



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, July 25, 2012**

Time: **9:30 AM**

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

Case Type: **Variance(Rear yard)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	117 Lyon Street	Case No.:	2012.0688V
Cross Street(s):	Oak / Page	Building Permit:	2011.08.05.1873
Block / Lot No.:	1221/047	Applicant/Agent:	Stuart Hills
Zoning District(s):	RH-3 / 40-X	Telephone:	415-703-0904
Area Plan:	n/a	E-Mail:	stuart@apparatus.com

PROJECT DESCRIPTION

The proposal is to construct a 21-foot deep, three-story horizontal addition to the rear of the three-story, single-family residence located behind the existing four-story, two-unit building at the front of the lot.

PLANNING CODE SECTION 134 requires a 93- foot deep rear yard based on averaging of the two adjacent building depths. The rear wall of the existing building aligns with the 93-foot required rear yard line. The proposed project would extend approximately 21 feet into the required rear yard.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **glenn cabreros** Telephone: **415-558-6169** Mail: glenn.cabreros@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/2012.0688V.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.

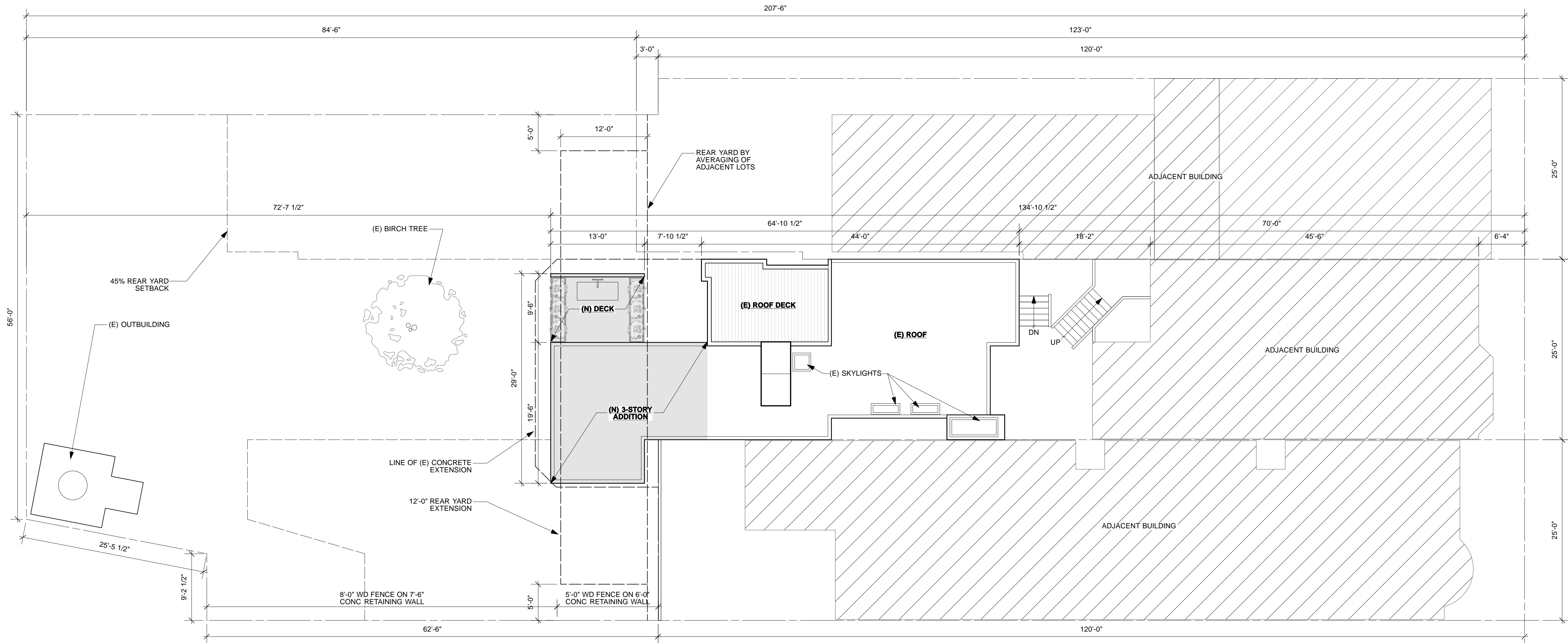
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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.

