



# SAN FRANCISCO PLANNING DEPARTMENT

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, December 5, 2012**  
 Time: **Beginning at 9:30 AM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
 Case Type: **Variations (Rear Yard)**  
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>165-167 Roosevelt Way</b>	Case No.: <b>2012.0596V</b>
Cross Street(s): <b>15<sup>th</sup> Street</b>	Building Permit: <b>2012.05.17.0707</b>
Block /Lot No.: <b>2608/030</b>	Applicant/Agent: <b>Randall Eveleigh</b>
Zoning District(s): <b>RH-2 / 40-X</b>	Telephone: <b>(510) 595.1295</b>
Area Plan: <b>N/A</b>	E-Mail: <b>rgeve@aol.com</b>

### PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition, construct horizontal additions at the west and north elevations of the building, replace the rear stairs with steel spiral stairs, add rear balconies, and alter the building's exterior and interior plan. The vertical addition would be set back approximately 12 feet from the east property line.

**PER SECTION 134 OF THE PLANNING CODE** the subject property is required to maintain a rear yard of approximately 16 feet. The proposed vertical addition would extend to within approximately 12 feet of the rear property line, and the proposed spiral stairs and balconies would extend to within one foot of the rear property line, encroaching approximately 4 feet and 15 feet into the required rear yard respectively; therefore, the project requires a variance from the rear yard requirement of the Planning Code.

**SECTION 188 OF THE PLANNING CODE** prohibits the expansion of a noncomplying structure in a manner that would increase the degree of noncompliance. The east portion of the existing building extends to within 7 feet of the rear property line and the existing rear stairs extend to within one foot of the rear property line, encroaching approximately 9 feet and 16 feet into the required rear yard respectively. Therefore, increasing the height of this portion of the building, the replacement of the rear stairs and the addition of balconies as proposed requires a variance from Section 188 of the Planning Code.

### 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/2012.0596V.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.



# 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.

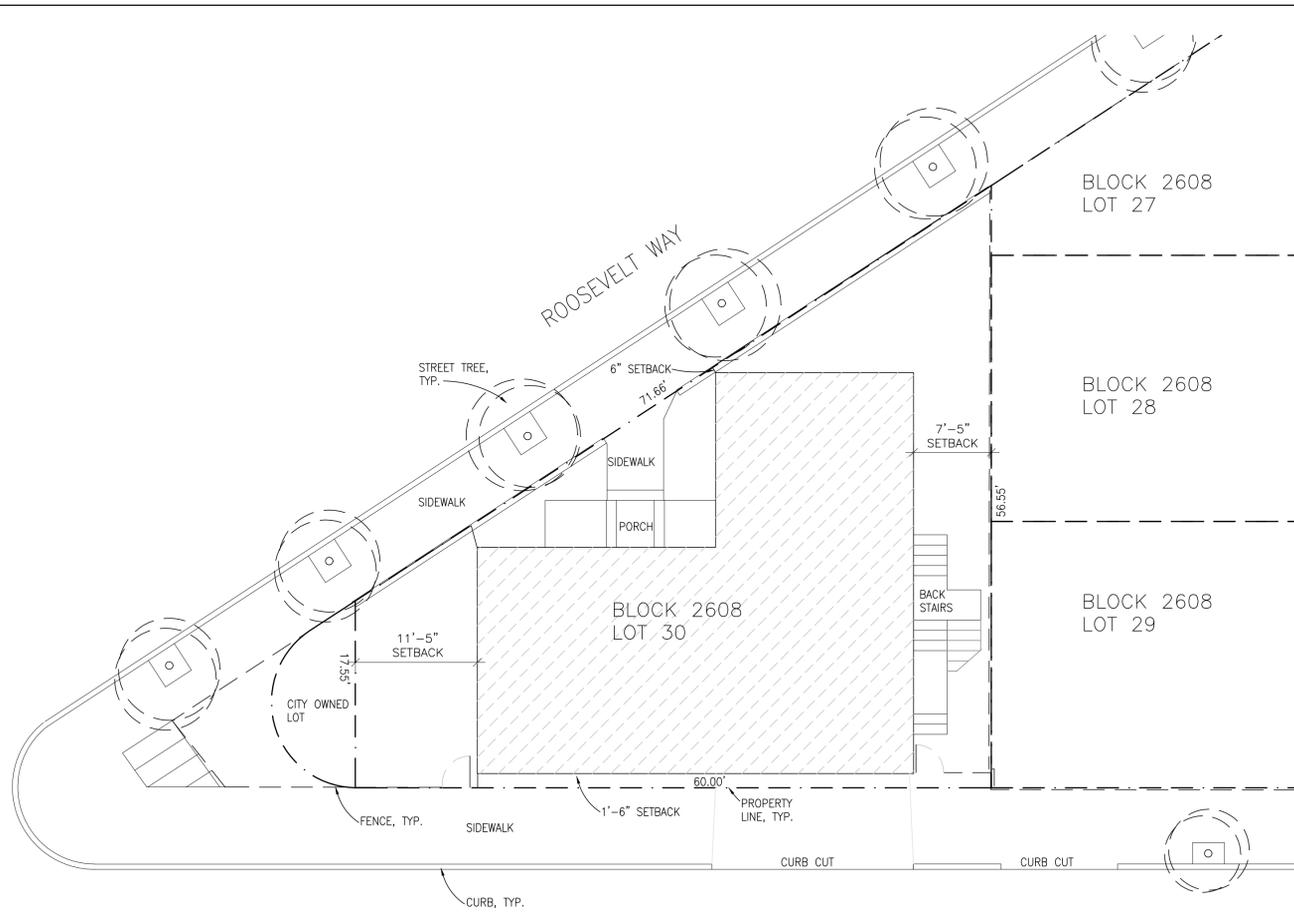
Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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

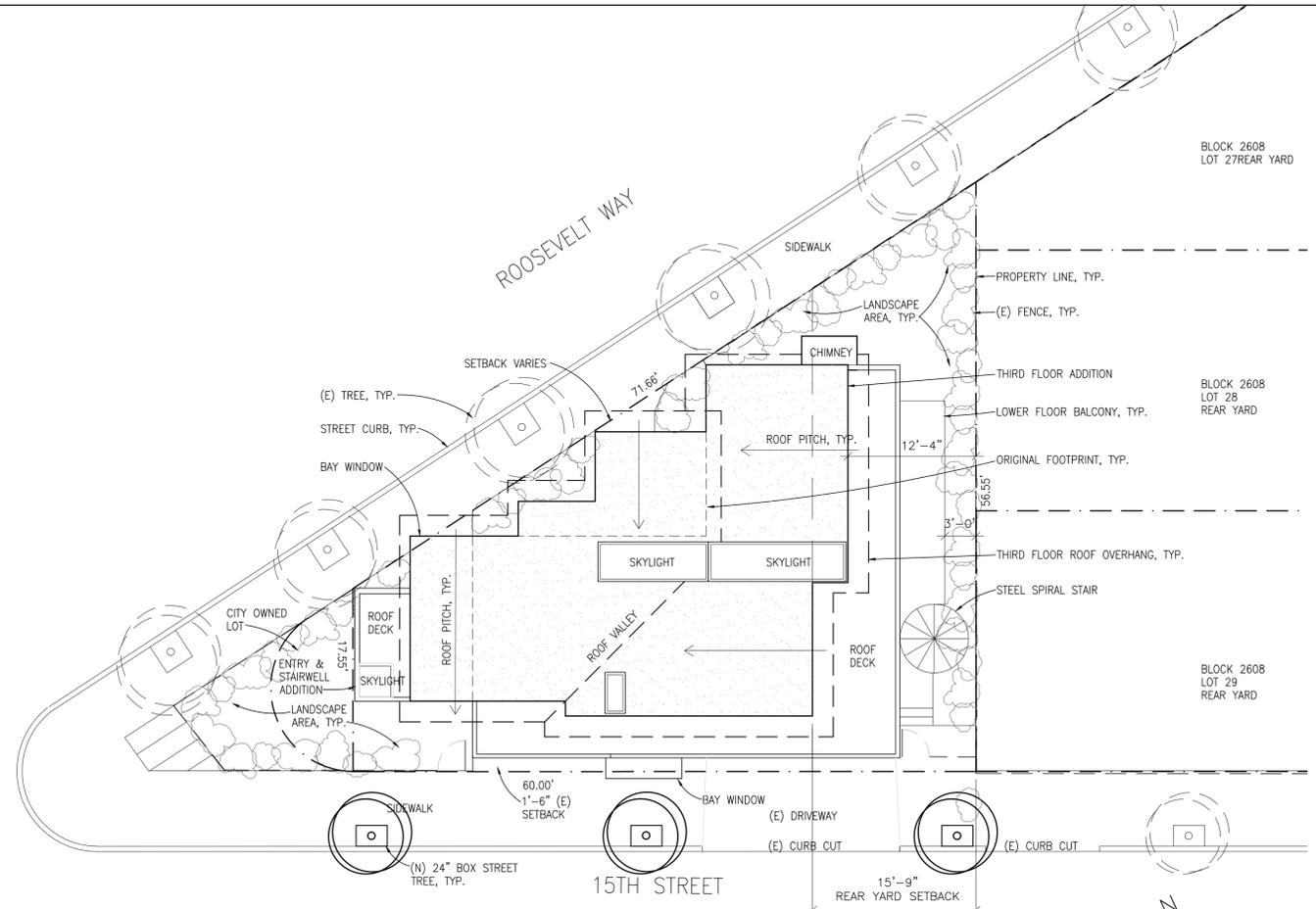
Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**



