



# 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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# 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 23, 2013**  
Time: **9:30 AM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variance(Rear Yard and Non Complying Structure)**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>571 21st Avenue</b>	Case No.:	<b>2012.0482V</b>
Cross Street(s):	<b>Anza &amp; Balboa Streets</b>	Building Permit:	<b>n/a</b>
Block / Lot No.:	<b>1564/013</b>	Applicant/Agent:	<b>Tony Lee</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>415.640.6474</b>
Area Plan:	<b>n/a</b>	E-Mail:	<b>dueai@hotmail.com</b>

### PROJECT DESCRIPTION

The proposal is to add one dwelling unit and to construct a one-story vertical addition above the existing two-story, single-family house, resulting in a three-story, two-unit building.

**PER SECTION 134 OF THE PLANNING CODE** the subject property is required to maintain a rear yard of approximately 33 feet. A portion of the existing building extends to the rear property line, and the proposed vertical addition would extend approximately 22.5 feet into the rear yard (to within 10.5 feet of the rear property line).

**PER SECTION 188 OF THE PLANNING CODE** noncomplying structures are not permitted to be expanded. The existing building is considered a legal noncomplying structure because portions of the building encroach into the required rear yard. Therefore, the proposed expansion would be contrary to Section 188 of the Planning Code.

### ADDITIONAL INFORMATION

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

Planner: **aaron starr** Telephone: **415-558-6362** Mail: [aaron.starr@sfgov.org](mailto:aaron.starr@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/2012.0482V.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.

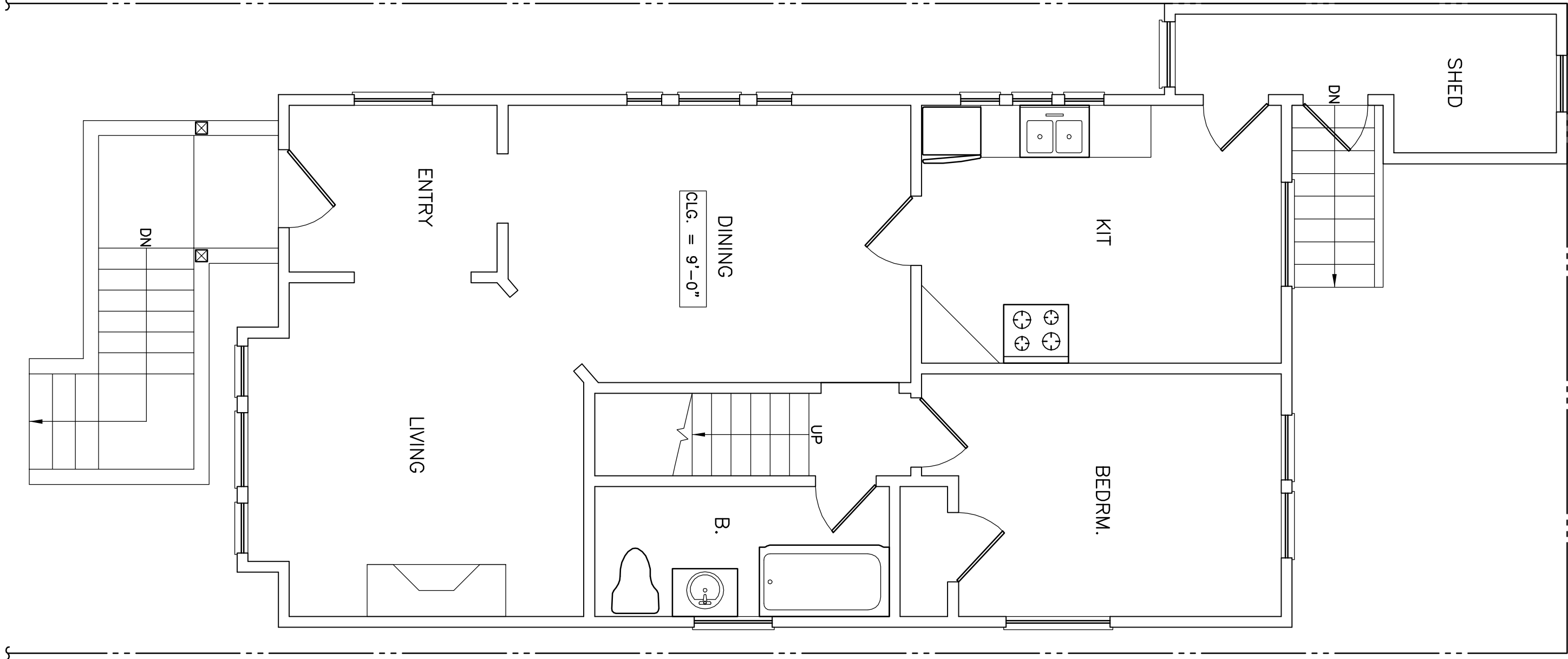
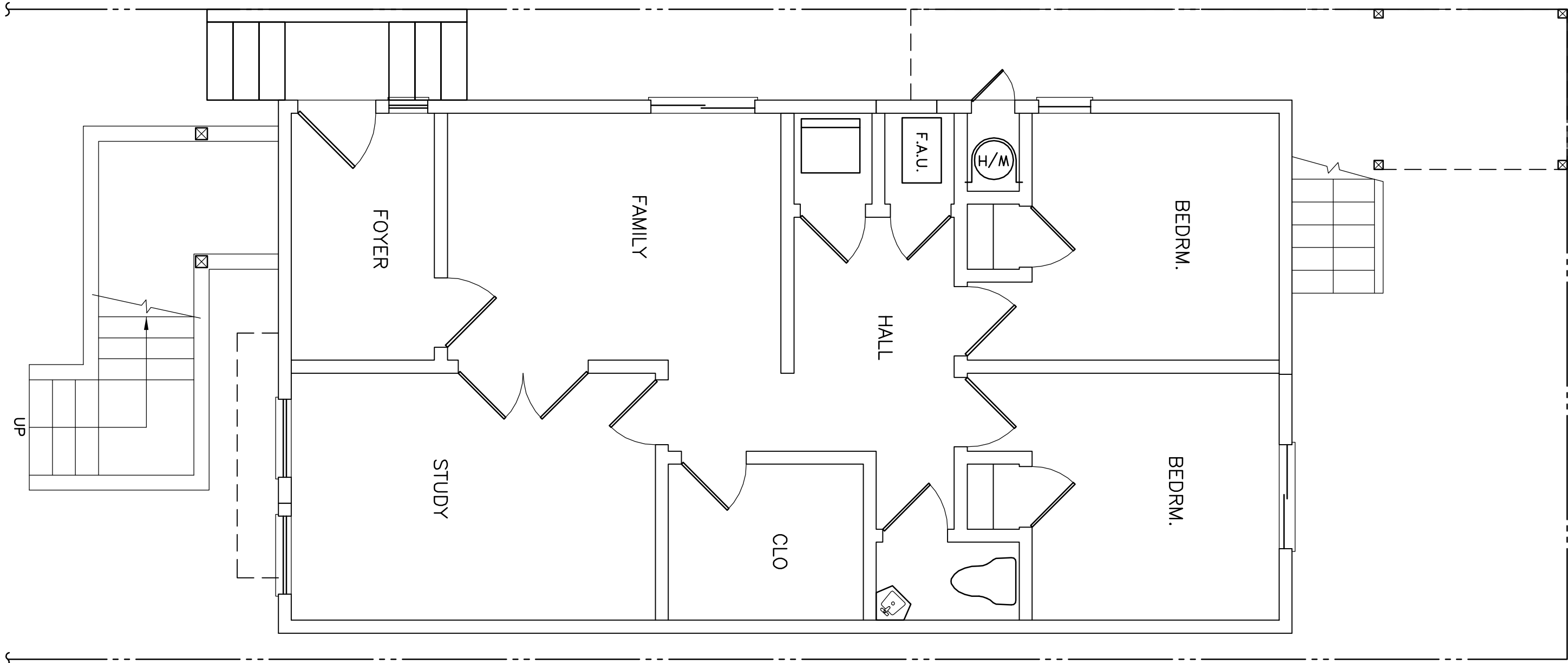
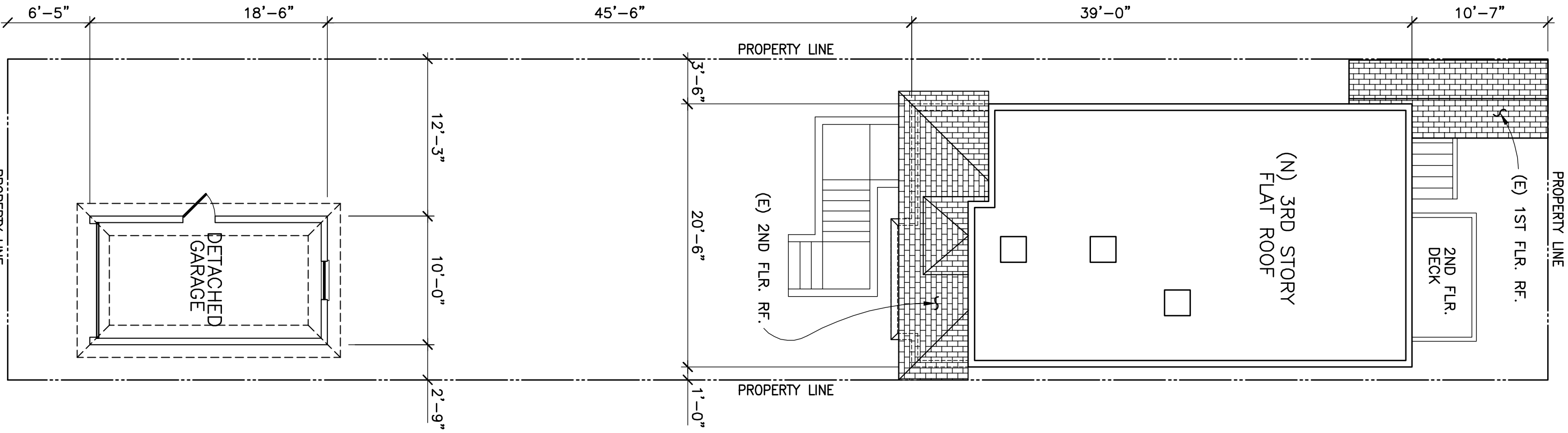
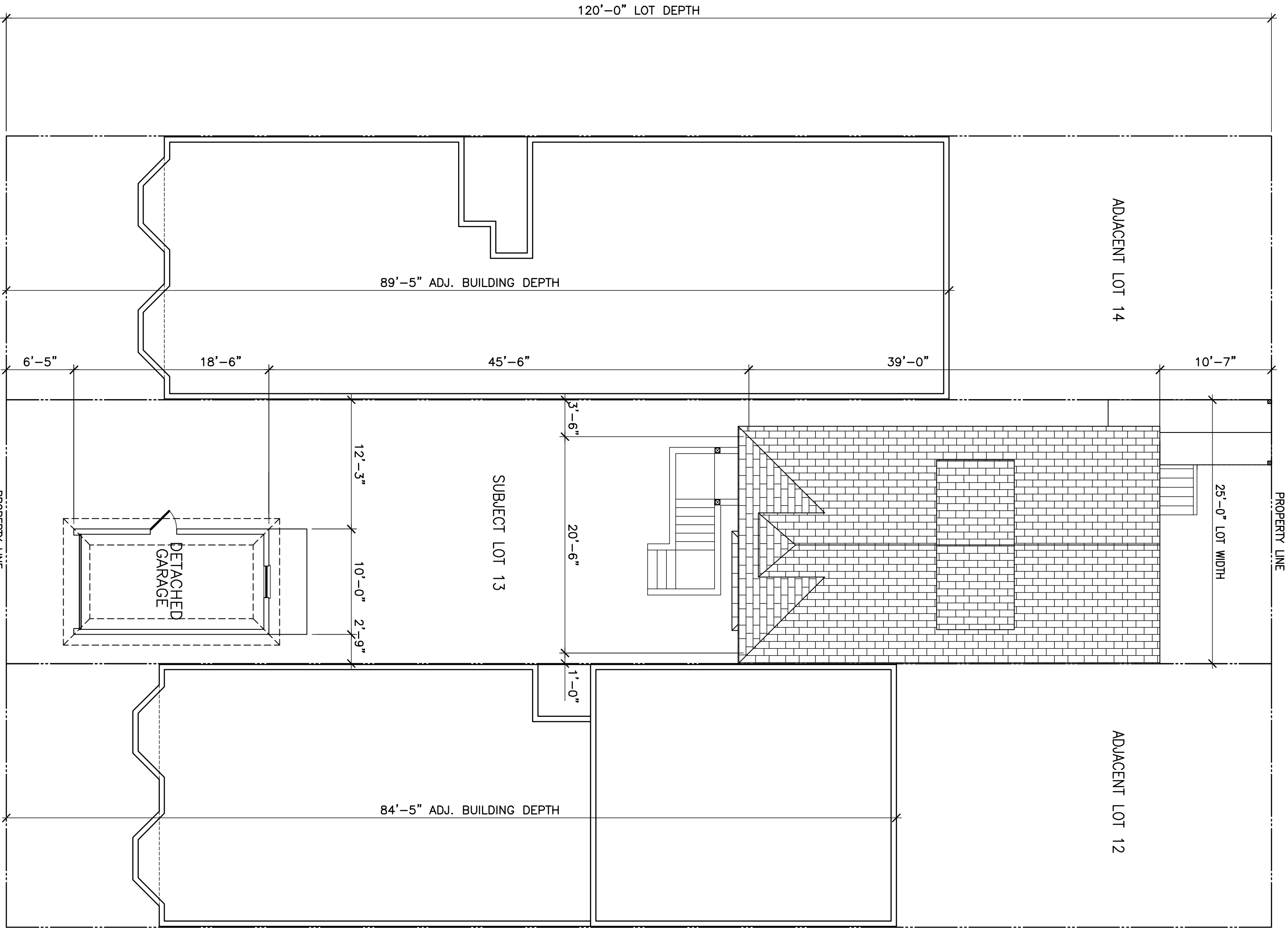
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