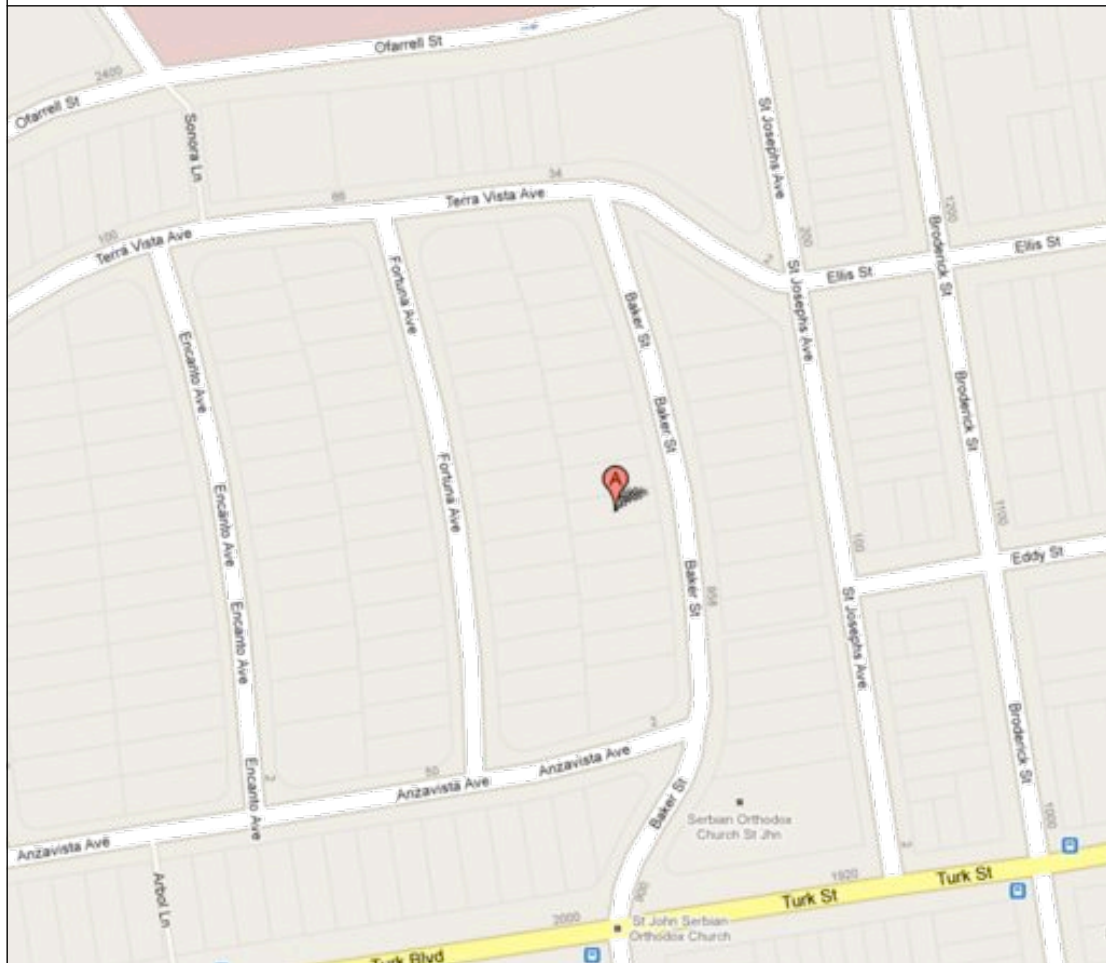
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

117 LYON STREET



SITE PLAN

AREA MAP



PROJECT INFO

PROJECT ADDRESS
117 Lyon St
San Francisco, CA 94117

OWNER
Jennifer Kash
117 Lyon Street
San Francisco, CA 94117

ARCHITECT
APPARATUS Architecture
Stuart David Hills
357 Grove street
San Francisco, CA 94102
(415)703.0904

DATA
Zoning: RH-3

STRUCTURAL ENGINEER
T.B.D.

BLOCK AND LOT #
1221 - 045

EXISTING FLOOR AREA
First Floor: 921 SF
Second Floor: 921 SF
Third Floor: 497 SF
Crow's Nest: 13 SF
Total: 2352 SF

PROPOSED FLOOR AREA
First Floor: 1242 SF
Second Floor: 1212 SF
Third Floor: 828 SF
Crow's Nest: 13 SF
Total: 3295 SF

TITLE 24 CONSULTANT
Energy Calc. Co.
45 Mitchell Blvd., Suite 16
San Rafael, CA 94903
(415) 457-0990

CONTRACTOR
T.B.D.

NOTES :

- 1) Plans shall comply with Title-24 Energy efficiency requirements and all mandatory measures.
- 2) Plans shall comply with 2007 Uniform building code, Plumbing, Electrical, Mechanical and 2007 San Francisco building code.