1 EXISTING SITE PLAN  
A0.1 1/8" = 1'-0"



2 PROPOSED SITE PLAN  
A0.1 1/8" = 1'-0"

SCOPE OF WORK

- ENTRY AND STAIR ADDITION AT GROUND LEVEL FOR EXISTING 2nd FLOOR FLAT (#167)
- CONCRETE FRONT PORCHES AT GROUND LEVEL FOR BOTH FLATS (#165 & #167)
- BAY WINDOW ADDITION ON SOUTH WALL FOR BOTH FLATS (#165 & #167)
- SECOND FLOOR ADDITION OF ENTRY STAIR AND DINING AREA (#167)
- THIRD FLOOR MASTER BEDROOM SUITE, AND SITTING ROOM ADDITION (#167)
- NEW BALCONIES FOR EACH FLAT ON EAST SIDE (#165 & #167)

PROJECT DATA:

BLOCK 2608 LOT 30  
ZONING USE DISTRICT RH-2  
TYPE VB NON RATED CONSTRUCTION,  
R-3 OCCUPANCY  
2 FLAT BUILDING  
LOT AREA: 1,750 SQUARE FEET

	EXISTING:	PROJECT DATA:
STORIES:	3 INCL. GARAGE LEVEL	4 INCL. GARAGE LEVEL
FOOTPRINT SQUARE FEET:	1181 SQUARE FEET	1303.75 SQUARE FEET
#165 FLAT SQUARE FEET:	1175 SQUARE FEET	1190 SQUARE FEET
#167 FLAT SQUARE FEET:	1175 SQUARE FEET	2425 SQUARE FEET
BUILDING HEIGHT:	25 FEET	36.5 FEET

DRAWING INDEX:

- A0.1 SITE PLANS
- A0.2 EXISTING FLOOR PLANS & ELEVATIONS
- A0.3 CONTEXT ELEVATIONS 15th STREET
- A0.4 CONTEXT ELEVATIONS ROOSEVELT WAY
- A1 PROPOSED BASEMENT & 1st FLOOR PLANS
- A2 PROPOSED 2nd & 3rd FLOOR PLANS
- A3 PROPOSED NORTH & WEST EXTERIOR ELEVATIONS
- A4 PROPOSED NORTH & WEST EXTERIOR ELEVATIONS

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rgrave @ acd.com

RANDALL EVELEIGH

REVISIONS:

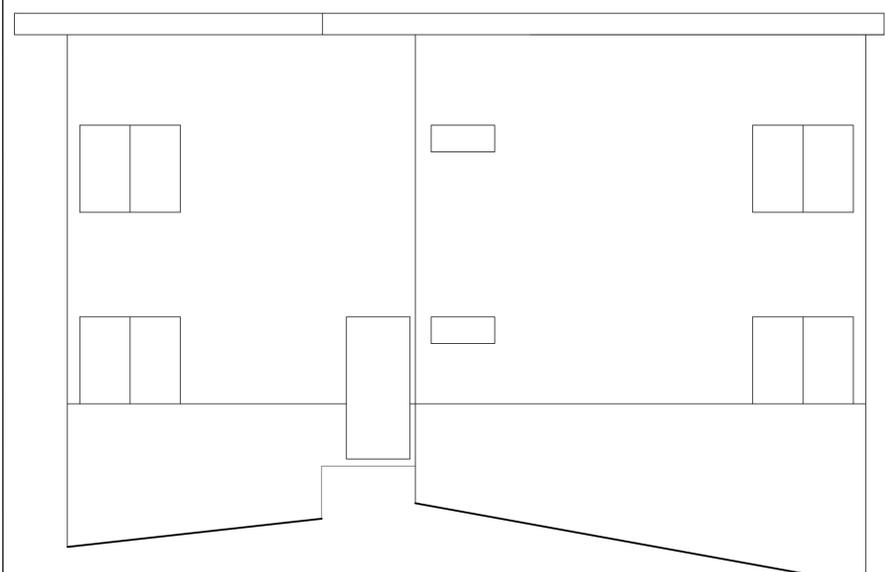
DR. NADINE GREINER RESIDENCE  
167 ROOSEVELT WAY  
SAN FRANCISCO, CA 94114

BLOCK 2608  
LOT 30

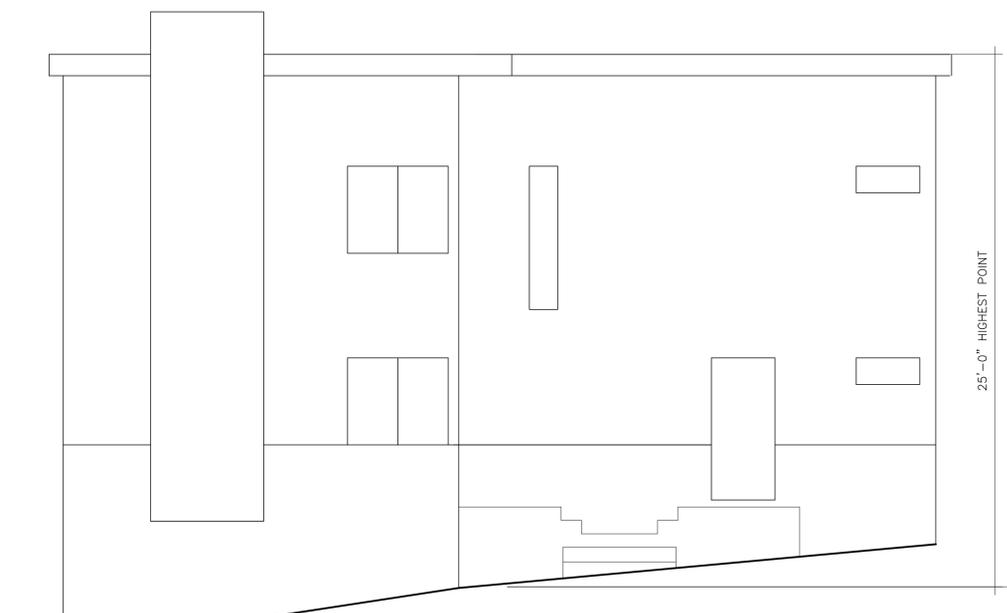
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PROPOSED  
SITE PLAN,  
EXISTING  
BLOCK PLAN