(P) SITE PLAN 1

(E) 1ST FLR. PLAN 2

(E) 2ND FLR. PLAN 3

SITE/(E) ROOF PLAN 0

1/8" = 1'-0"

SHEET INDEX:

- A-1 SITE & (E) PLANS
- A-2 PLANS
- A-3 EXTERIOR ELEVATIONS/BUILDING SECTIONS

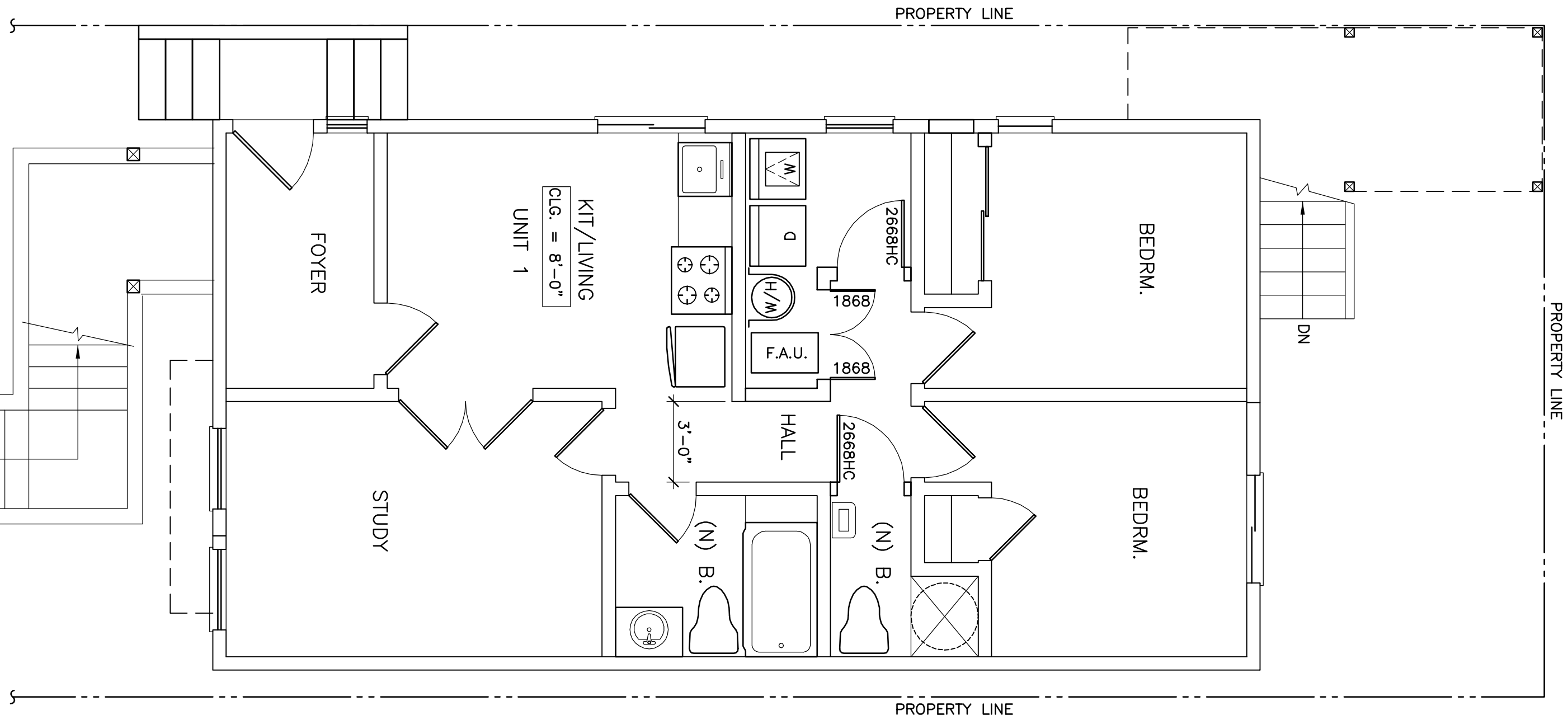
BUILDING DATA:  
BLOCK/LOT 1564/013  
ZONING RH-2  
OCCUPANCY GROUP R-3 AND U  
TYPE OF CONSTRUCTION V-B

