



# 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 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: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance(rear yard, mass reduction)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>108 Ellsworth</b>	Case No.: <b>2012.0670V</b>
Cross Street(s): <b>Powhattan / Eugenia</b>	Building Permit: <b>TBD</b>
Block / Lot No.: <b>5649/002</b>	Applicant/Agent: <b>deborah sommers</b>
Zoning District(s): <b>RH-1</b>	Telephone: <b>415-608-4543</b>
Area Plan: <b>Eastern Neighborhoods</b>	E-Mail: <b>sommers72@gmail.com</b>

### PROJECT DESCRIPTION

The project proposes a rear addition 3 feet, 6 inches in depth and 17 feet in width at the second story.

**PLANNING CODE SECTION 242** requires a rear yard of 24 feet 6 inches in depth. The proposed rear addition intrudes into the required rear yard by three feet; therefore, a variance is required.

**PLANNING CODE SECTION 242** requires a mass reduction of a minimum of 650 square feet of usable floor area, plus a quantity equal to those areas outside of the maximum building envelope. The proposed project provides a mass reduction of approximately 520 square feet; therefore, a variance is required.

### ADDITIONAL INFORMATION

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

Planner: **Diego Sanchez** Telephone: **415-575-9082** Mail: [diego.sanchez@sfgov.org](mailto:diego.sanchez@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/2012.0670V.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.

108 Elsworth St.  
San Francisco, CA 94110

Brown & Co.  
Design Build

Shawn Brown  
General Contractor

CA LIC # 884185  
415 533 6554 F 415 408 3069  
WWW.SHAWNBROWNGC.COM

Revisions	By

Whittow/Sommers Single Family Addition  
108 Elsworth St.  
San Francisco, CA

Drawn By: JB  
Date: 11/21/2011  
Scale: 1/4"=1'-0"

A0.0

Property Info

Block and Lot: 5649/002

Zoning: RH-1- SFD

Occupancy:

