



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.
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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 & Noncomplying Structure)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1966 Greenwich St	Case No.: 2012.0969V
Cross Street(s): Laguna & Buchanan Streets	Building Permit: 201110247501
Block / Lot No.: 0507/045	Applicant/Agent: Dom Vokic
Zoning District(s): RH-2 / 40-X	Telephone: 440-2880
Area Plan: Click here to enter text.	E-Mail: dom@armour-vokic.com

PROJECT DESCRIPTION

The subject property contains two detached single-family dwellings, one at the front and one at the rear of the property. The proposed project is to expand the rear two-story, noncomplying structure. The resulting structure would be a three-story, single-family dwelling approximately 40 feet deep by 25 feet wide.

PER SECTION 134 OF THE PLANNING CODE the subject property with a lot depth of 137.5 feet requires a rear yard depth of approximately 62 feet. The expanded noncomplying structure would be located entirely within the required rear yard.

PER SECTION 188 OF THE PLANNING CODE a noncomplying structure may be altered provided no new discrepancy is created. The proposed project would enlarge the noncomplying structure and is therefore contrary to Section 188.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Christine Lamorena** Telephone: **415-575-9085** Mail: christine.lamorena@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/2012.0969V.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.

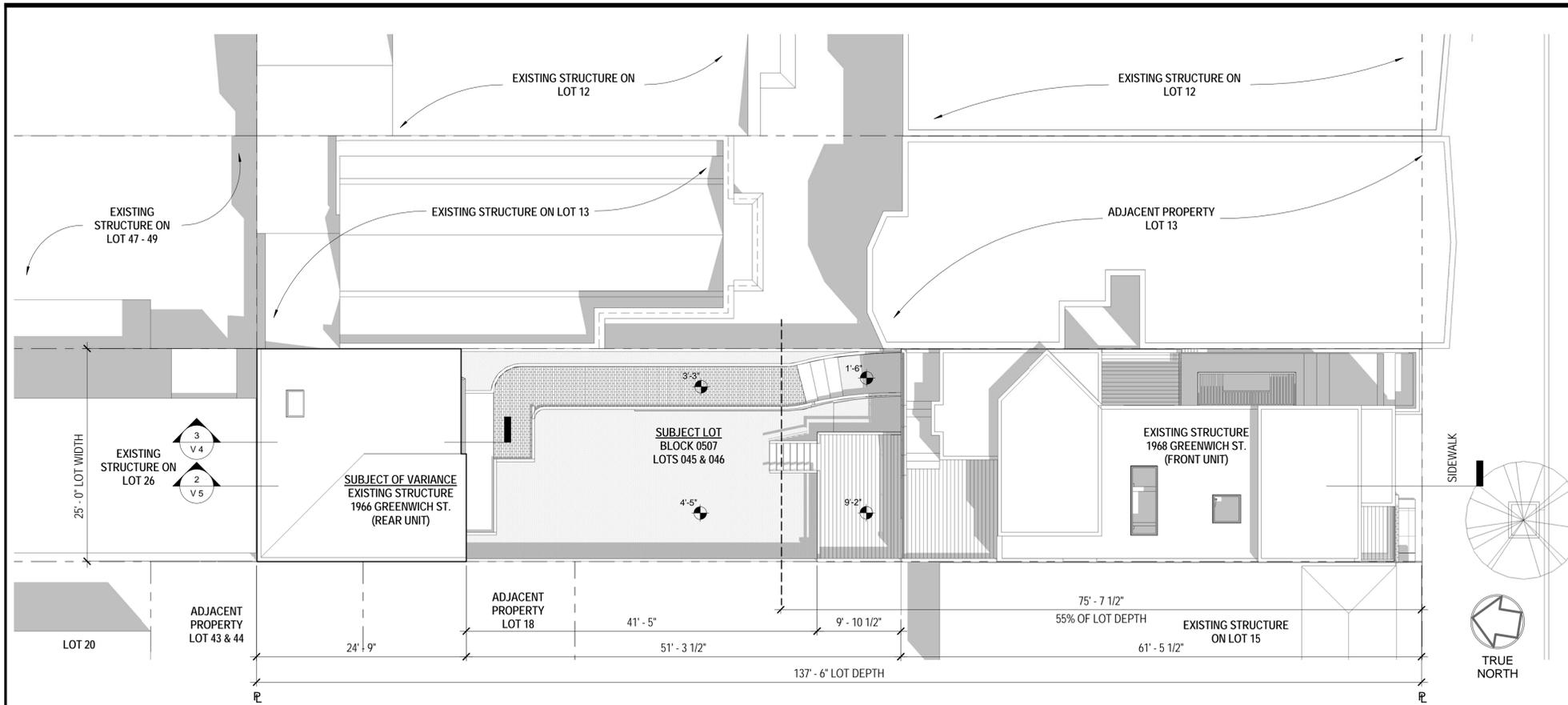
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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