CBC 2010

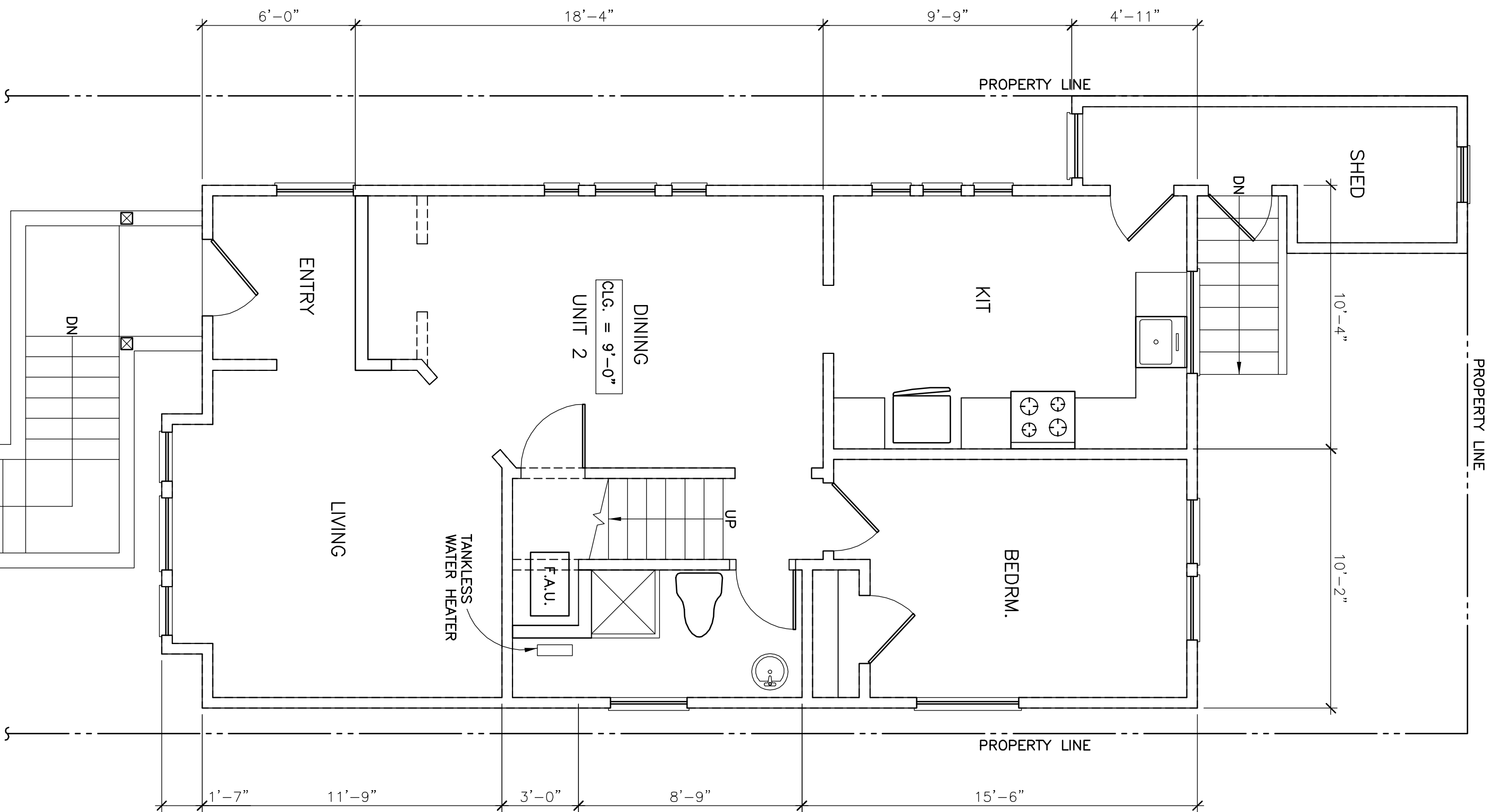
SCOPE OF WORK:

• VERTICAL ADDITION, NEW 3RD FLOOR

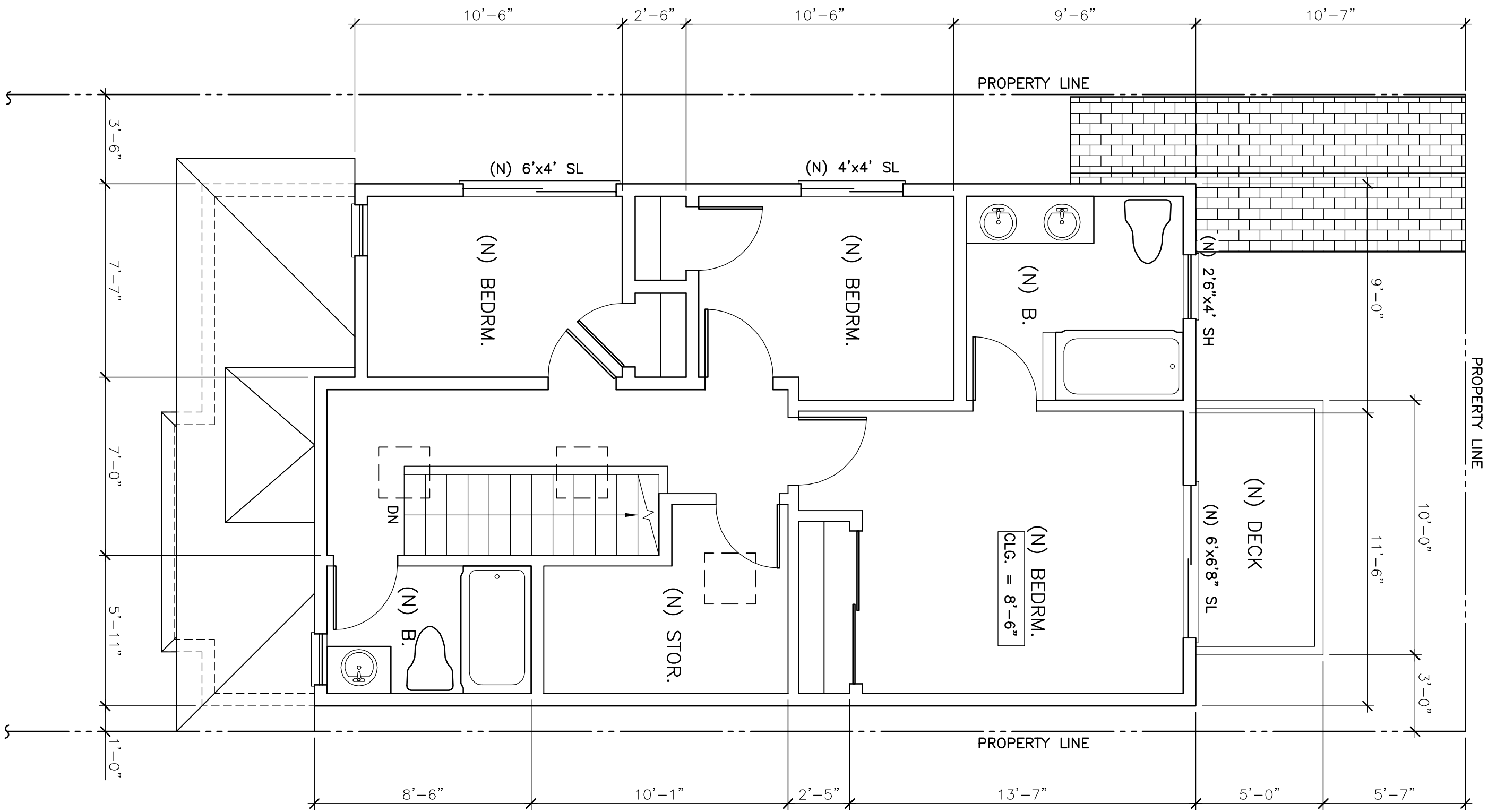
OWNER: ALEX NAWOY 415-272-6393  
JOB ADDRESS: 571 21ST AVE. S.F. CA  
SHEET TITLE: SITE & EXISTING FLOOR PLANS  
BLOCK/LOT 1564/013  
DRAWING DATE: 12/12/11  
DESIGN BY: TONY LEE 415-640-6474  
1315 GENOVA AVE S.F. CA 94112  
DRAWING NUMBER: A-1 OF 3