Type of Construction: VB

Number of Stories: Two over Garage

Existing Square Footage: 1336 SF

Proposed Square Footage: 1412 SF

General Notes

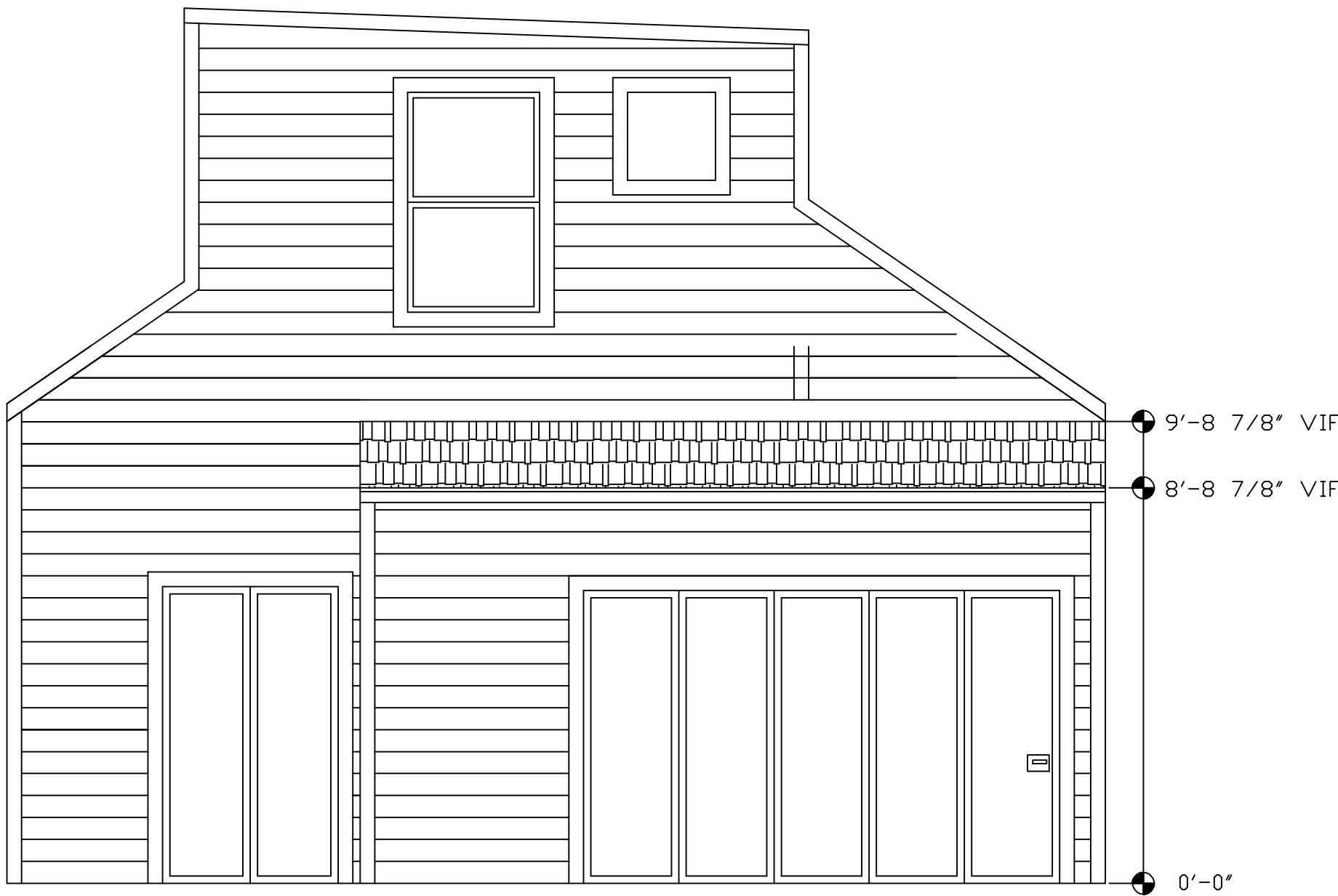
- HE Lights in all kitchens, Bathrooms, Laundry Rooms, Utility Rooms and Garages.
- Dimmers on all non-HE lighting.
- GFCI plugs in all wet areas.
- All (N) Vinyl Windows/skylights to be Low E Double-Glazed with <55 U-Factor.
- All skylights to be min. 5' from property line.

Scope of Work

- Re-Build Rear Addition Per Plan.
- Install New Doors, Windows and Skylights at Rear Addition.
- Install New Bathroom at Rear Addition Per Plan.
- Build New Deck (Less than 30' to Grade) at Rear.

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- A7.1- Title 24 (Under Separate Cover)
- S1- Structurals (Under Separate Cover)
- S2- Structurals (Under Separate Cover)



REAR ELEVATION



1  
A1.1

Existing Site Plan

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



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108 Elsworth St.  
San Francisco, CA