SEPT 4 2012

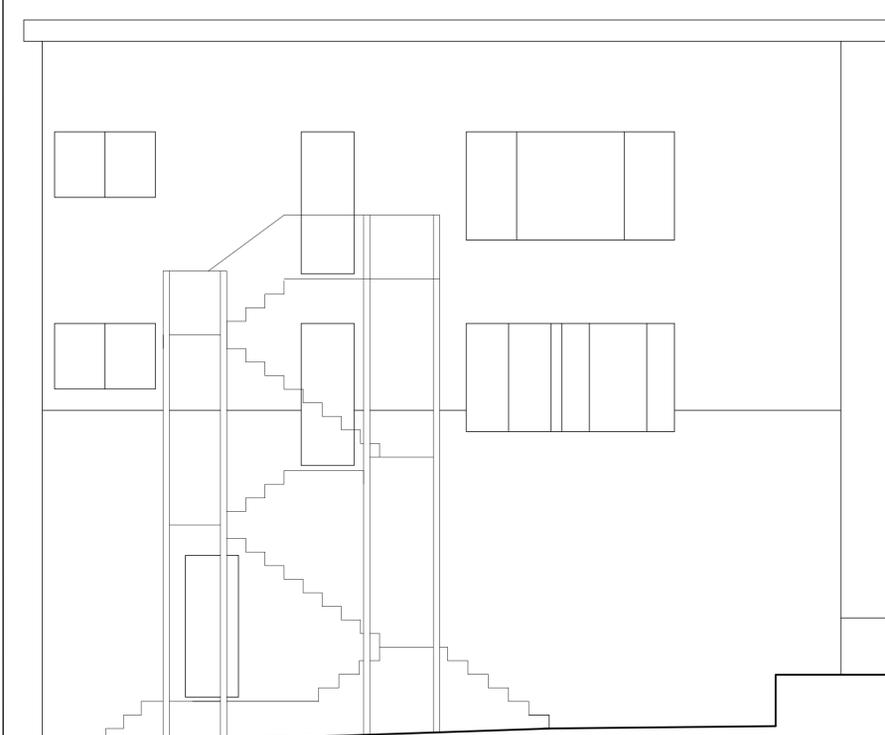
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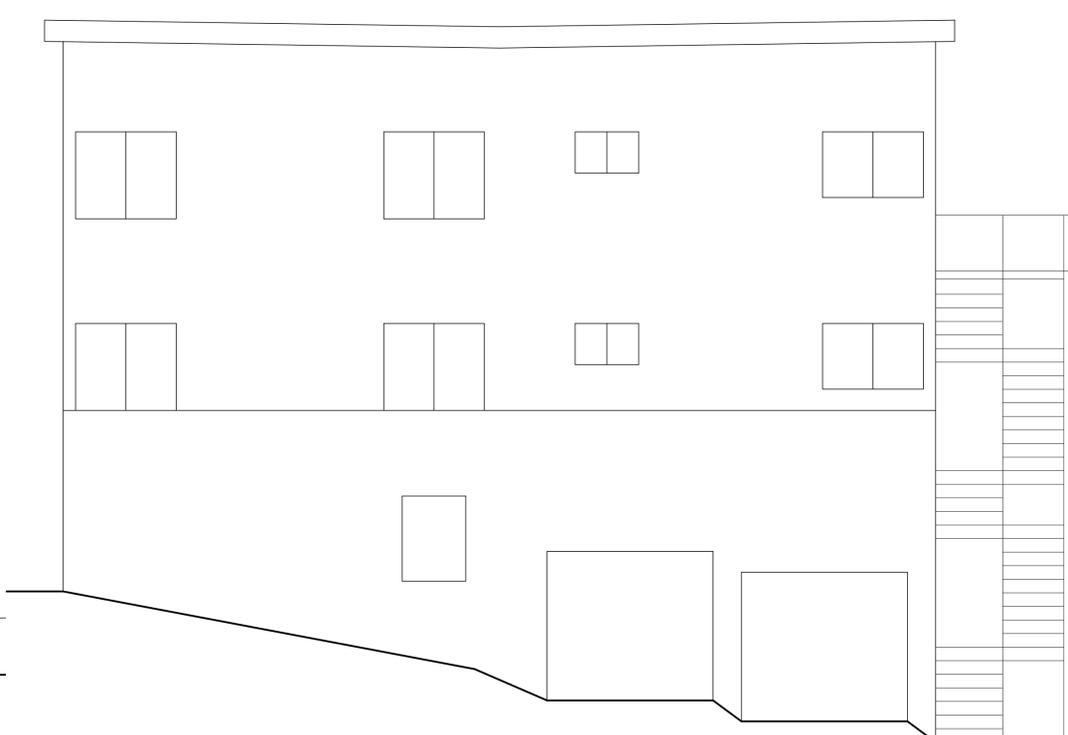
5 EXISTING WEST ELEV.  
A0.2 1/4" = 1'-0"



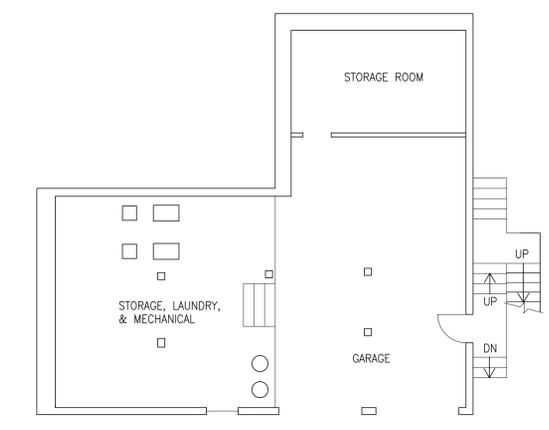
4 EXISTING NORTH ELEV.  
A0.2 1/4" = 1'-0"



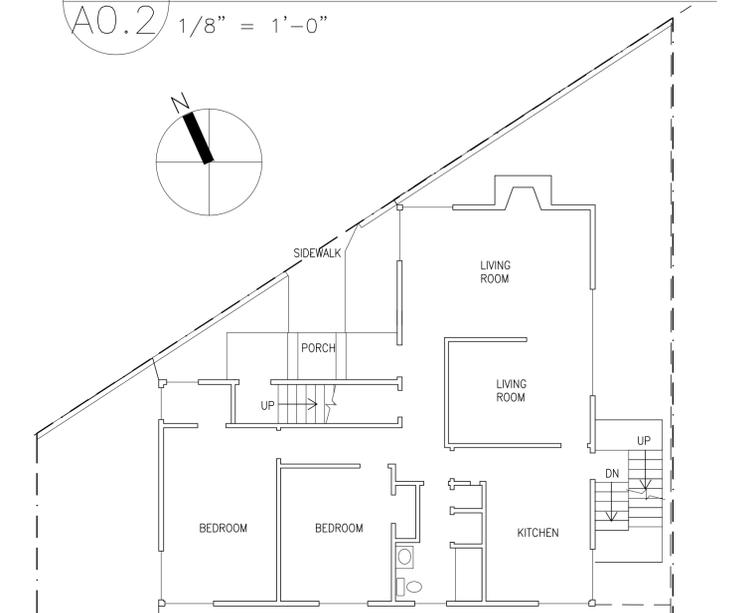
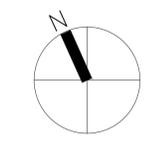
7 EXISTING EAST ELEV.  
A0.2 1/4" = 1'-0"



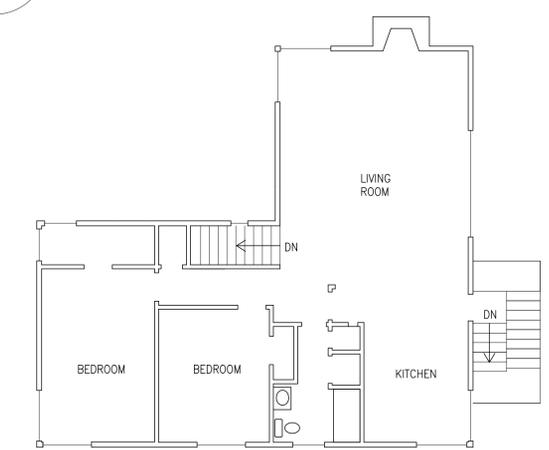
6 EXISTING SOUTH ELEV.  
A0.2 1/4" = 1'-0"