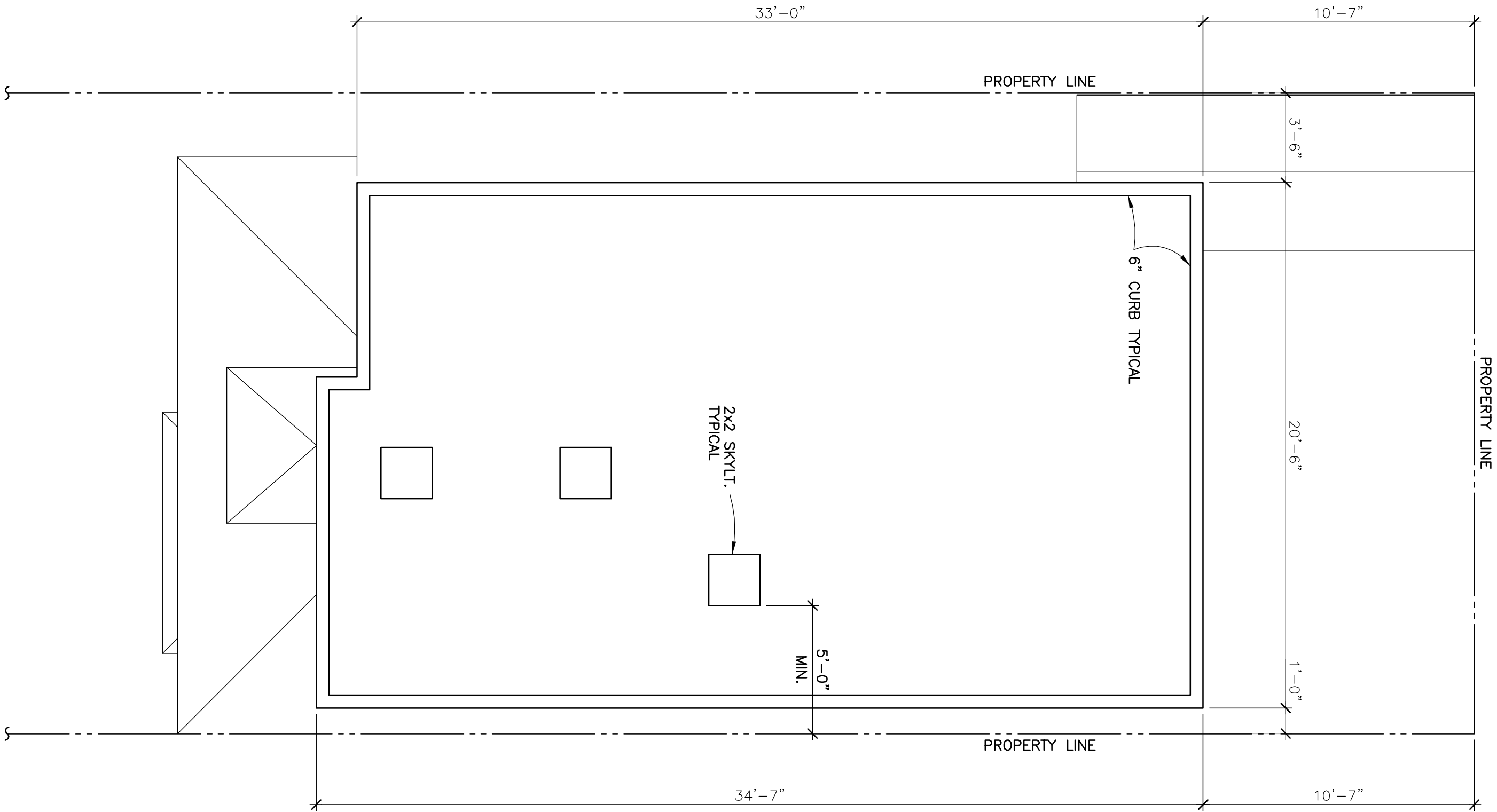
PROPOSED 1ST FLOOR PLAN 1  
1/4" = 1'-0"



PROPOSED 2ND FLOOR PLAN 2  
1/4" = 1'-0"



PROPOSED 3RD FLOOR PLAN 3  
1/4" = 1'-0"



PROPOSED ROOF PLAN 4  
1/4" = 1'-0"

