



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, December 05, 2012**

Time: **9:30 AM**

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

Case Type: **Variance(Rear Yard and Noncomplying Structure Variance)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 601 Broderick St	Case No.: 2012.0871V
Cross Street(s): Grove Street	Building Permit: none filed
Block / Lot No.: 1183/010	Applicant/Agent: Roman Rettner
Zoning District(s): RM-1 / 40-X	Telephone: 415.867.2181
Area Plan: n/a	E-Mail: rn4m@yahoo.com

PROJECT DESCRIPTION

The proposal is to convert the existing church into a single-family residence.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of 25 feet. The proposal seeks to convert the existing building to a residential use. The existing building extends approximately 4 feet into the required rear yard.

PER SECTION 188 OF THE PLANNING CODE the use of noncomplying structures is not permitted to be intensified. The existing building is considered a legal noncomplying structure because portions of the building already encroach into the required rear yard. Changing the use from a church to a residential building is considered an intensification of the subject building's use and therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **aaron starr**

Telephone: **415-558-6362** Mail: **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/2012.0871V.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.

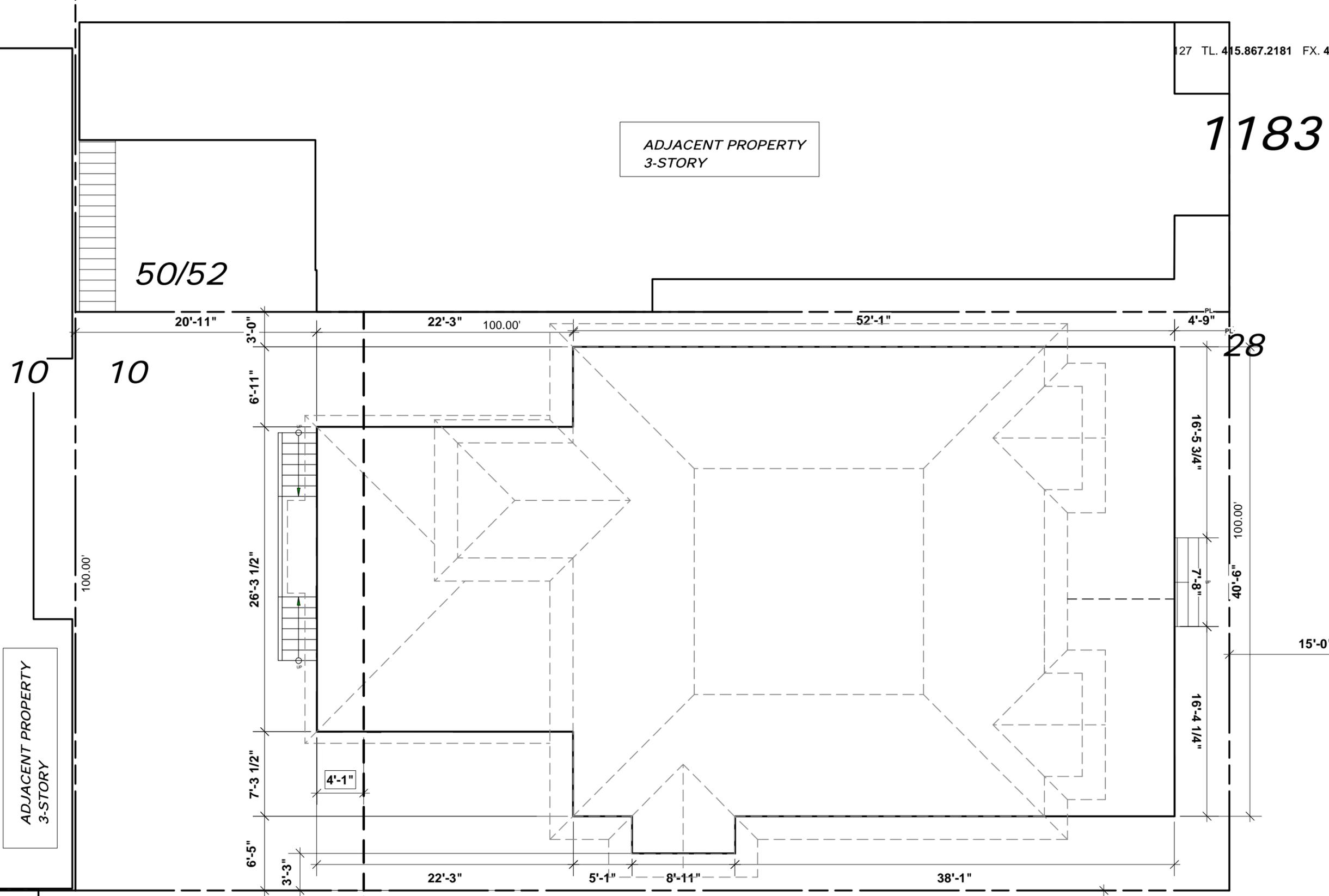
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