Drawn By: JB

Date: 11/21/2011

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

A1.1

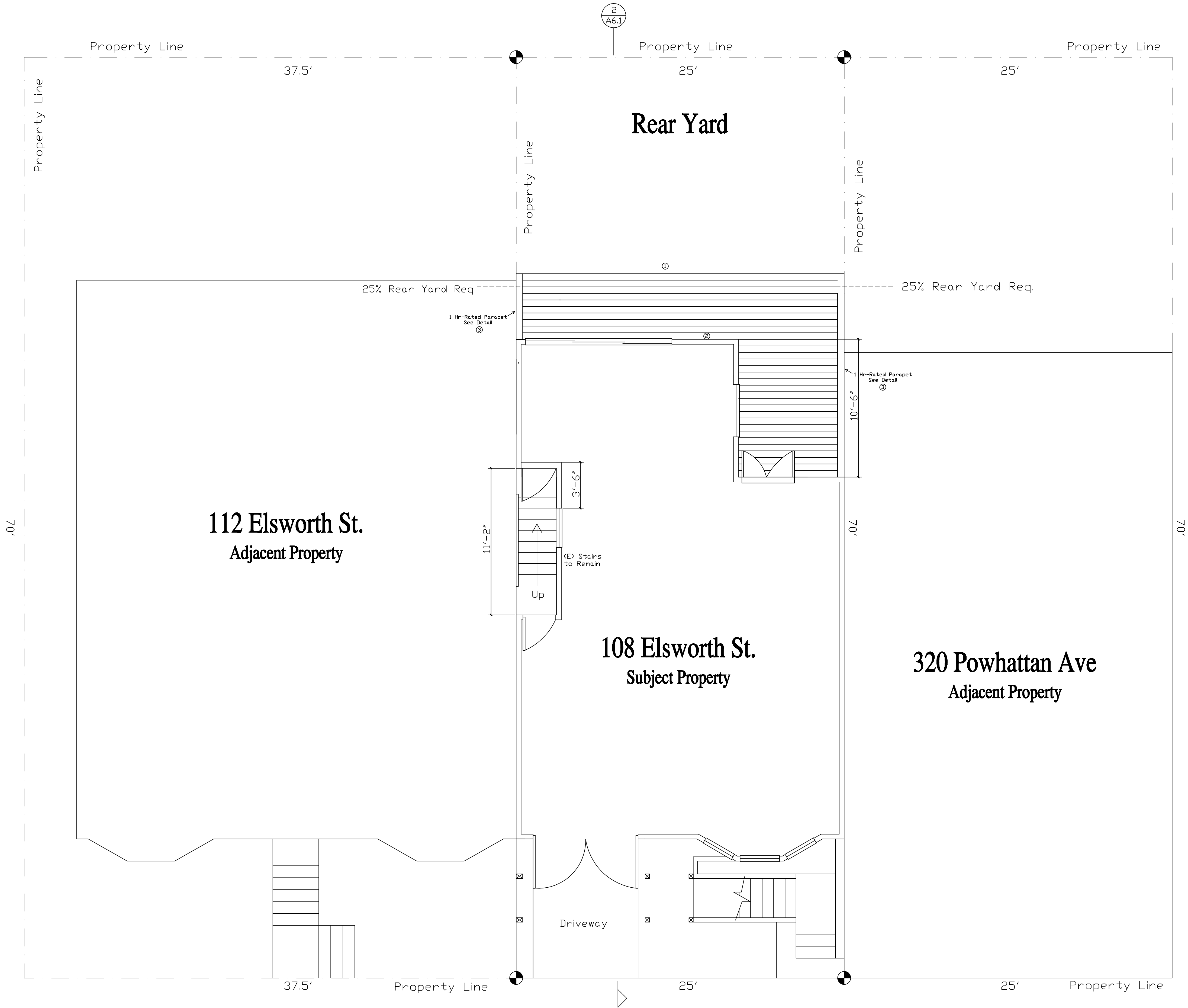
1

A1.2

Proposed Site Plan

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

- Site Plan Notes
1. All Decks to be less than 30" to grade. Excavate As Necessary.
  2. New French Drain at new rear Foundation (Consult WaterProofing Specialist).
  3. All new Railings within 5' of Property Line to be 1hr. Rated. See Detail.



