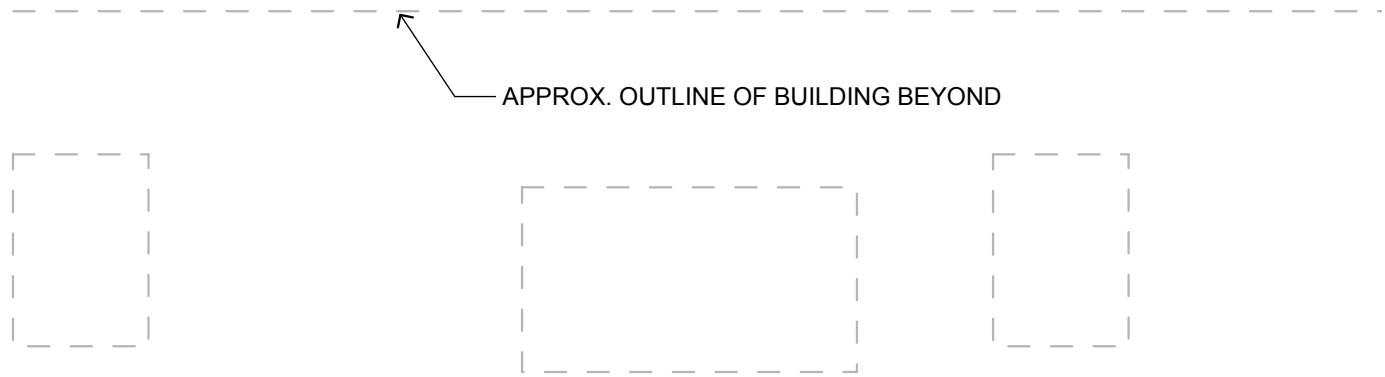
PREPARED BY:
MARIAH HODGES

510.517.1529

SHEET CONTENT:
PROPOSED PLAN

DATE:
4/30/2012

A3



1

West Elevation

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

2

South Elevation

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

NEWDOLL
RESIDENCE

ACCESSORY
BUILDING
UPGRADE

OWNER:
ROBERT NEWDOLL