BRODERICK STREET



PAPALE RESIDENCE
 601 BRODERICK STREET
 SAN FRANCISCO, CALIF.
 CHANGE OF USE

DATE: JULY 10, 2012
 DRAWN BY: RR
 PROJECT NO.: 0229
 SCALE: AS NOTED

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SHEET

A1.0

BLOCK/LOT 1183/10

SITE PLAN

ADJACENT PROPERTY 3-STORY

ADJACENT PROPERTY 3-STORY

25'-0" R.R.Y.

SITE PLAN- EXISTING/PROPOSED
 SCALE: 1/8" = 1'-0"



GROVE STREET

BRODERICK STREET



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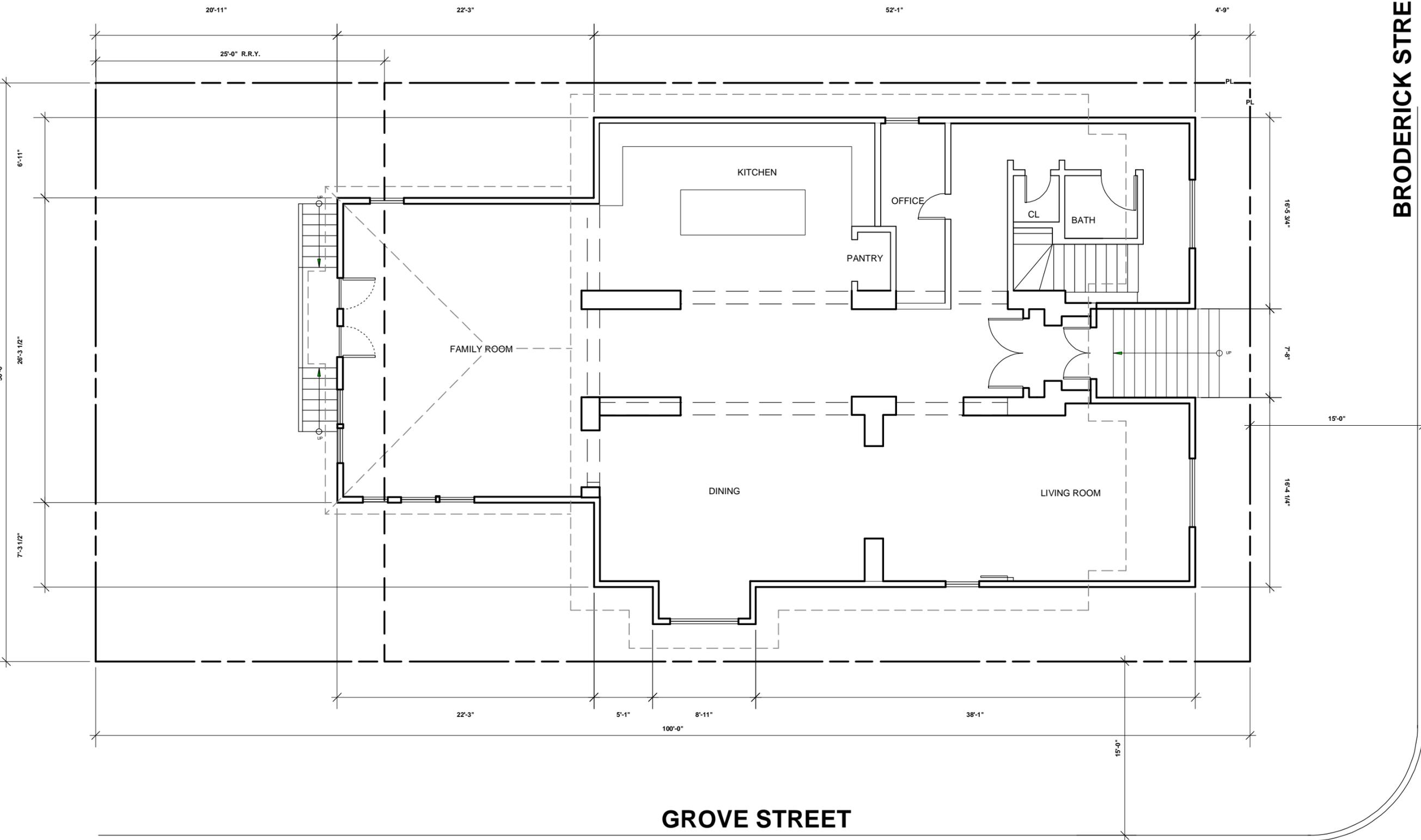
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FLOOR PLAN