1 EXISTING BASEMENT PLAN  
A0.2 1/8" = 1'-0"



2 EXISTING 1st FLOOR PLAN  
A0.2 1/8" = 1'-0"



3 EXISTING 2nd FLOOR PLAN  
A0.2 1/8" = 1'-0"

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REVISIONS:  
AUGUST 27 2012

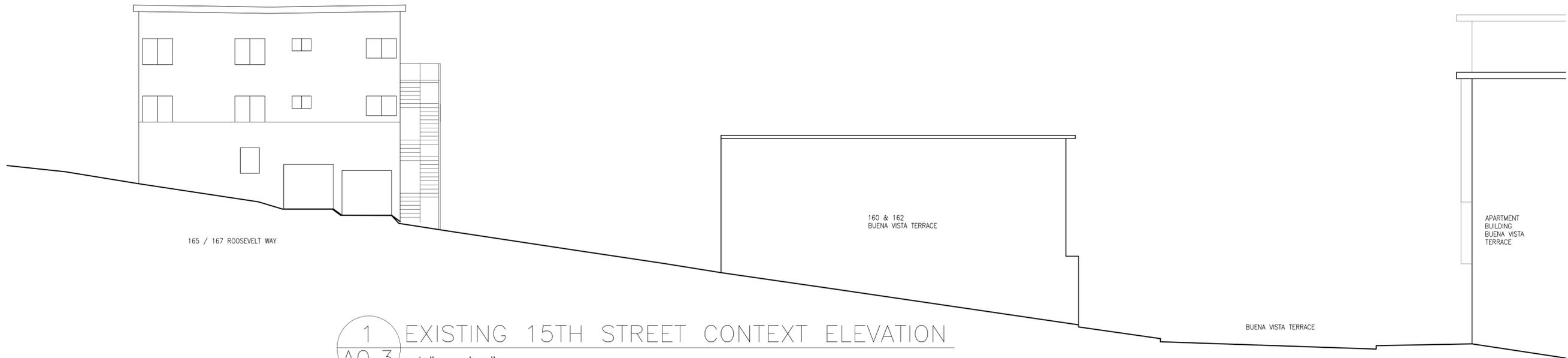
DR. NADINE GREINER RESIDENCE  
167 ROOSEVELT WAY  
SAN FRANCISCO, CA 94114

BLOCK 2608  
LOT 30

SHEET TITLE:  
EXISTING  
FLOOR  
PLANS &  
ELEVATIONS

SEPT 4 2012

A0.2



1 EXISTING 15TH STREET CONTEXT ELEVATION  
 A0.3 1/8" = 1'-0"



2 PROPOSED 15TH STREET CONTEXT ELEVATION  
 A0.3 1/8" = 1'-0"

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REVISIONS:

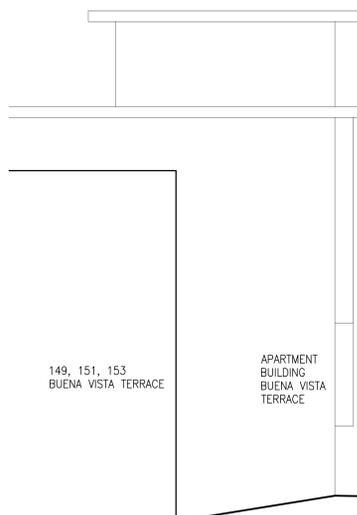
DR. NADINE GREINER RESIDENCE  
 167 ROOSEVELT WAY  
 SAN FRANCISCO, CA 94114

BLOCK 2608  
 LOT 30

SHEET TITLE:  
 CONTEXT  
 ELEVATIONS

SEPT 4 2012

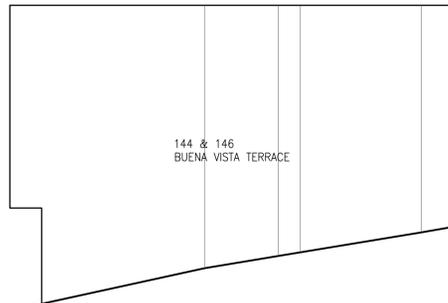
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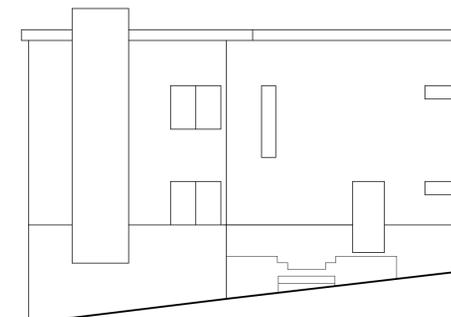
149, 151, 153  
BUENA VISTA TERRACE

APARTMENT  
BUILDING  
BUENA VISTA  
TERRACE

BUENA VISTA TERRACE

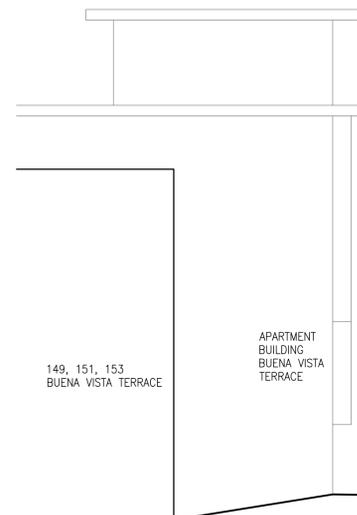


144 & 146  
BUENA VISTA TERRACE



165 / 167 ROOSEVELT WAY

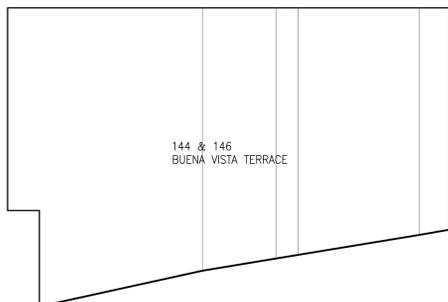
1 EXISTING ROOSEVELT WAY CONTEXT ELEVATION  
A0.4 1/8" = 1'-0"



149, 151, 153  
BUENA VISTA TERRACE

APARTMENT  
BUILDING  
BUENA VISTA  
TERRACE

BUENA VISTA TERRACE



144 & 146  
BUENA VISTA TERRACE



165 / 167 ROOSEVELT WAY

2 PROPOSED ROOSEVELT WAY CONTEXT ELEVATION  
A0.4 1/8" = 1'-0"

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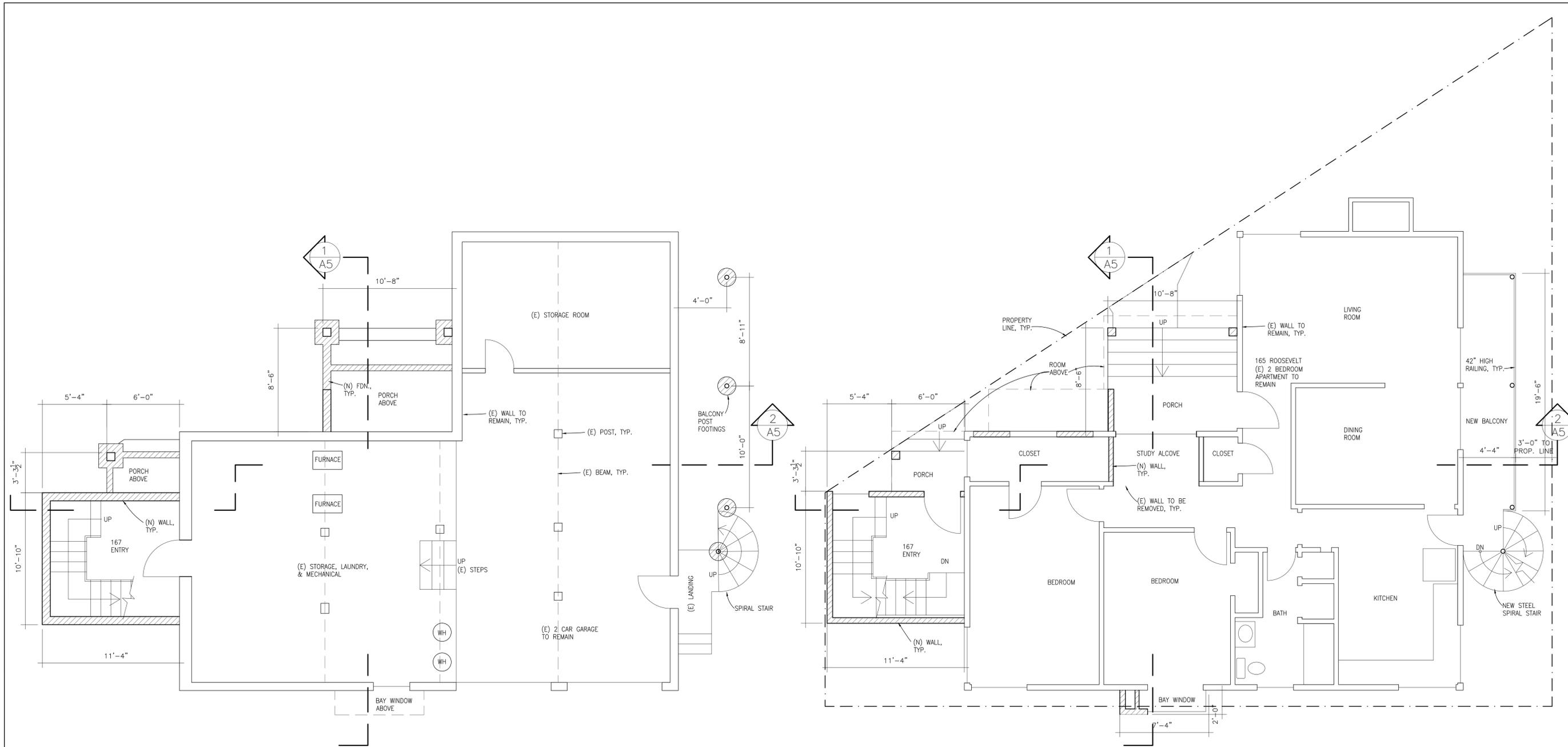
DR. NADINE GREINER RESIDENCE  
167 ROOSEVELT WAY  
SAN FRANCISCO, CA 94114