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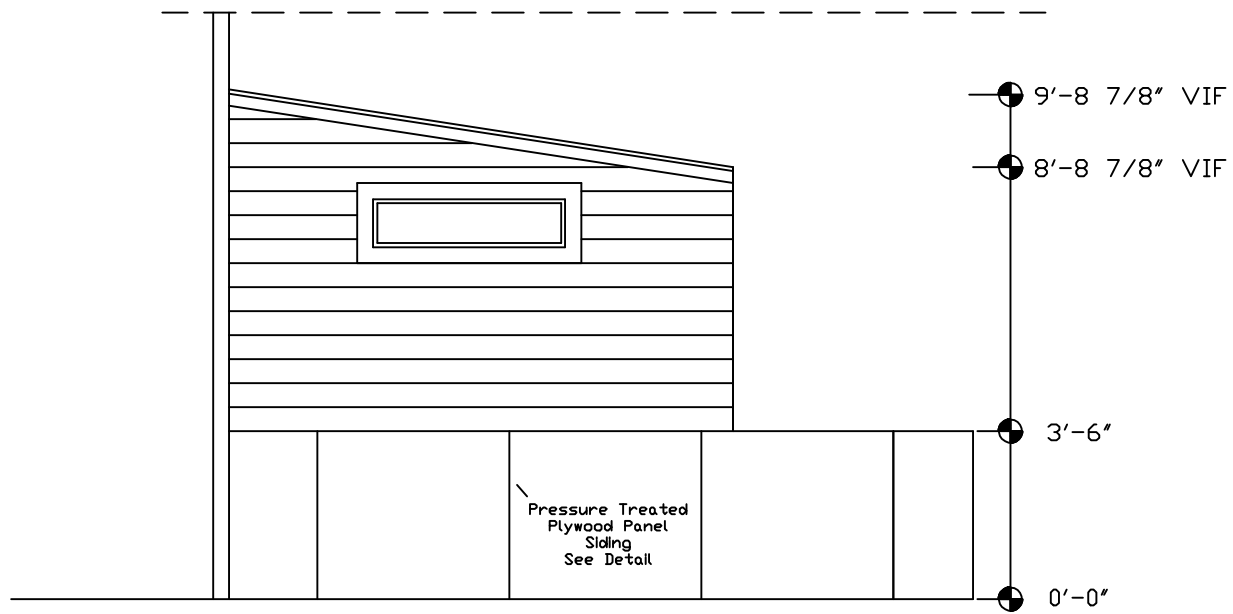
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108 Elsworth St.  
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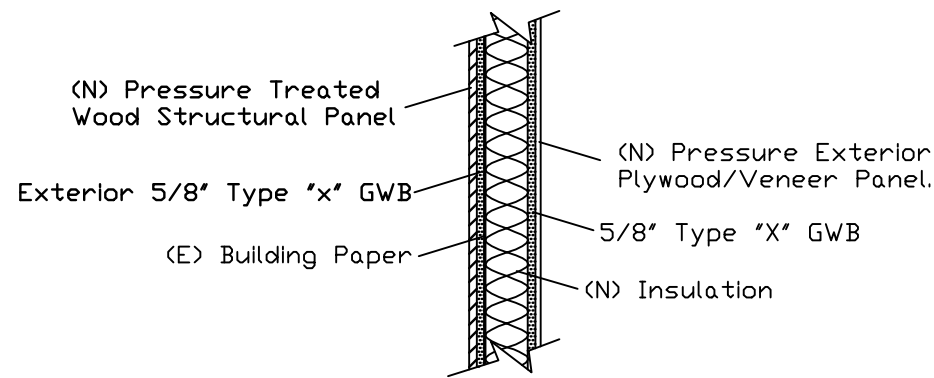
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A1.2