SCOPE OF WORK :

Horizontal addition at rear of house and renovation of existing finishes. Repair and replace existing windows and doors as necessary

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ABBREVIATIONS

AB	ANCHOR BOLT	FDN	FOUNDATION	NS	NEAR SIDE	THR	THREADED
ADDL	ADDITIONAL	FF	FINISHED FLOOR	NTS	NOT TO SCALE	TN	TOENAIL
ALT	ALTERNATE	FJ	FLOOR JOIST	OC	ON CENTER	TOP	TOP OF PARAPET
ARCH	ARCHITECTURAL	FOC	FACE OF CONCRETE	OD	OUTSIDE DIAMETER	TOW	TOP OF WALL
BLKG	BLOCKING	FOM	FACE OF MASONRY	OF	OUTSIDE FACE	TYP	TYPICAL
BM	BEAM	FOS	FACE OF STUD	OPNG	OPENING	UBC	UNIFORM BUILDING CODE
BN	BOUNDARY NAIL	FRMG	FRAMING	OPP	OPPOSITE	UON	UNLESS OTHERWISE NOTED
BRG	BEARING	FRT	FIRE-RETARDANT TREATED	ORIG	ORIGINAL	V	VERTICAL
BTWN	BETWEEN	FS	FAR SIDE	PL	PLATE	VERT	VERTICAL
BOT	BOTTOM	FTG	FOOTING	PLCS	PLACES	VSH	VERTICAL SLOTTED HOLES
CJ	CONSTRUCTION JOINT	GA	GAUGE	PLYWD	PLYWOOD	WD	WOOD
CL	CENTER LINE	GALV	GALVANIZED	PT	PRESERVATIVE TREATED	WP	WATERPROOF
CLR	CLEAR	GLULAM	GLUED LAMINATED BEAM	PW	PLATE WASHER	WT	WEIGHT
COL	COLUMN	GR	GRADE	R	RADIUS	WWF	WELDED WIRE FABRIC
CONC	CONCRETE	H	HORIZONTAL	REF	REFERENCE	W/	WITH
CONN	CONNECTION	HDR	HEADER	REINF	REINFORCEMENT	W/O	WITH OUT
CONST	CONSTRUCTION	HGR	HANGER	REQD	REQUIRED		
CONT	CONTINUOUS	HT	HEIGHT	RF	ROOF		
DBL	DOUBLE	HORIZ	HORIZONTAL	RFT	RAFTERS		
DF	DOUGLAS FIR/LARCH	IF	INSIDE FACE	RW	RETAINING WALL		
DP	DEEP	JUST	JOIST	SCHED	SCHEDULE		
DIA	DIAMETER	INT	INTERIOR	SECT	SECTION		
DIM	DIMENSION	JST	JOIST	SEP	SEPARATION		
DWG	DRAWING	JT	JOINT	SIM	SIMILAR		
DWL	DOWEL	LDGR	LEDGER	SN	SHEAR NAIL		
E	EXISTING	LTWT	LIGHT WEIGHT	SPEC	SPECIFICATION		
EA	EACH	MATL	MATERIAL	SQ	SQUARE		
EF	EACH FACE	MAX	MAXIMUM	STD	STANDARD		
ELEV	ELEVATION	MB	MACHINE BOLT	STGR	STAGGER		
ELEC	ELECTRICAL	MECH	MECHANICAL	STIFF	STIFFENERS		
EMBED	EMBEDMENT	MFR	MANUFACTURER	STR	STRUCTURAL		
EN	EDGE NAIL	MIN	MINIMUM	STR I	STRUCTURAL I		
EQ	EQUAL OR EQUIVALENT	MISC	MISCELLANEOUS	T	TOP		
ES	EACH SIDE	MTL	METAL	T&B	TOP & BOTTOM		
EW	EACH WAY	NIC	NOT IN CONTRACT	T&G	TONGUE & GROOVE		
EXT	EXTERIOR	NO	NUMBER	THK	THICKNESS/THICK		

date AUGUST 1, 2011

scale 1/8" = 1'-0"