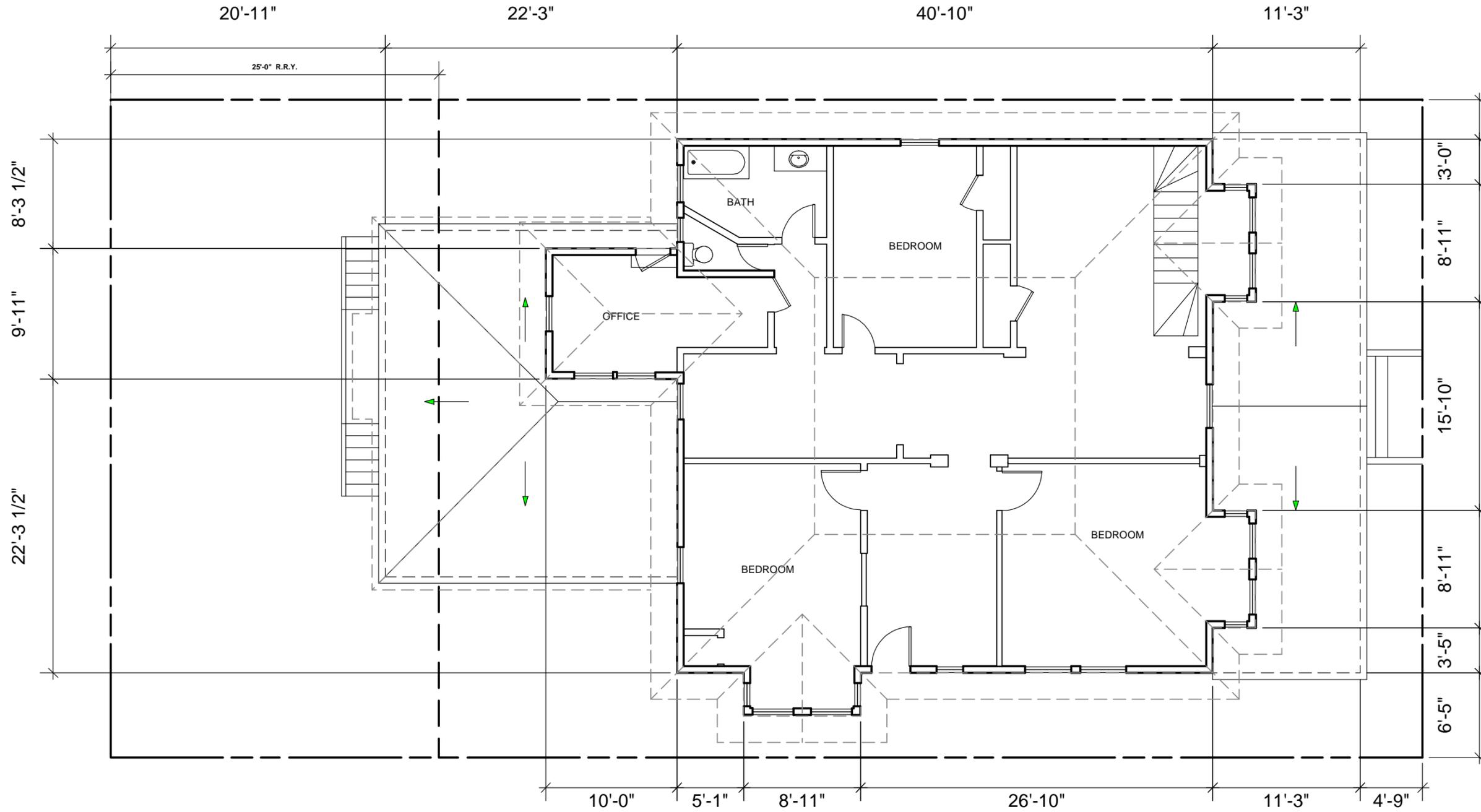
BLOCK/LOT 1183/10



PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"





PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"



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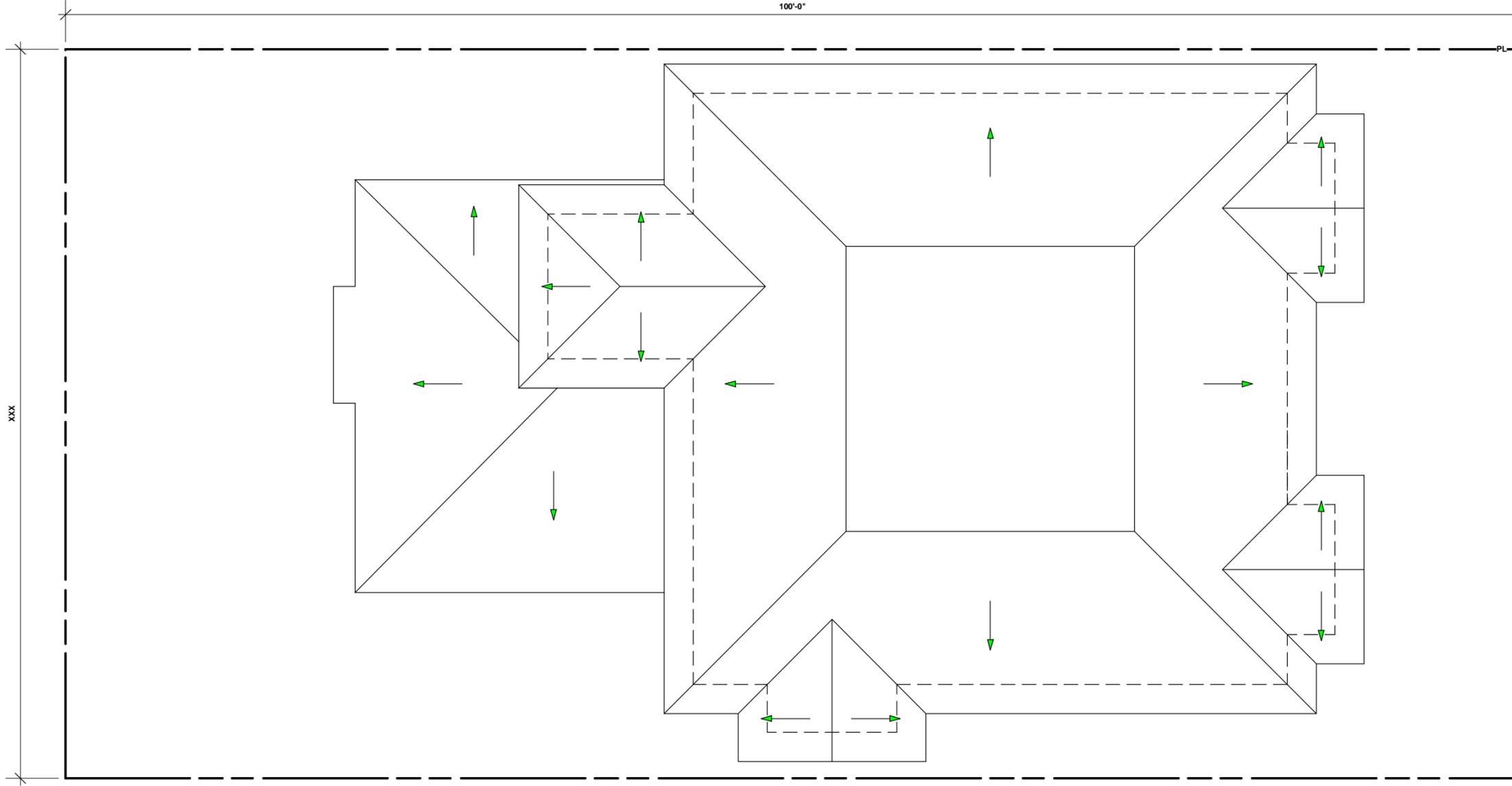
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FLOOR PLAN