BLOCK 2608  
LOT 30

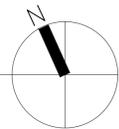
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CONTEXT  
ELEVATIONS

SEPT 4 2012

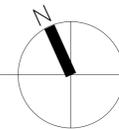
A0.4



1 PROPOSED BASEMENT PLAN  
A1 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN  
A1 1/4" = 1'-0"



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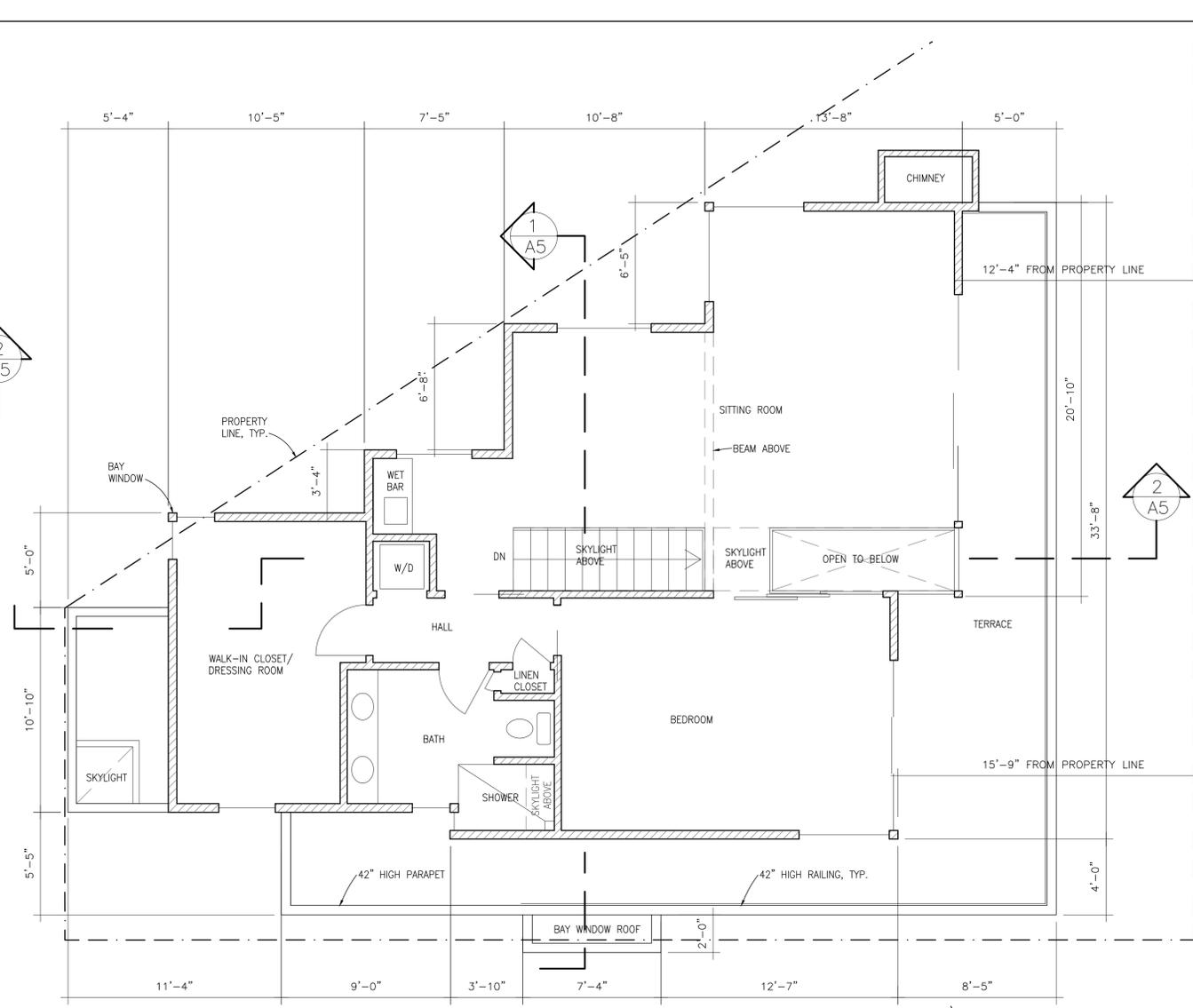
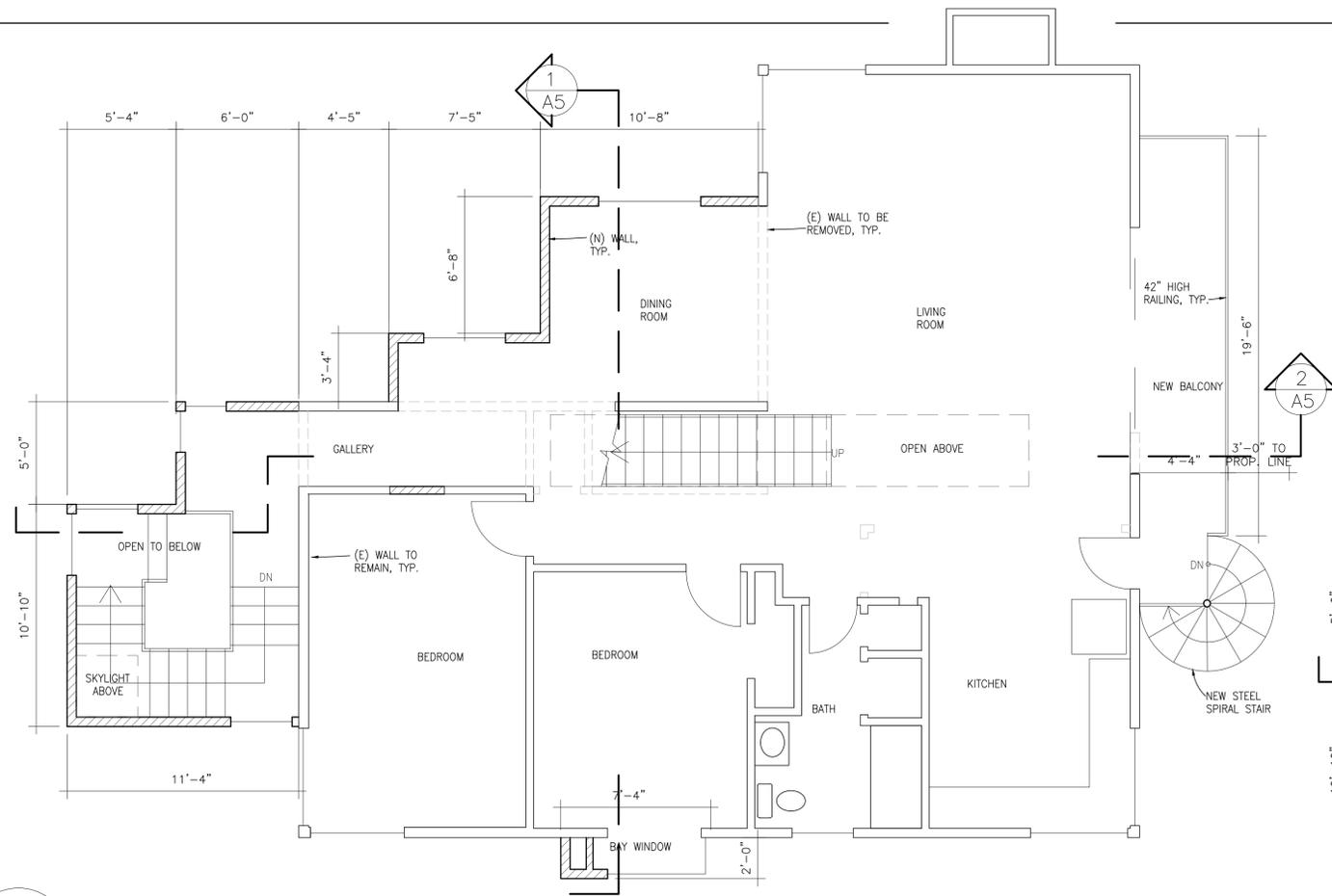
DR. NADINE GREINER RESIDENCE  
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SAN FRANCISCO, CA 94114