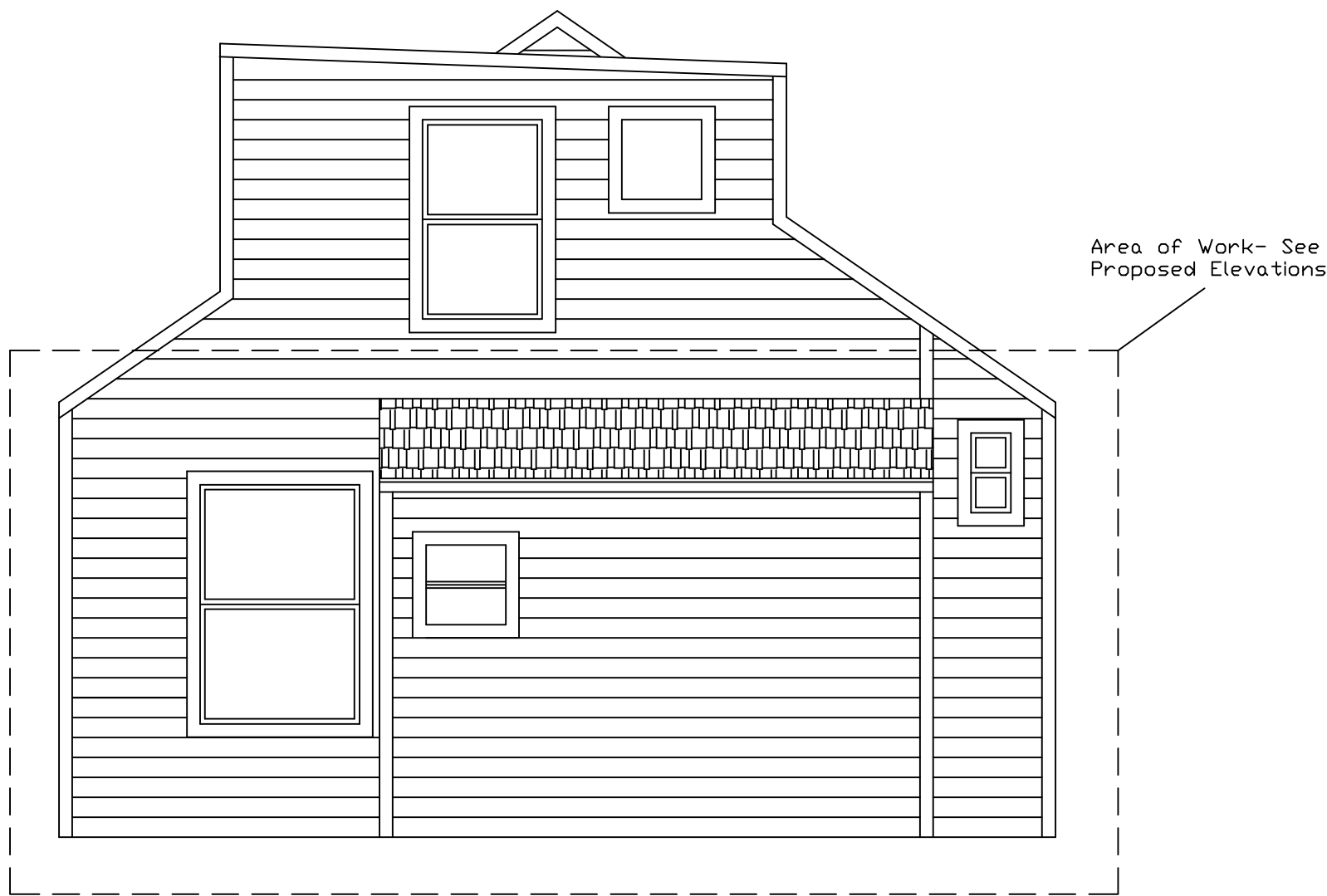
4  
A5.1  
**Proposed North Elevation** (area of Work Only)  
Scale: 3/8"=1'-0"



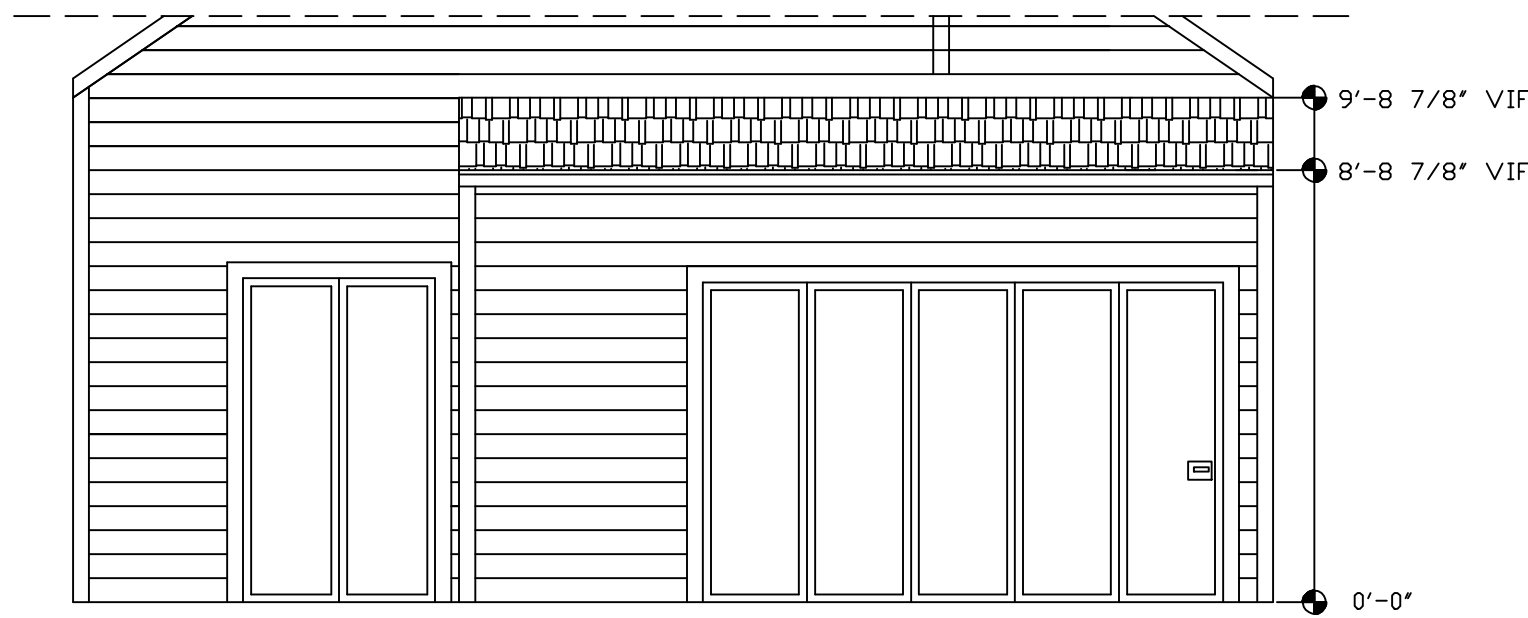
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A5.1  
**1 Hour Wall Detail**  
Scale: 3/8"=1'-0"