809 CAPP ST. SAN
FRANCISCO, 94110

415.412.8935

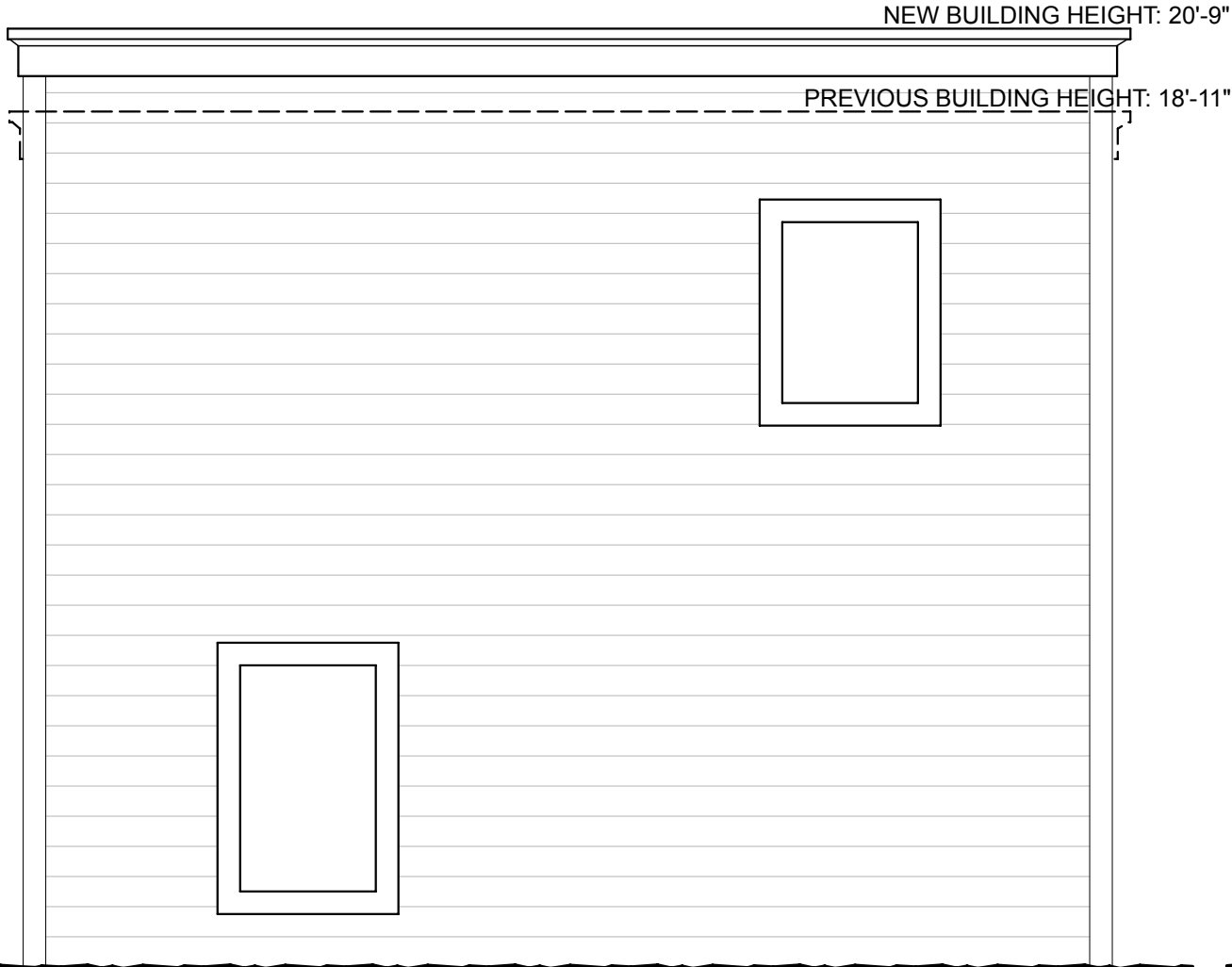
PREPARED BY:
MARIAH HODGES

510.517.1529

SHEET CONTENT:
ELEVATIONS

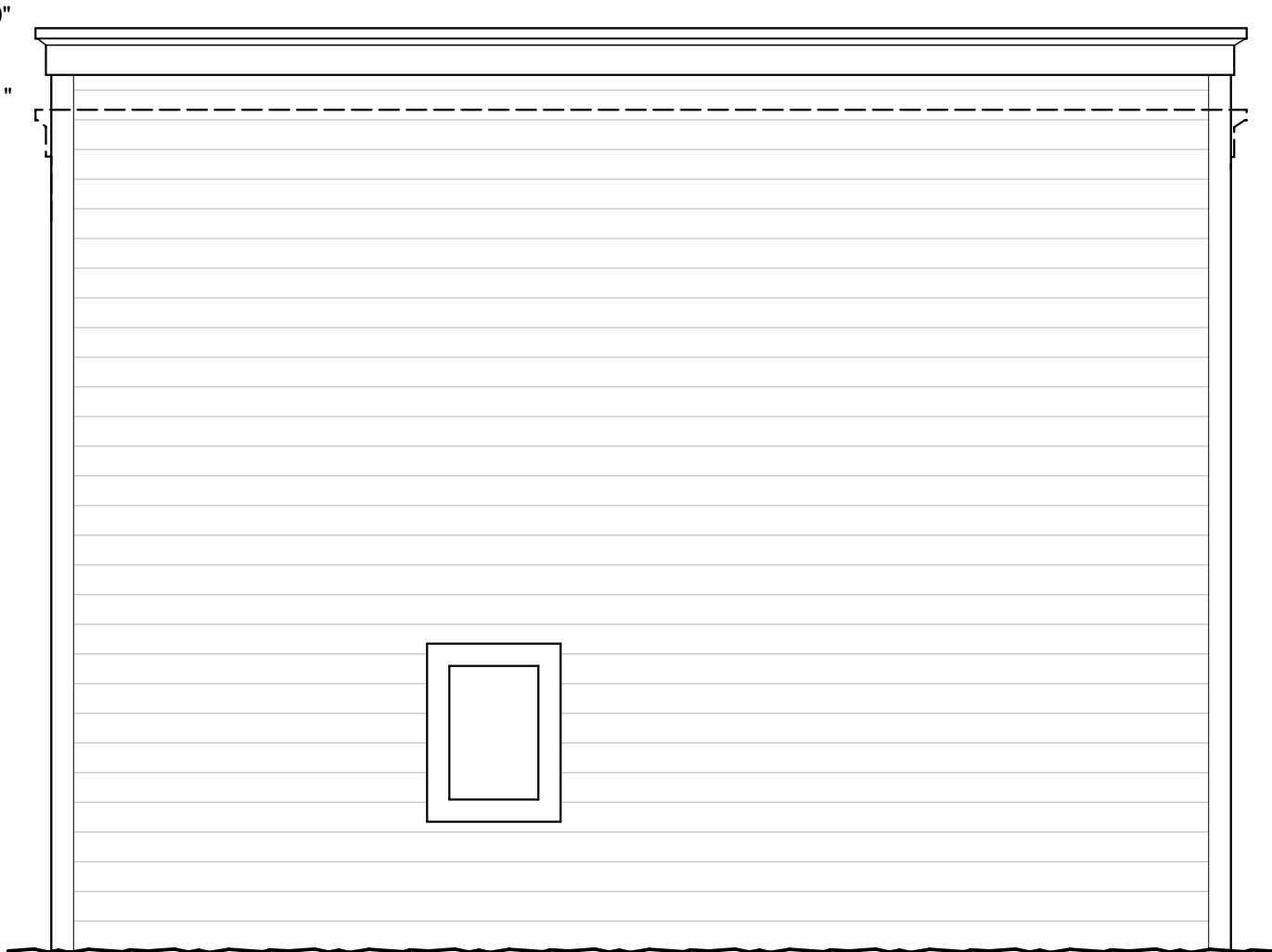
DATE:
4/30/2012

A4



1 East Elevation

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



2 North Elevation

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