BLOCK 2608  
LOT 30

SHEET TITLE:  
PROPOSED  
BASEMENT  
& FIRST  
FLOOR  
PLANS

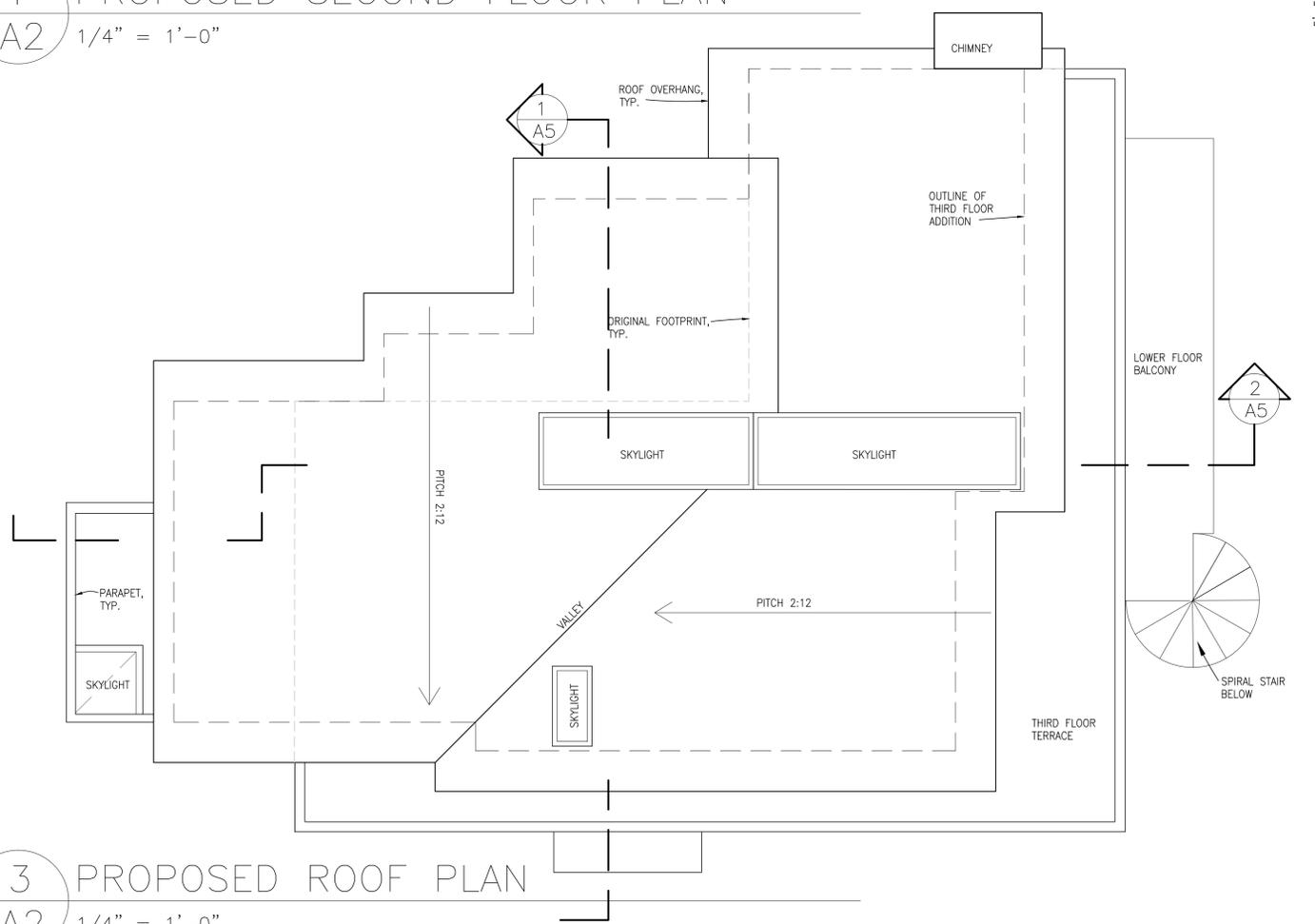
SEPT 4 2012

A1



1 PROPOSED SECOND FLOOR PLAN  
A2 1/4" = 1'-0"

2 PROPOSED THIRD FLOOR PLAN  
A2 1/4" = 1'-0"



3 PROPOSED ROOF PLAN  
A2 1/4" = 1'-0"

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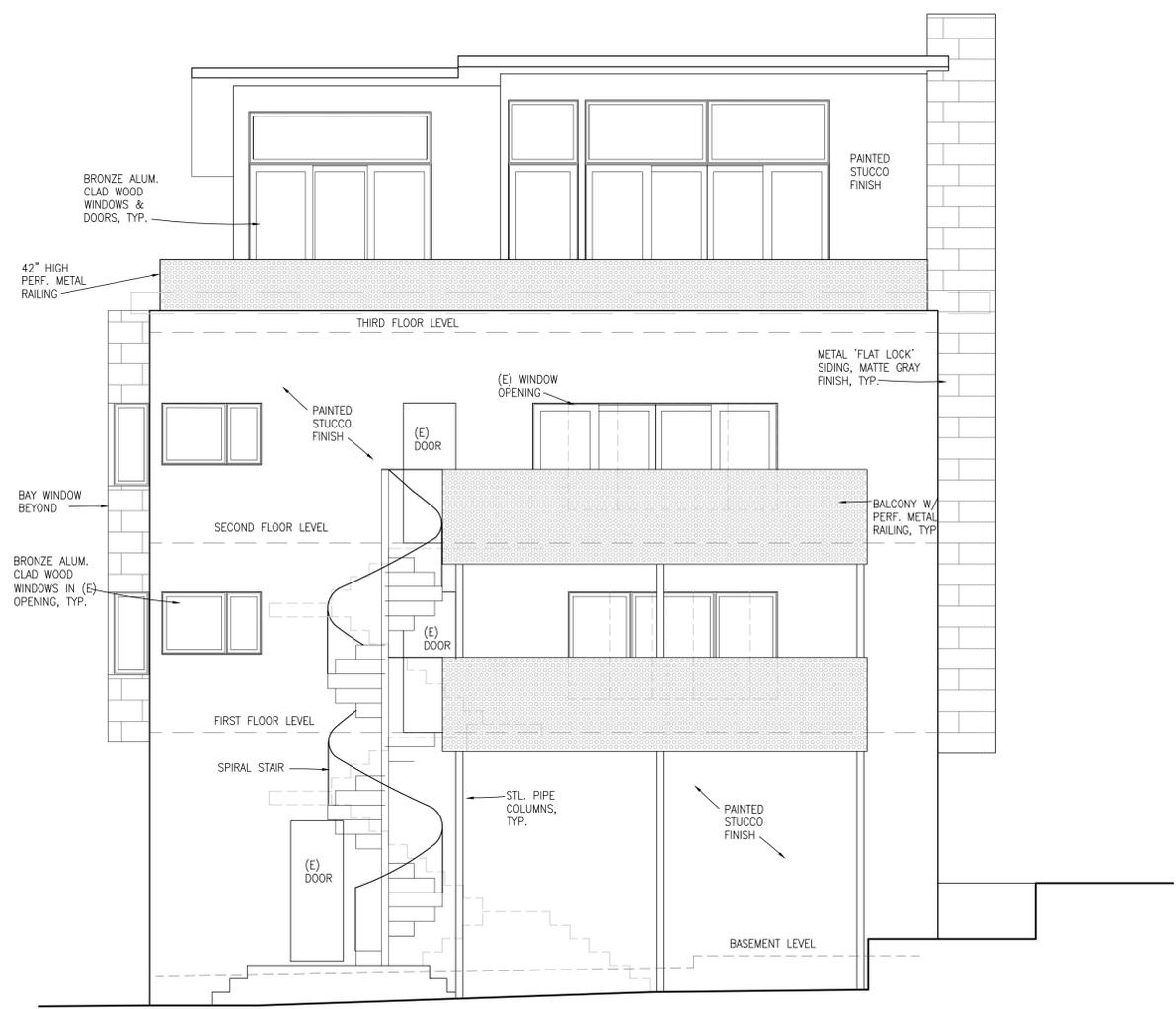
BLOCK 2608  
LOT 30