General Notes

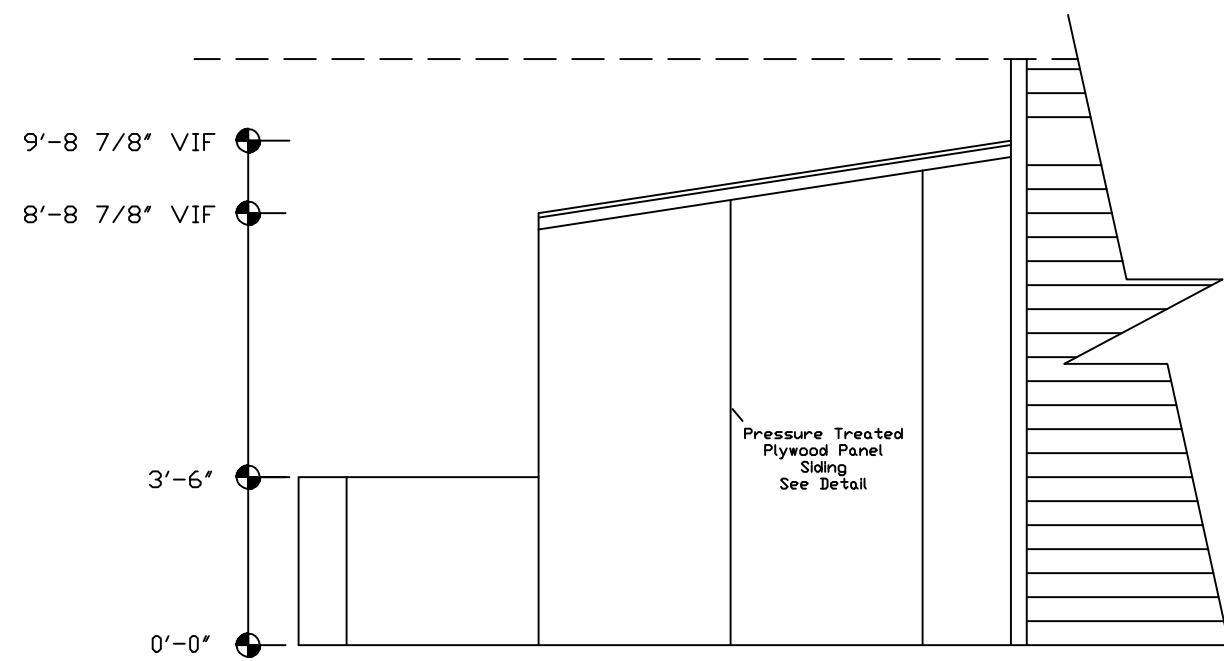
- HE Lights in all Kitchens, Bathrooms, Laundry Rooms, Utility Rooms and Garages.
- Dimmers on all non-HE lighting.
- GFCI plugs in all wet areas.
- All (N) Vinyl Windows/skylights to be Low E Double-Glazed with <.55 U-Factor.
- All skylights to be min. 5' from property line.
- All Windows located in Shower Area to be tempered.
- 15' to Centerline of Toilets.
- All Decks to be less than 30" to grade.
- Excavate/Grade as Necessary