BLOCK/LOT 1183/10



EXISTING/NEW ROOF PLAN

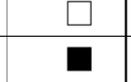
1/8" = 1'-0"



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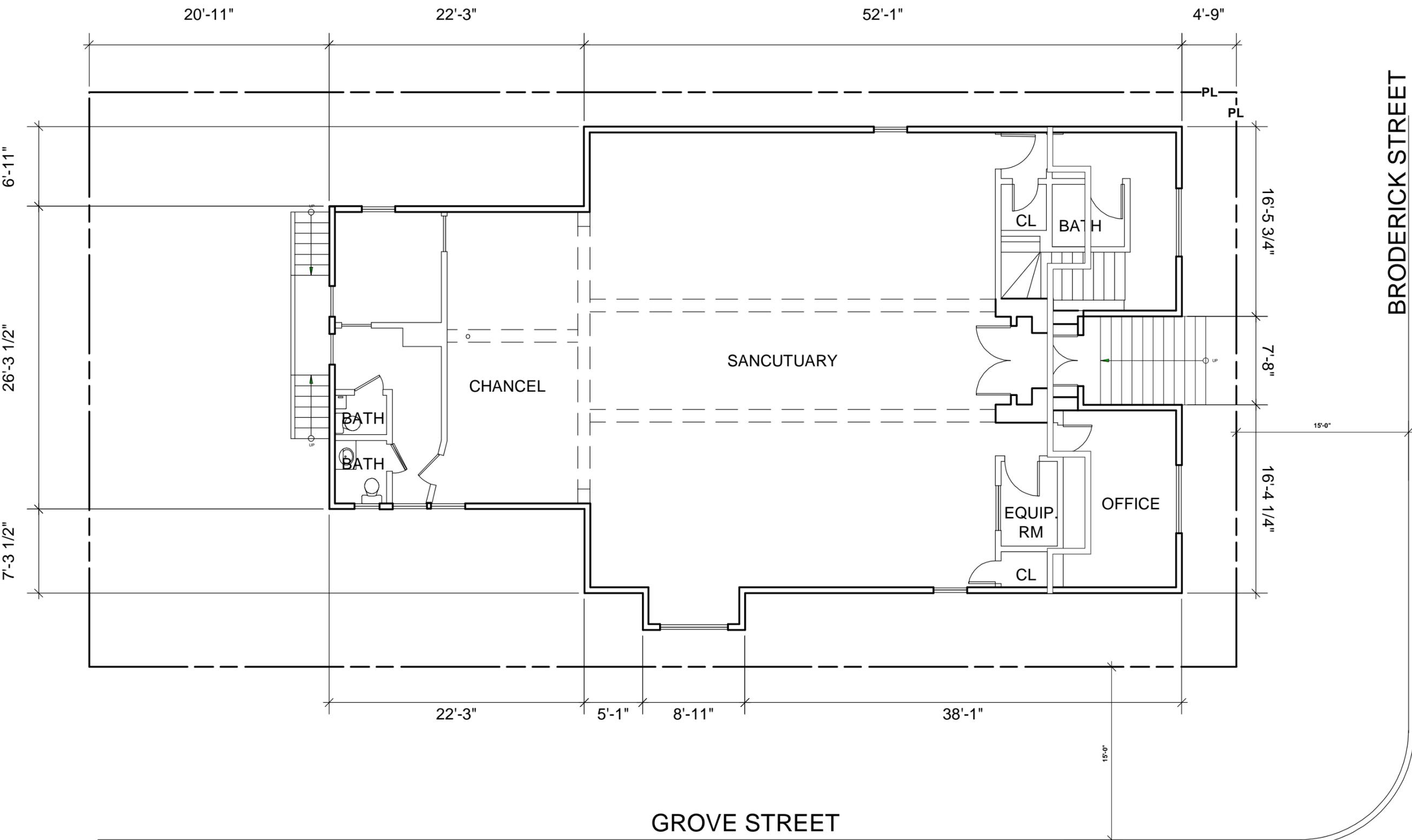