SHEET TITLE:  
PROPOSED  
SECOND,  
THIRD &  
ROOF  
PLANS

SEPT 4 2012

A2

40' HEIGHT LIMIT



1 PROPOSED EAST ELEVATION  
 A3 1/4" = 1'-0"

40' HEIGHT LIMIT MEASURED ON ROOSEVELT WAY



2 PROPOSED NORTH (ROOSEVELT WAY) ELEVATION  
 A3 1/4" = 1'-0"

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 SUITE 100  
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 rgeve@aol.com

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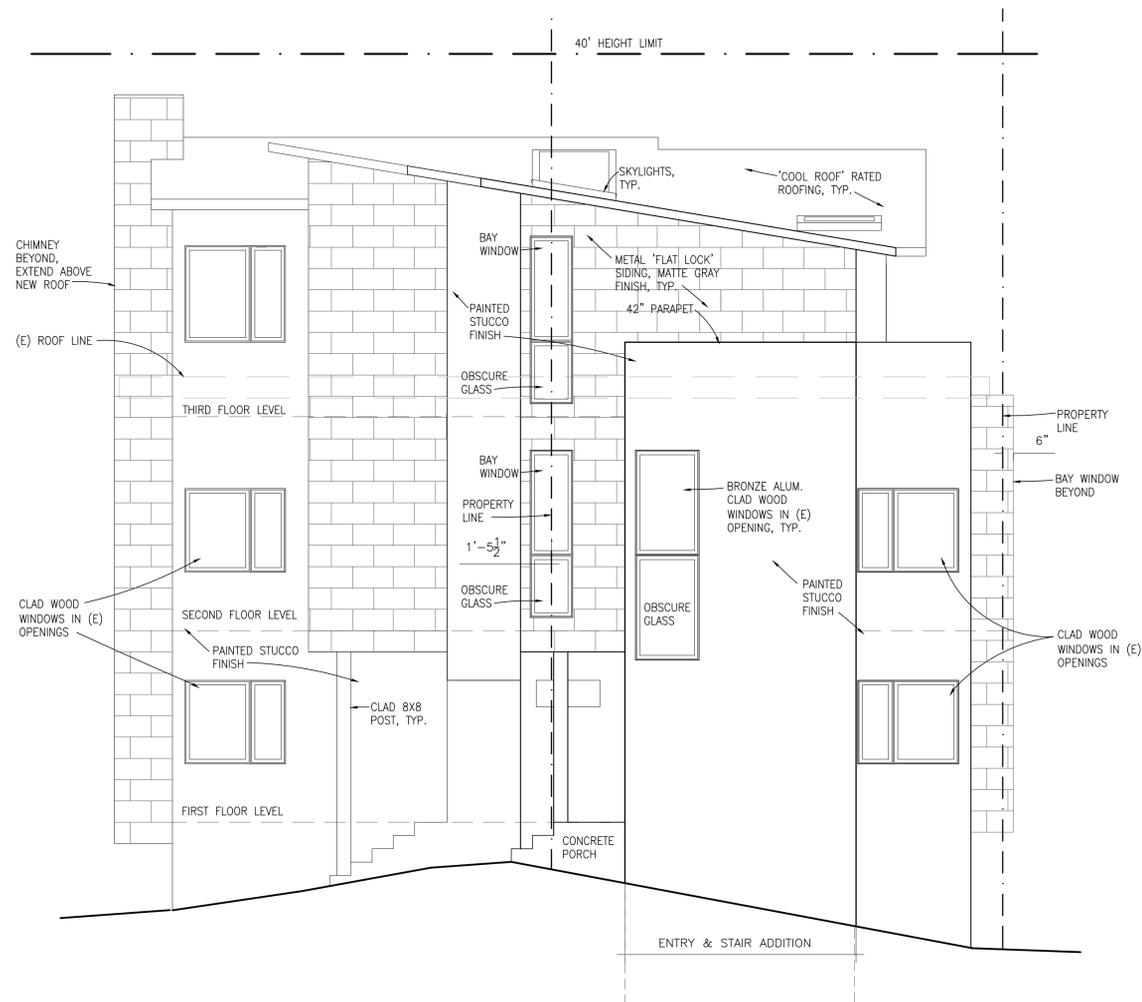
DR. NADINE GREINER RESIDENCE  
 167 ROOSEVELT WAY  
 SAN FRANCISCO, CA 94114

BLOCK 2608  
 LOT 30

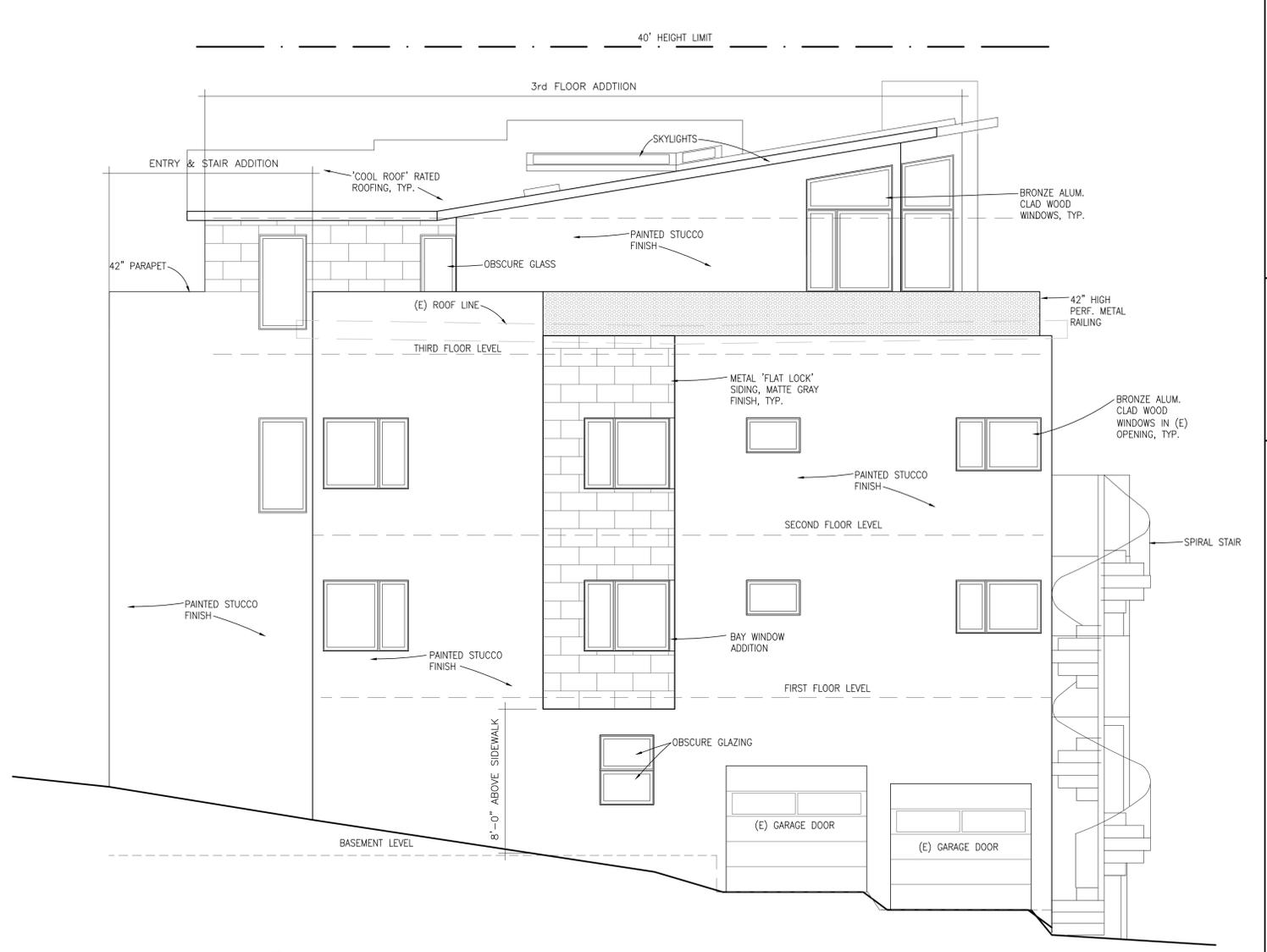
SHEET TITLE:  
 PROPOSED  
 NORTH &  
 EAST  
 ELEVATIONS