1  
A5.1  
**Exsting East Elevation**  
Scale: 1/4"=1'-0"



2  
A5.1  
**Proposed East Elecvation** (Area of Work Only)  
Scale: 1/4"=1'-0"



3  
A5.1  
**Proposed South Elevation** (Area of Work Only)  
Scale: 1/4"=1'-0"

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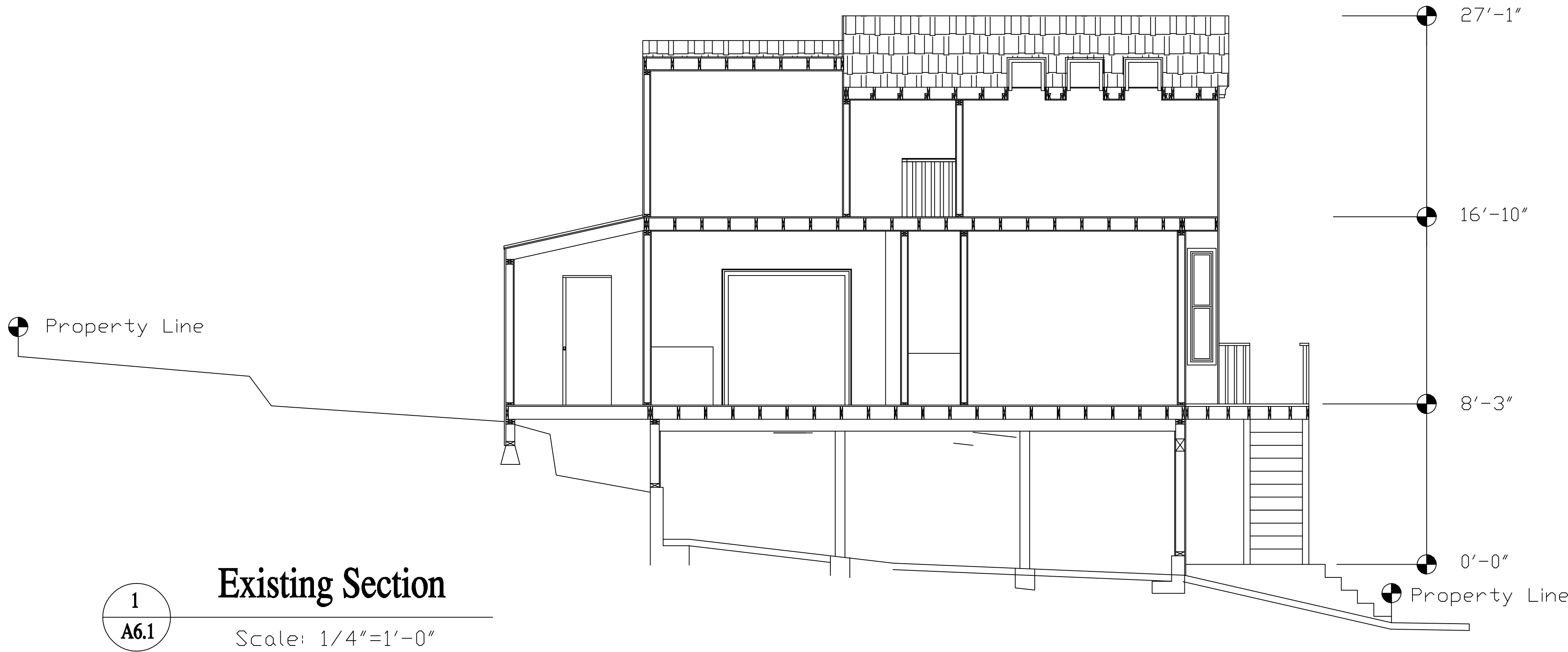
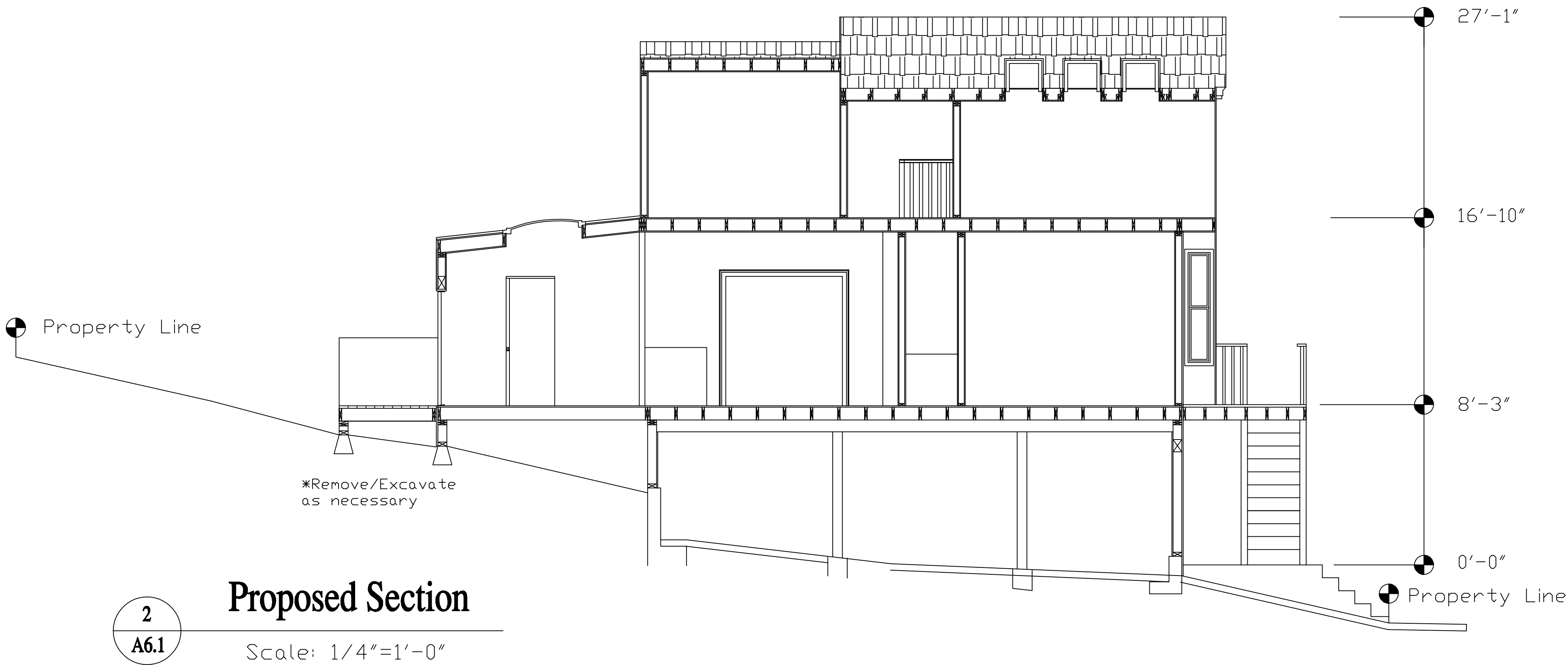
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A5.1

General Notes

- HE Lights in all kitchens, Bathrooms, Laundry Rooms, Utility Rooms and Garages.
- Dimmers on all non-HE lighting.
- GFCI plugs in all wet areas.
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Revisions

By

Whittow/Sommers Single Family Addition/Rebuild  
108 Elsworth Dr.  
San Francisco, CA

Drawn By: JB

Date: 7/24/2012

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

A6.1