FLOOR PLAN

BLOCK/LOT 1183/10

SHEET

A2.2



BRODERICK STREET

GROVE STREET



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FLOOR PLAN

BLOCK/LOT 1183/10

EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"

SHEET

A2.3

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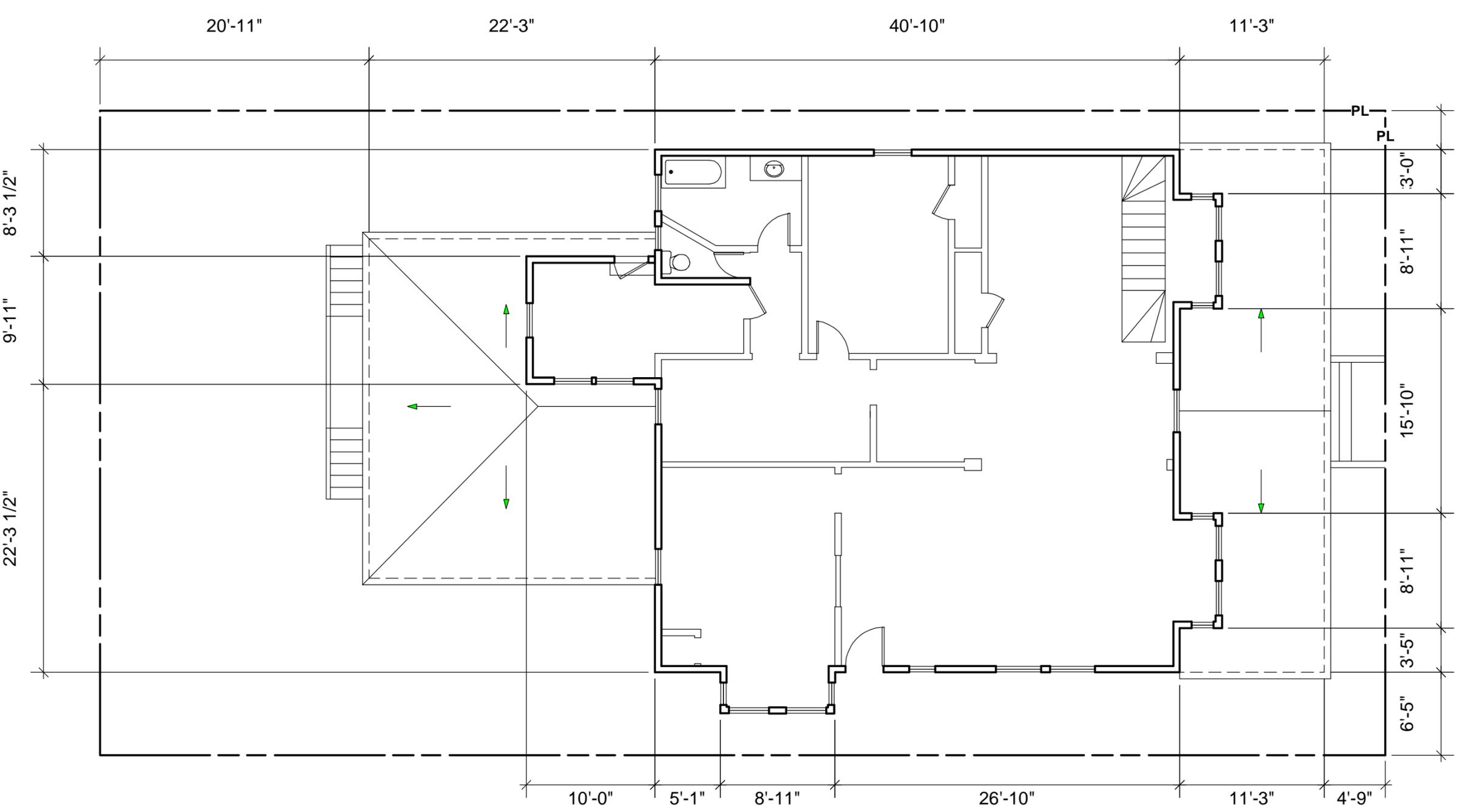
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A2.4

FLOOR PLAN

BLOCK/LOT 1183/10



EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"