SEPT 4 2012

A3



1 PROPOSED WEST ELEVATION  
 A4 1/4" = 1'-0"



2 PROPOSED SOUTH (15TH STREET) ELEVATION  
 A4 1/4" = 1'-0"

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REVISIONS:

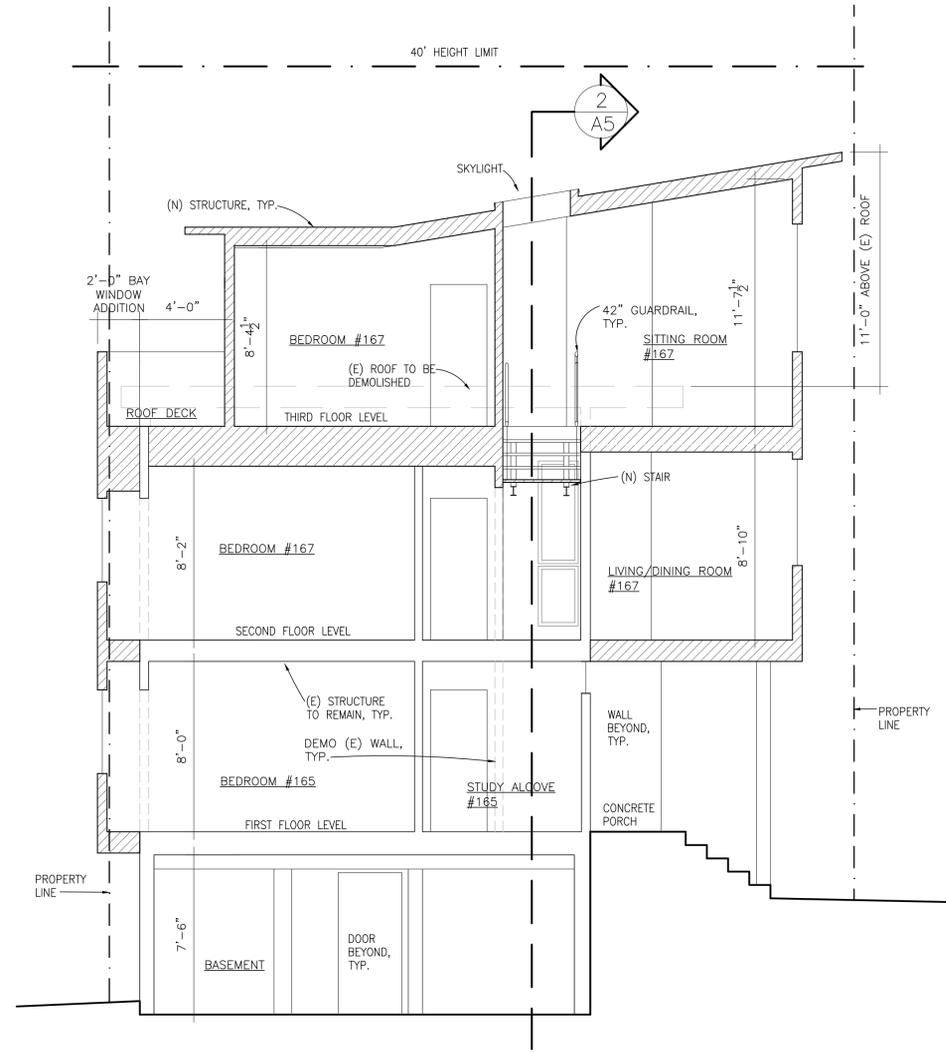
DR. NADINE GREINER RESIDENCE  
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BLOCK 2608  
 LOT 30

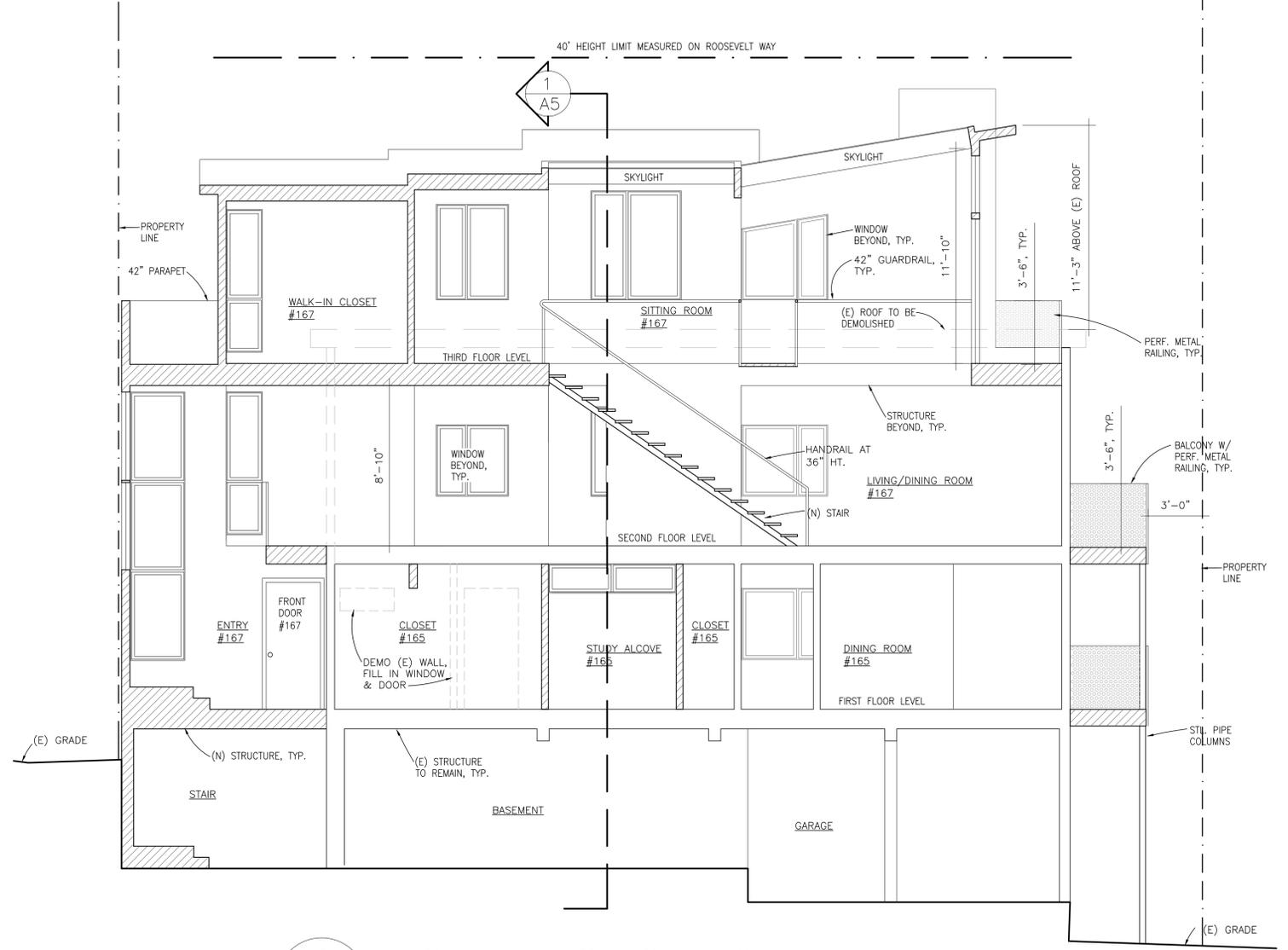
SHEET TITLE:  
 PROPOSED  
 WEST &  
 SOUTH  
 ELEVATIONS

SEPT 4 2012

A4



1 SOUTH - NORTH SECTION  
 A5 1/4" = 1'-0"



2 WEST - EAST SECTION  
 A5 1/4" = 1'-0"

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BLOCK 2608  
 LOT 30

SHEET TITLE:  
 BUILDING  
 SECTIONS

SEPT 4 2012

A5