revis

OF 12

117 LYON ST.

SAN FRANCISCO, CA 94117

BLOCK 1221 LOT 047



APPARATUS ARCHITECTURE



357 Grove Street
San Francisco, CA 94102
t: (415) 703-0904
f: (415) 703-0914



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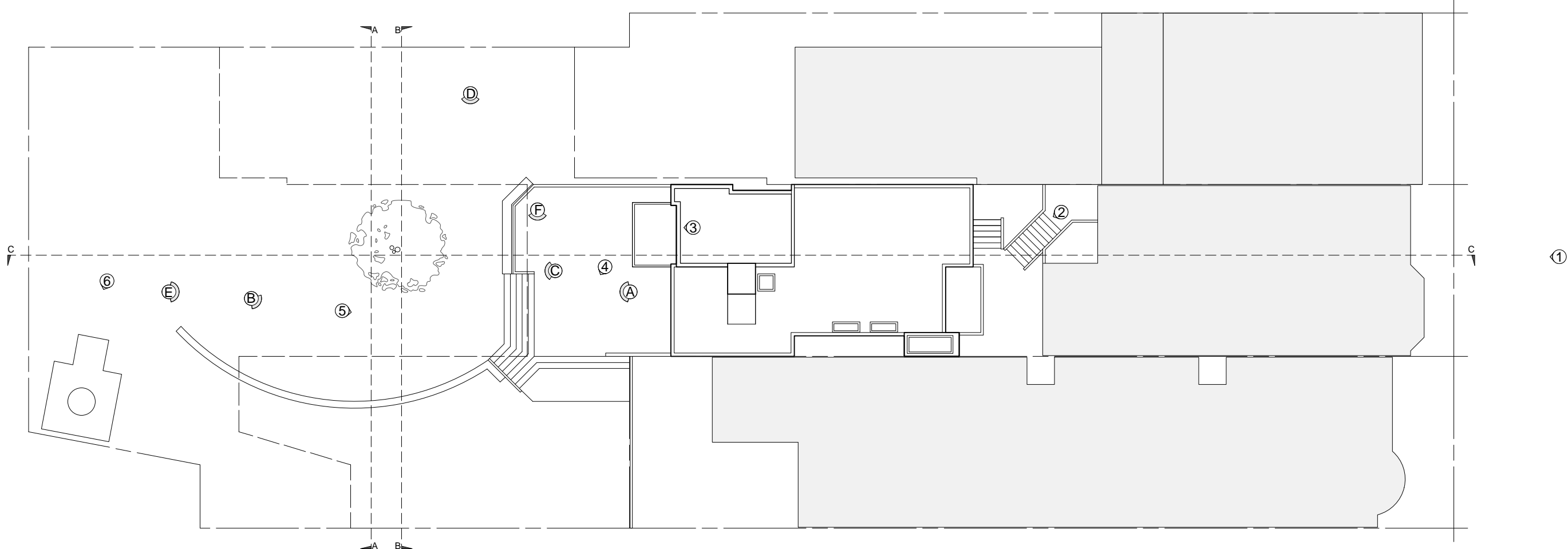
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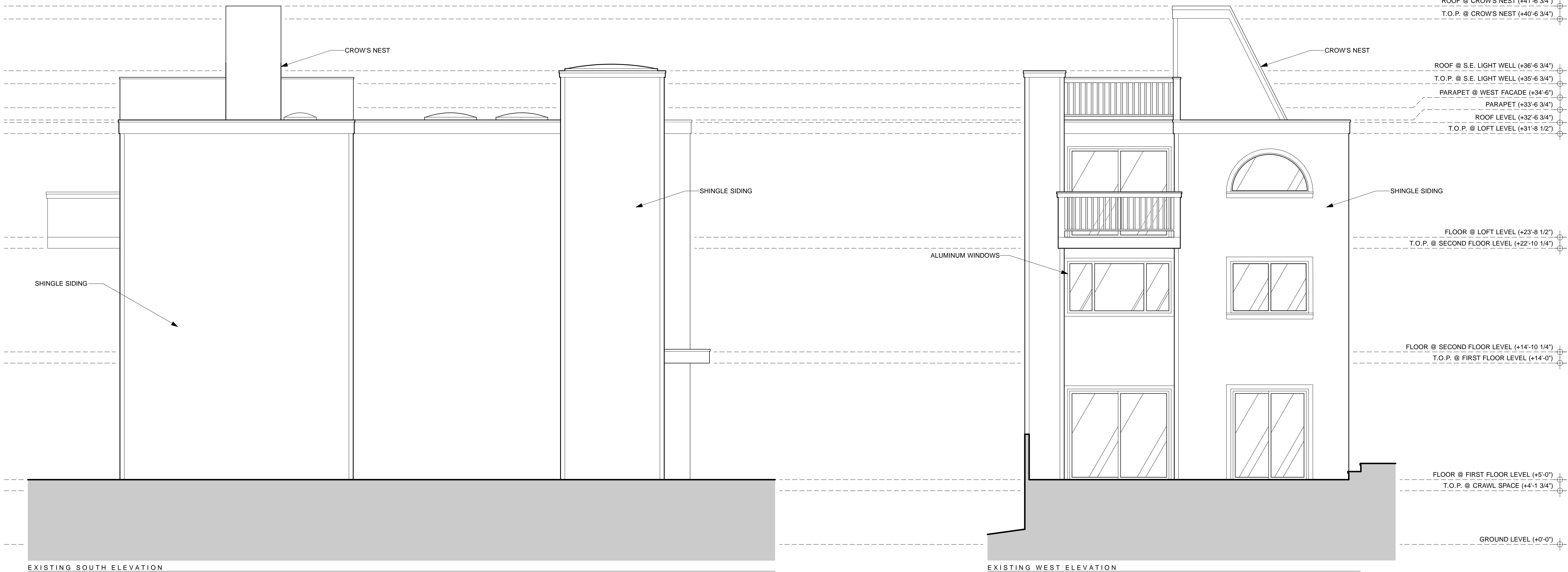