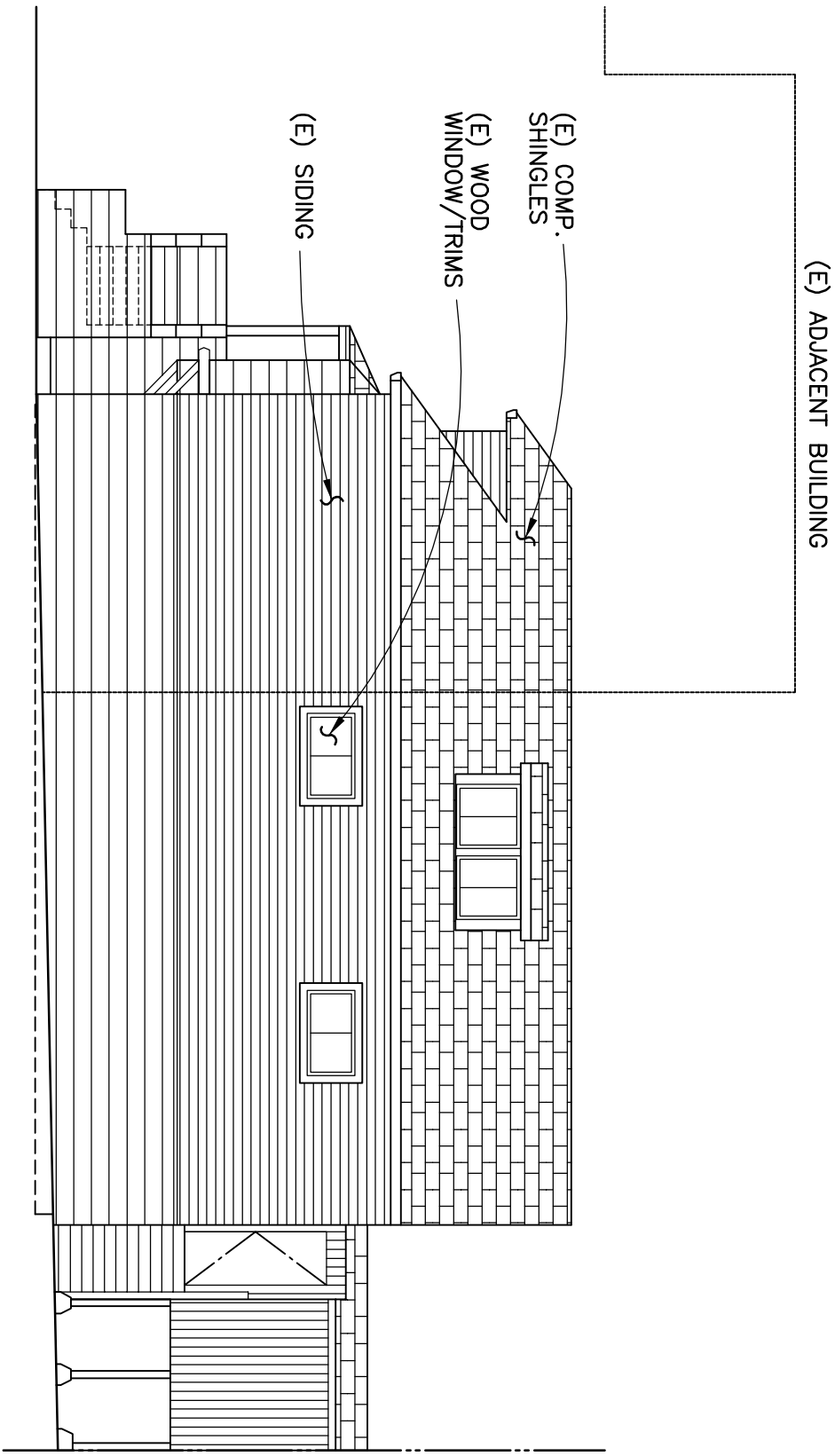
LEGEND ELECTRICAL SYMBOLS

- INDICATES NEW WALL  
INDICATES  
R-13 WALL INSULATION  
INDICATES EXISTING WALL TO REMAIN  
INDICATES EXISTING WALL TO BE REMOVED  
INDICATES EXISTING DOOR TO REMAIN  
INDICATES NEW DOOR, SC = SOLID CORE, HC = HOLLOW CORE
- SWITCH  
LIGHT  
110V RECEPTACLE  
GROUND FAULT INTERRUPTER  
WEATHER PROOF  
DIMMER  
SENSOR  
SMOKE DETECTOR  
HEAT REGISTER

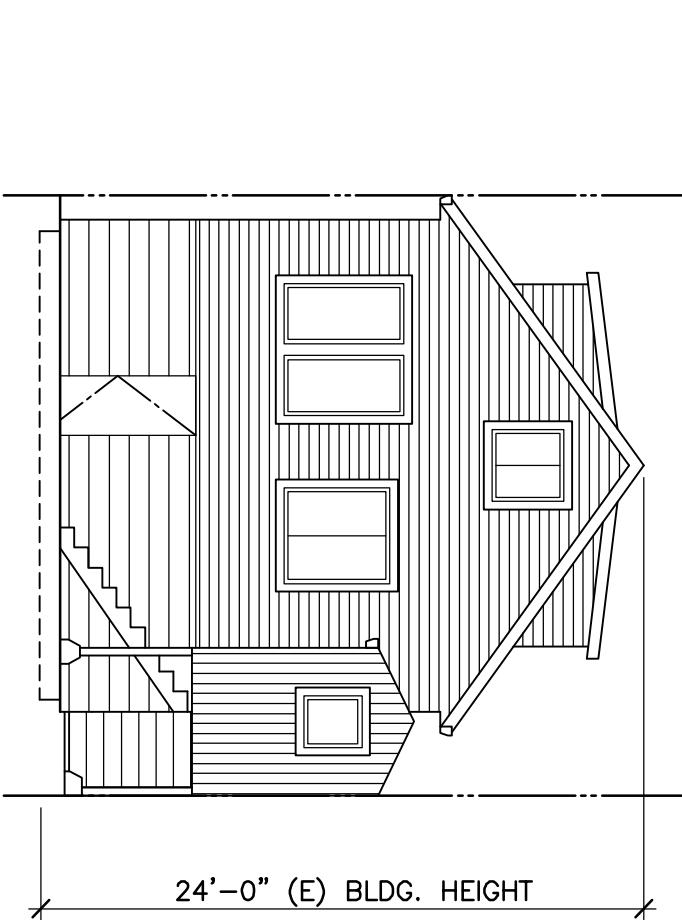




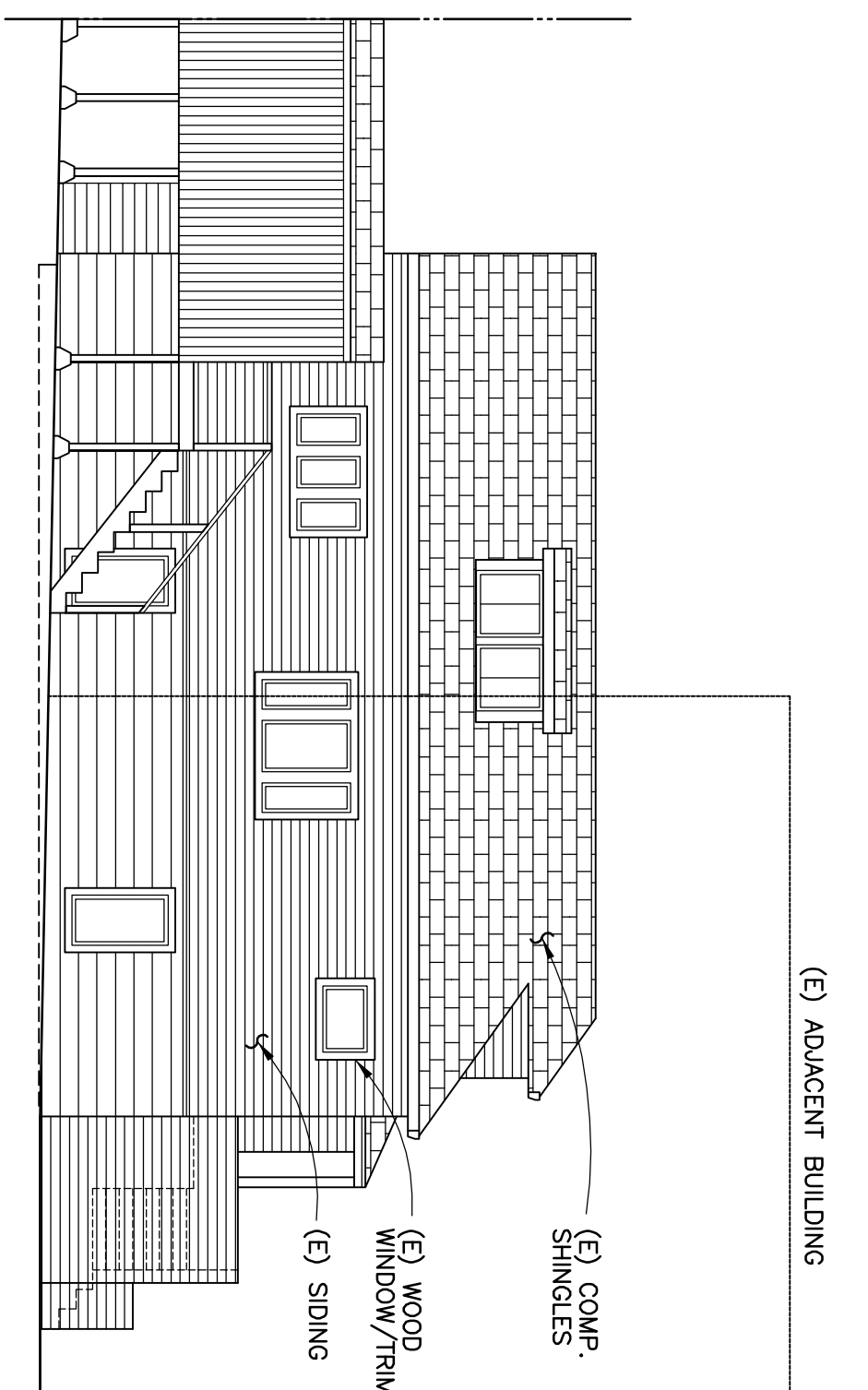
(E) FRONT ELEVATION  
1  
1/8" = 1'-0"  
A-3