**NEWDOLL
RESIDENCE**

**ACCESSORY
BUILDING
UPGRADE**

OWNER:
ROBERT NEWDOLL

809 CAPP ST. SAN
FRANCISCO, 94110

415.412.8935

PREPARED BY:
MARIAH HODGES

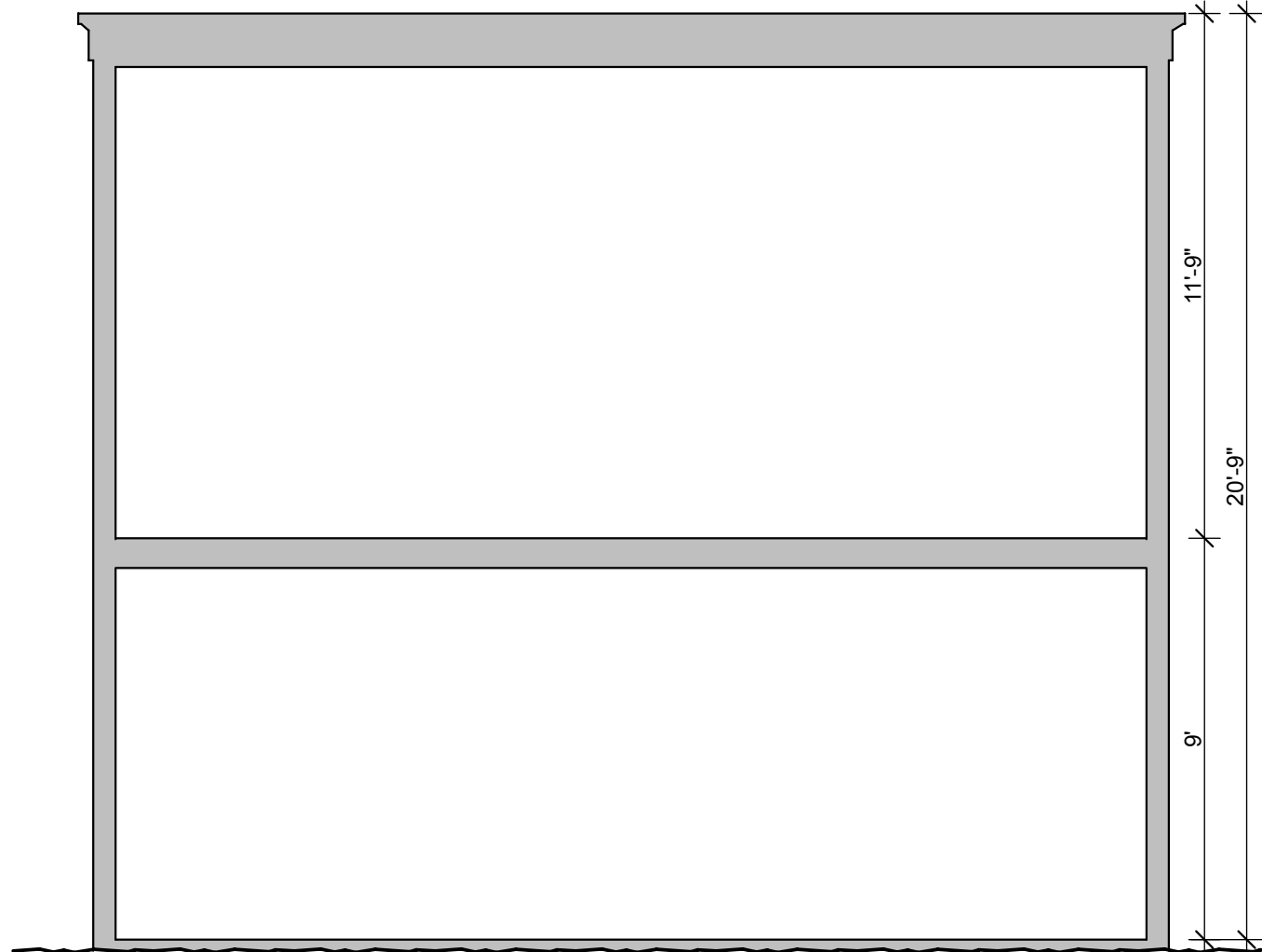
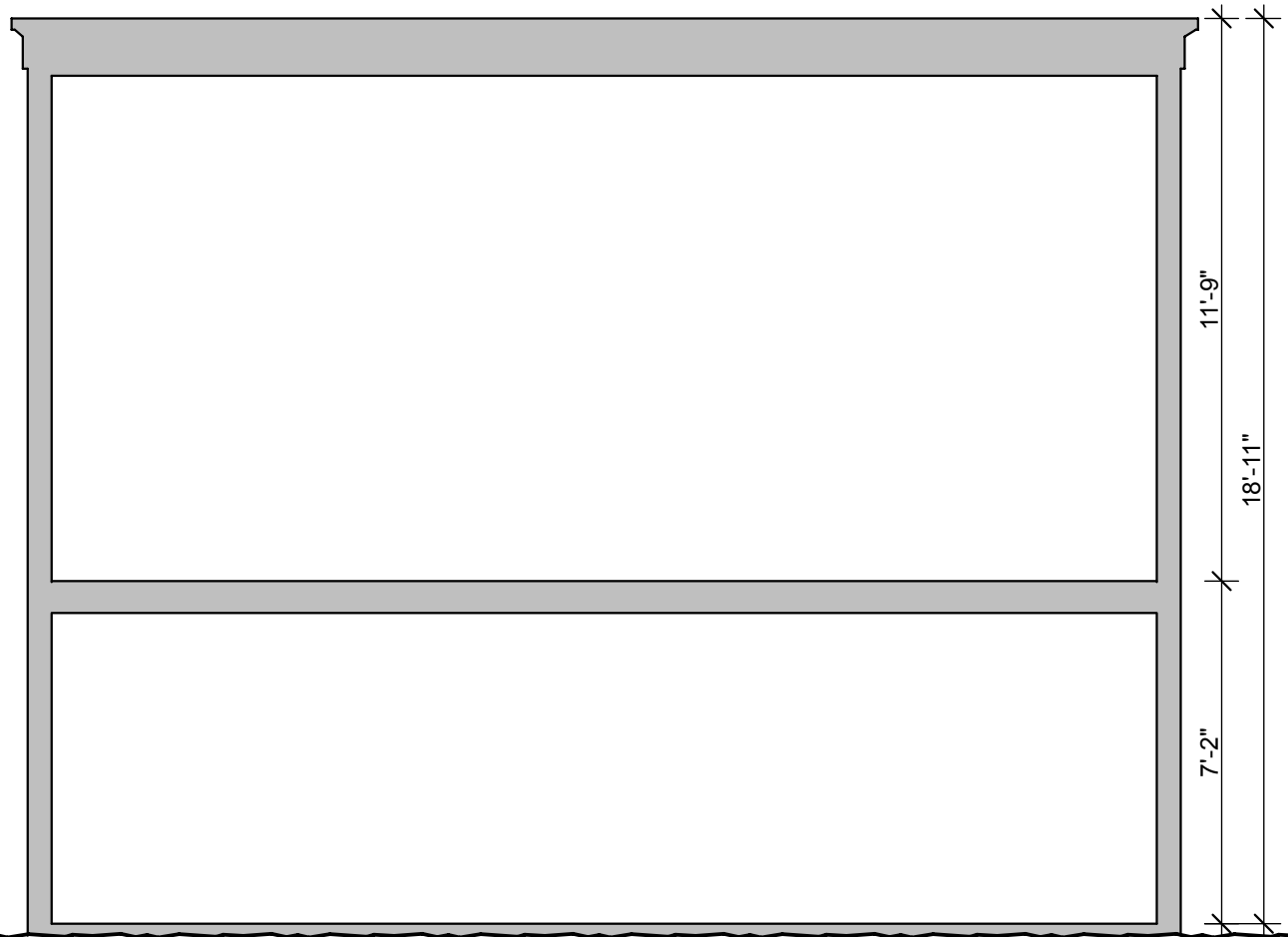
510.517.1529

SHEET CONTENT:

ELEVATIONS

DATE:
4/30/2012

A5



**NEWDOLL
RESIDENCE**

**ACCESSORY
BUILDING
UPGRADE**

OWNER:
ROBERT NEWDOLL

809 CAPP ST. SAN
FRANCISCO, 94110

415.412.8935

PREPARED BY:
MARIAH HODGES

510.517.1529

SHEET CONTENT:

BUILDING
SECTIONS

DATE:
4/30/2012

A6

2

Previous Building Section

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

1

New Building Section

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