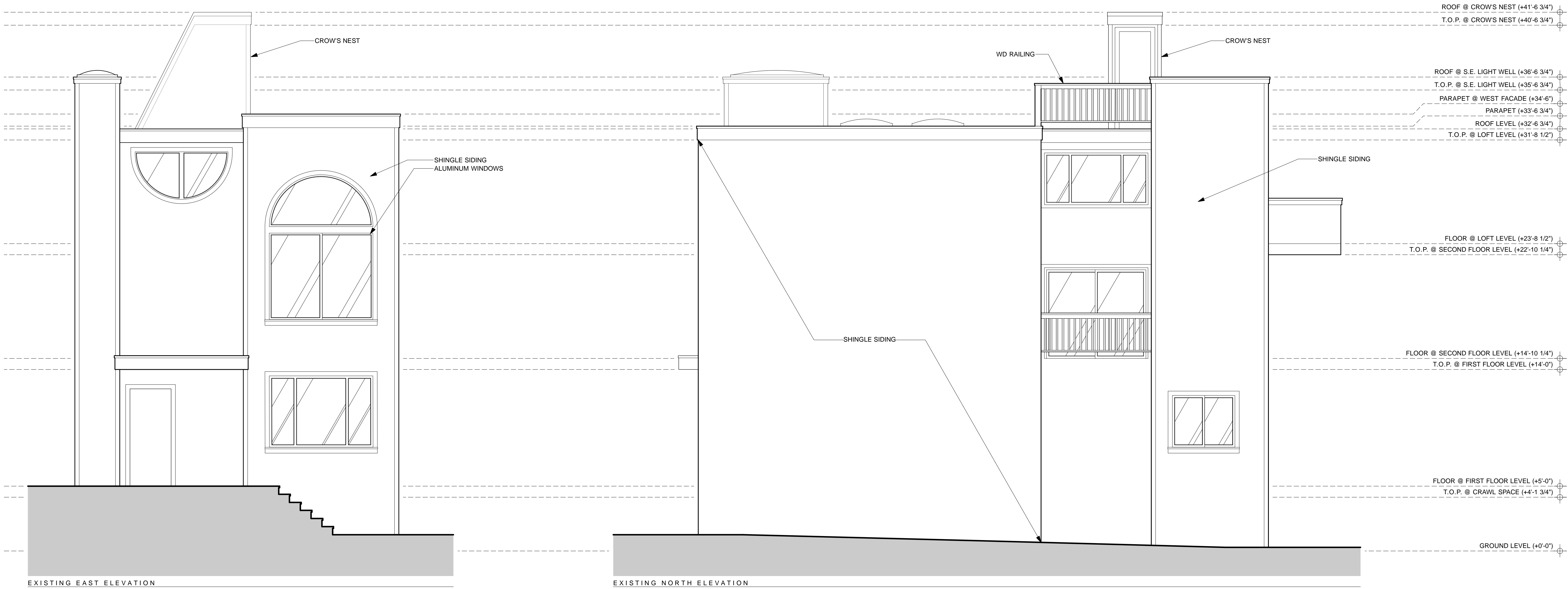
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EXISTING SITE PLAN



357 Grove Street
San Francisco, CA 94102
t: (415) 705-9904
f: (415) 705-9914

APPARATUS ARCHITECTURE





117 LYON ST.
SAN FRANCISCO, CA 94117
BLOCK 1221 LOT 047

date	AUGUST 1, 2011
scale	1/4" = 1'
revis	

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OF 12