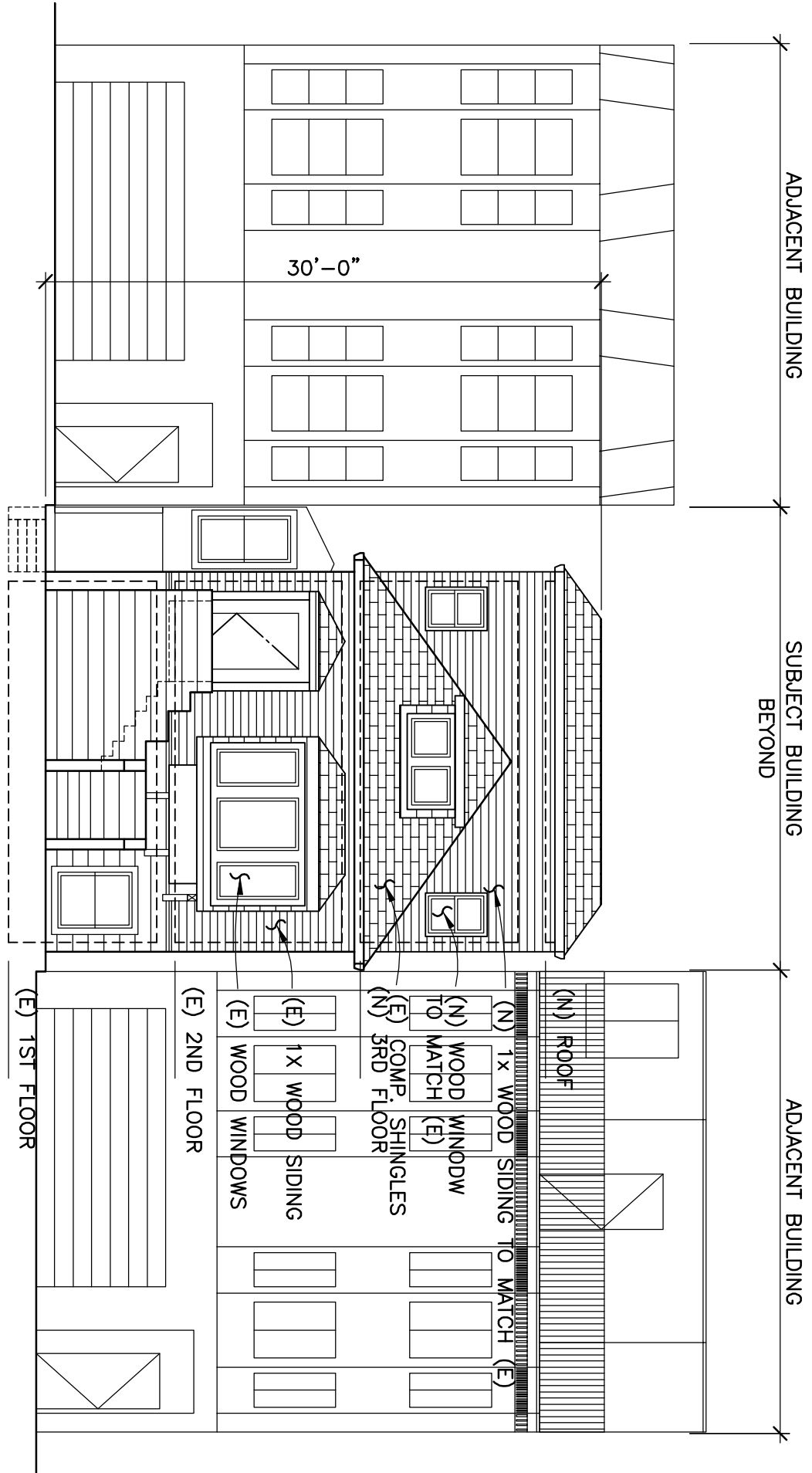
(E) NORTH ELEVATION  
2  
1/8" = 1'-0"  
A-3



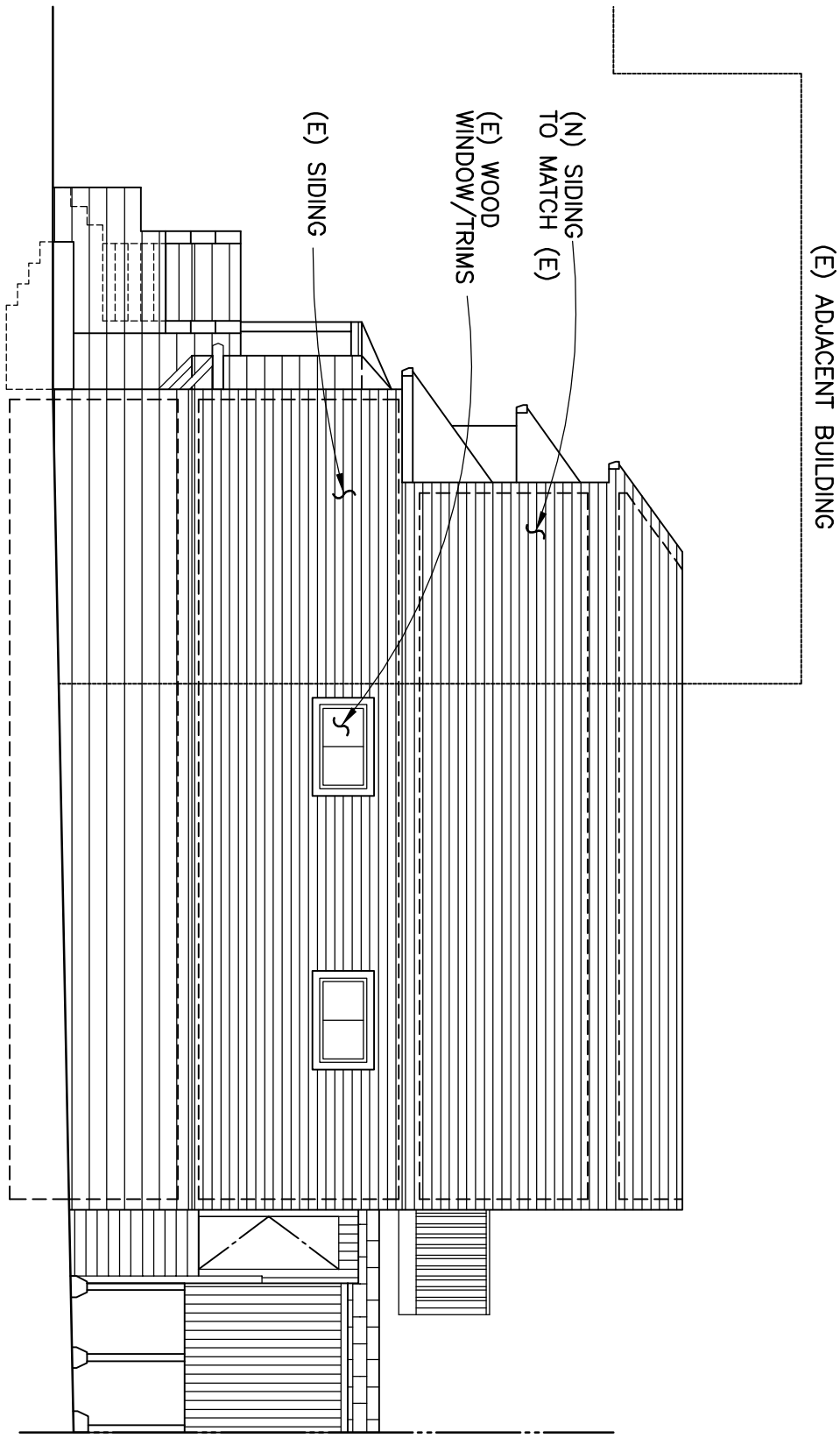
(E) REAR ELEVATION  
3  
1/8" = 1'-0"  
A-3



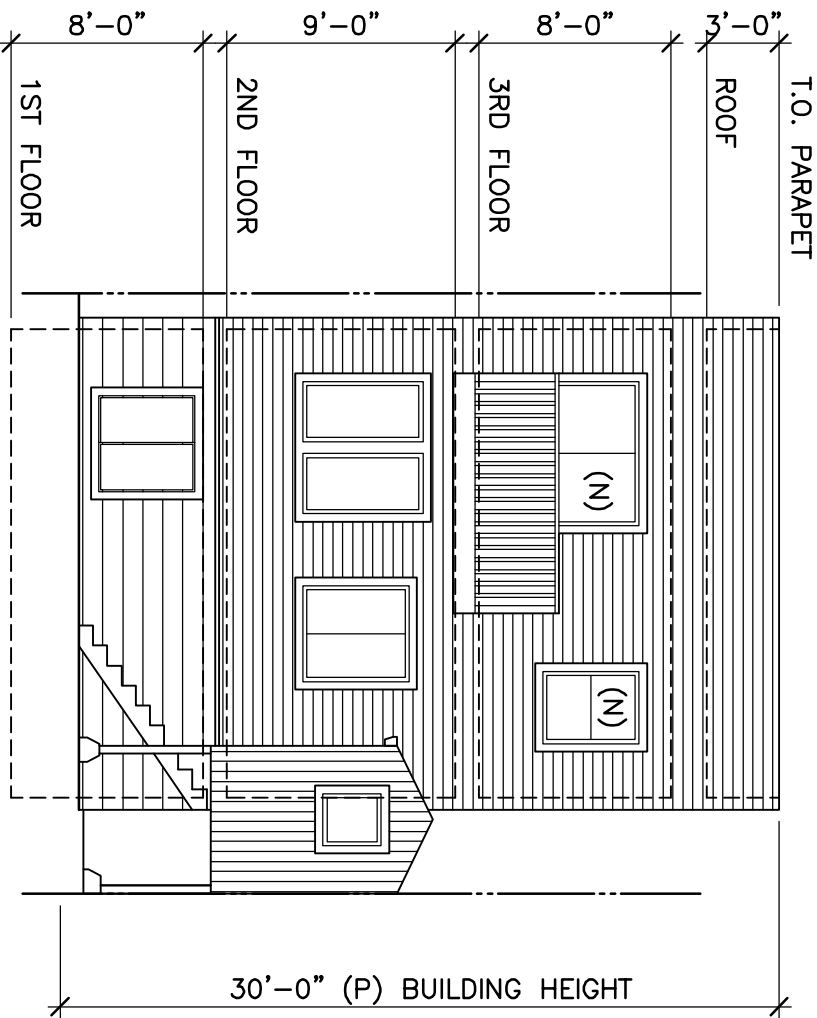
(E) SOUTH ELEVATION  
4  
1/8" = 1'-0"  
A-3



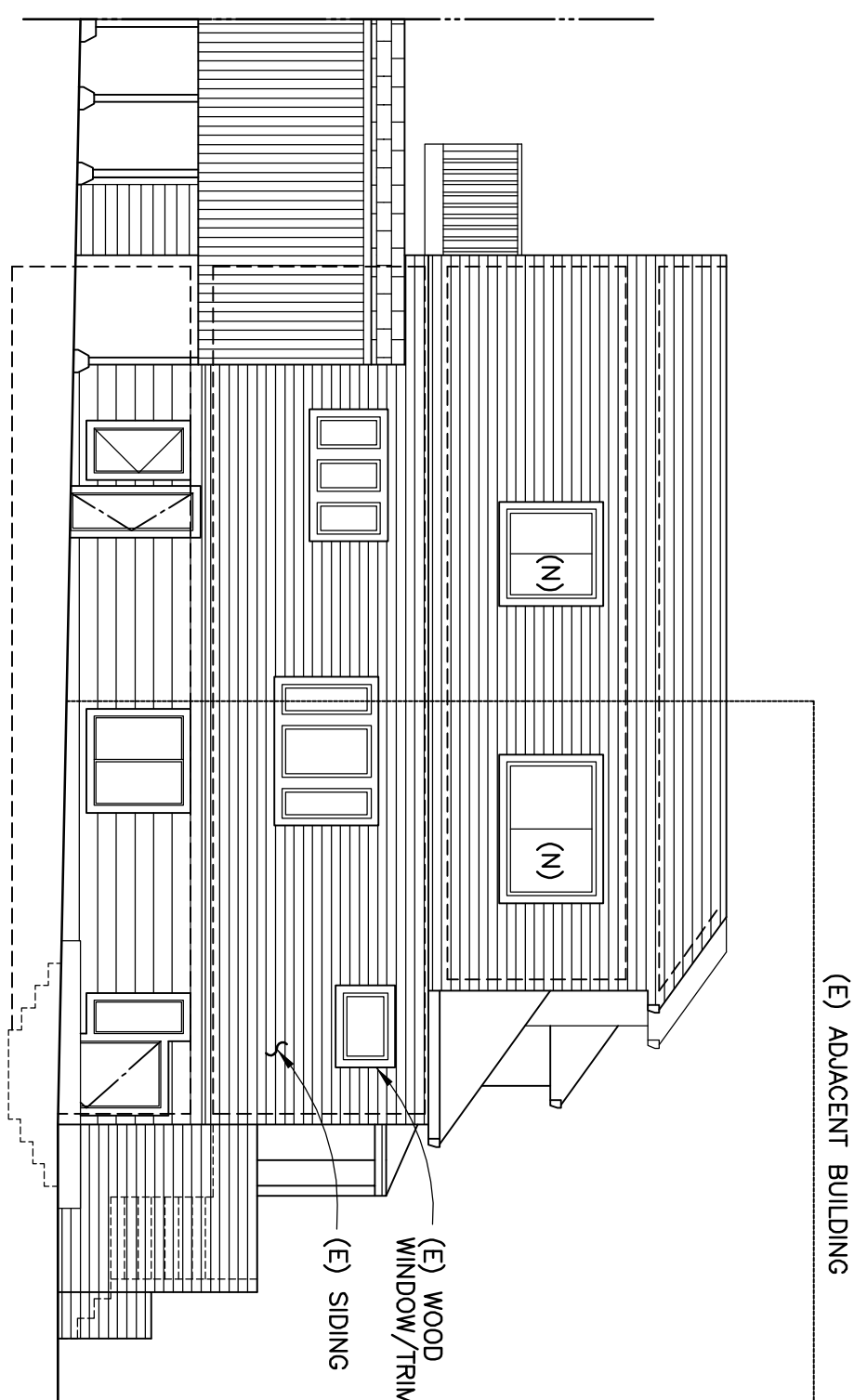
(N) FRONT ELEVATION  
5  
1/8" = 1'-0"  
A-3



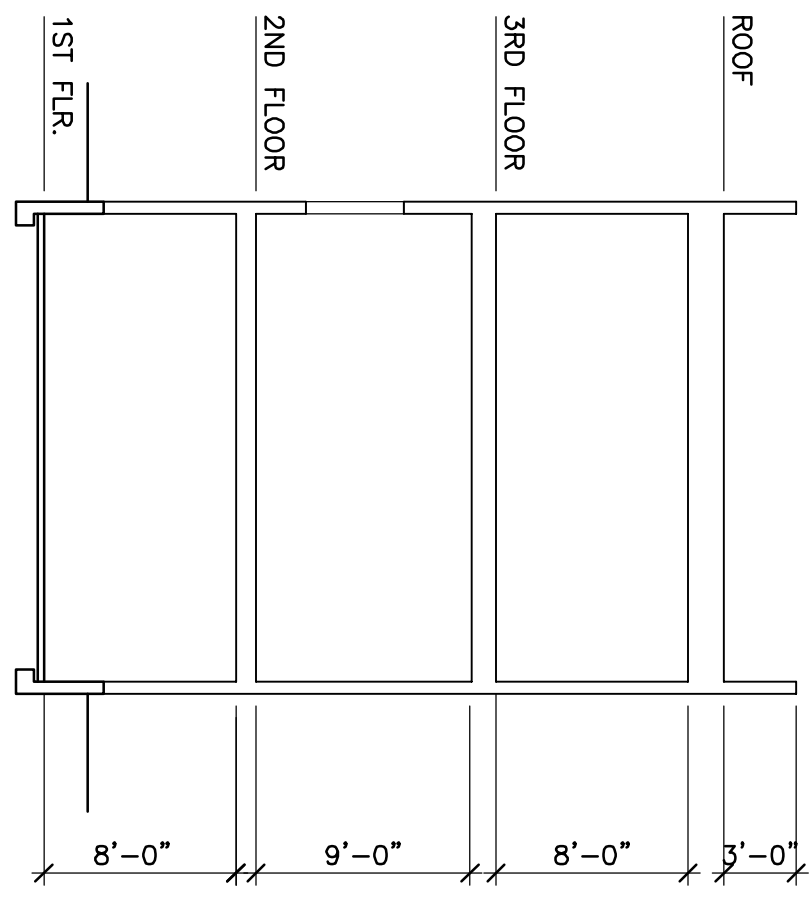
(N) NORTH ELEVATION  
6  
1/8" = 1'-0"  
A-3



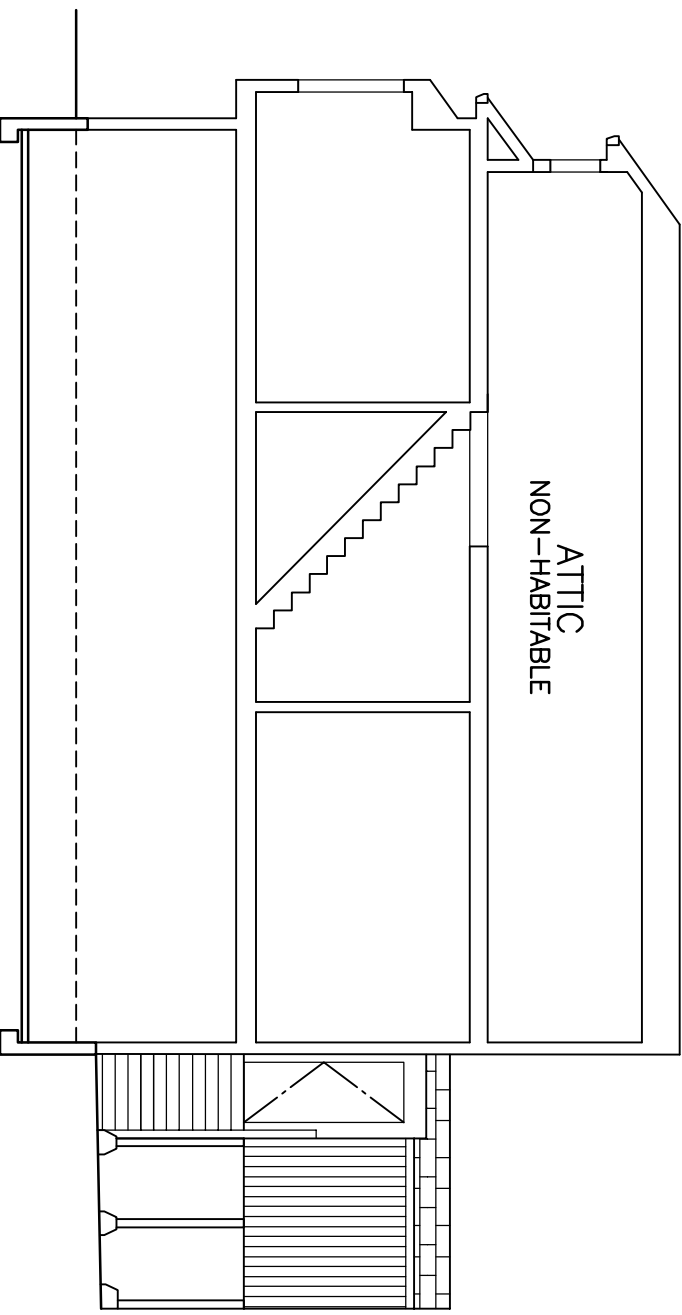
(N) REAR ELEVATION  
7  
1/8" = 1'-0"  
A-3



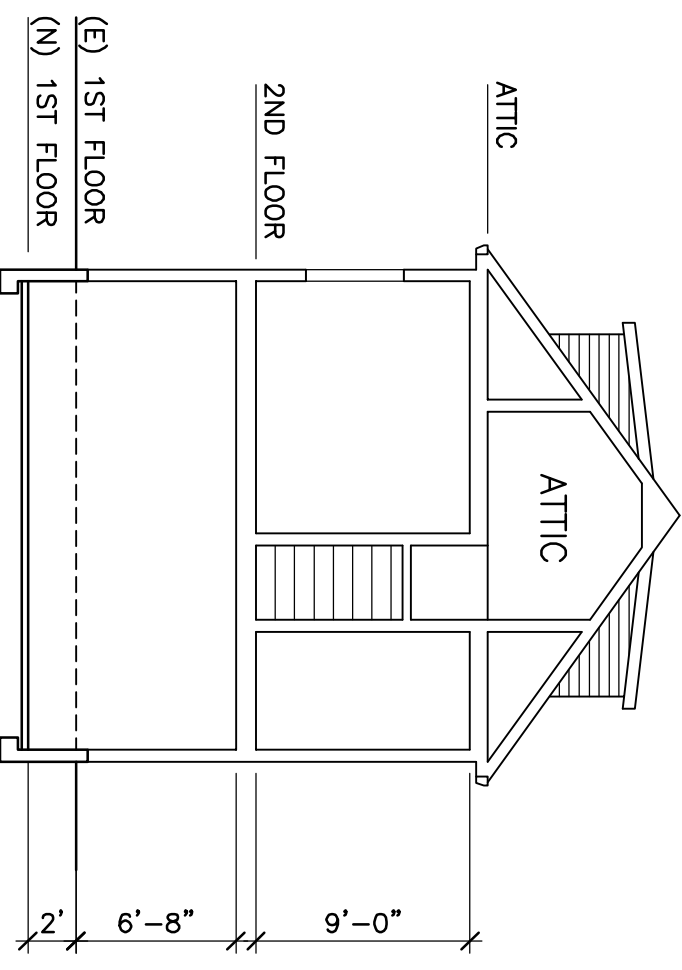
(N) SOUTH ELEVATION  
8  
1/8" = 1'-0"  
A-3



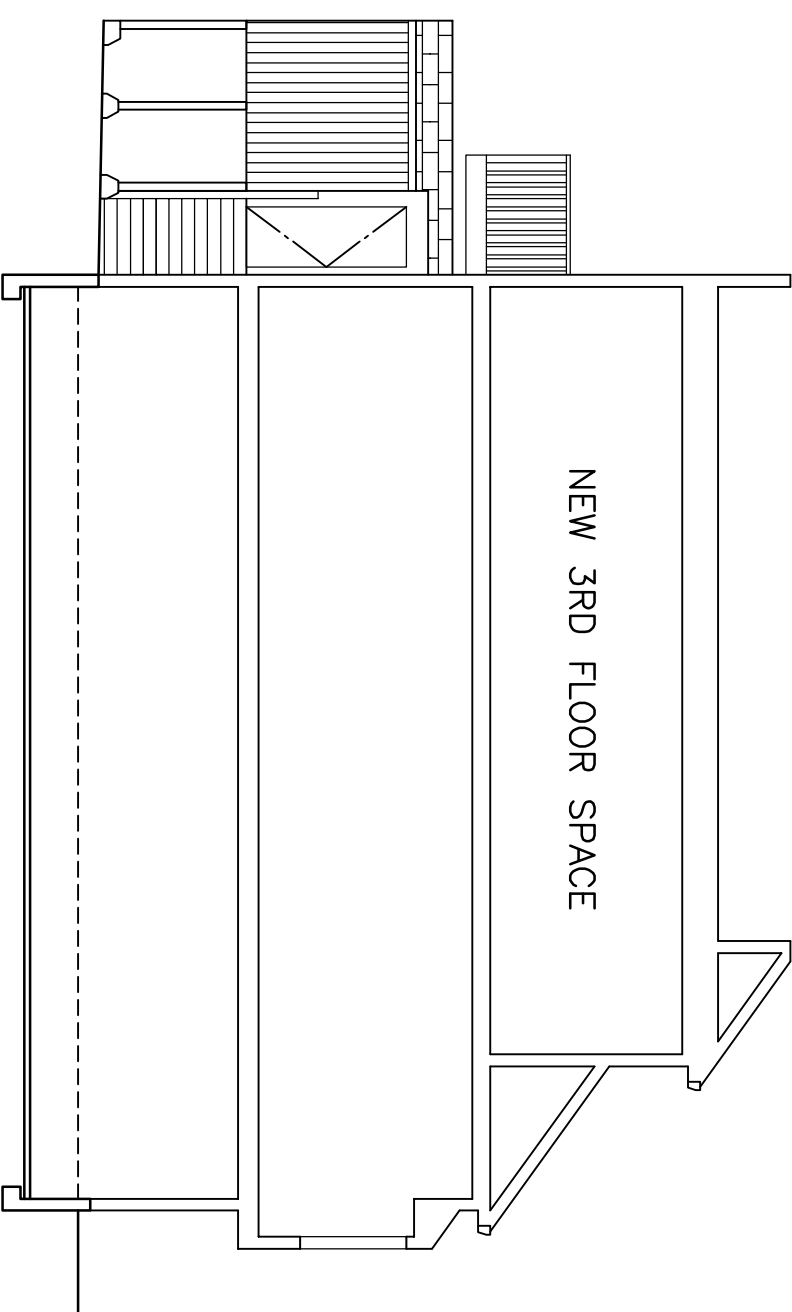
(P) BUILDING SECTION  
9  
1/8" = 1'-0"  
A-3



(E) LONG. BLDG. SECTION  
10  
1/8" = 1'-0"  
A-3



(E) BUILDING SECTION  
11  
1/8" = 1'-0"  
A-3



(N) LONG. BLDG. SECTION  
12  
1/8" = 1'-0"  
A-3