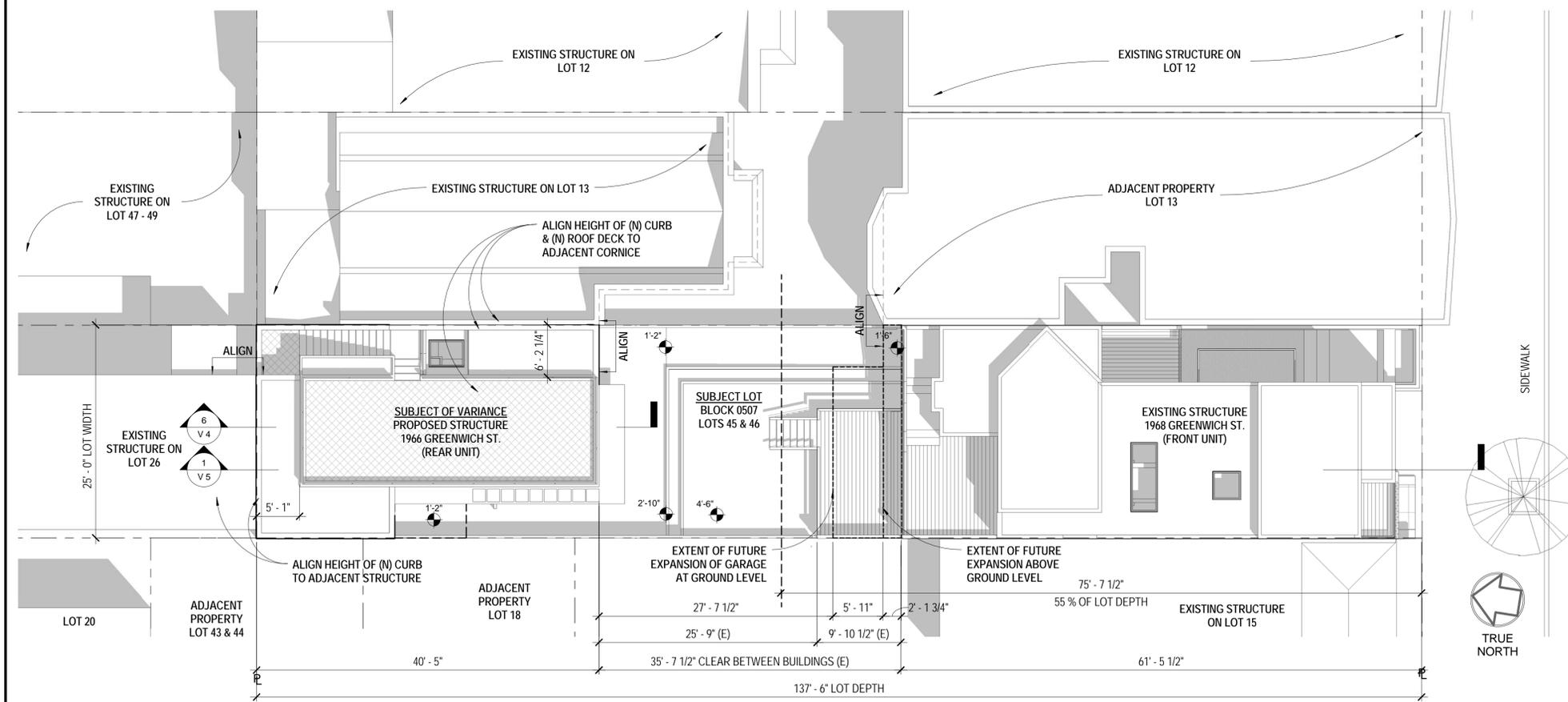
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification 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.



Existing Plot Plan
SCALE: 1/8" = 1'-0"

1



Proposed Plot Plan
SCALE: 1/8" = 1'-0"

2

VARIANCE APPLICATION

1966 Greenwich Street San Francisco, CA 94123

SCOPE of WORK

Expansion to Non-Complying Rear Yard Structure

LEGEND

- Existing Wall
- New Wall
- Spot Elevation
- Property Line

DIRECTORY

Project Sponsor

Scott Sack
1966 Greenwich Street
San Francisco, CA 94123
Tel. 617.388.4342

Architect

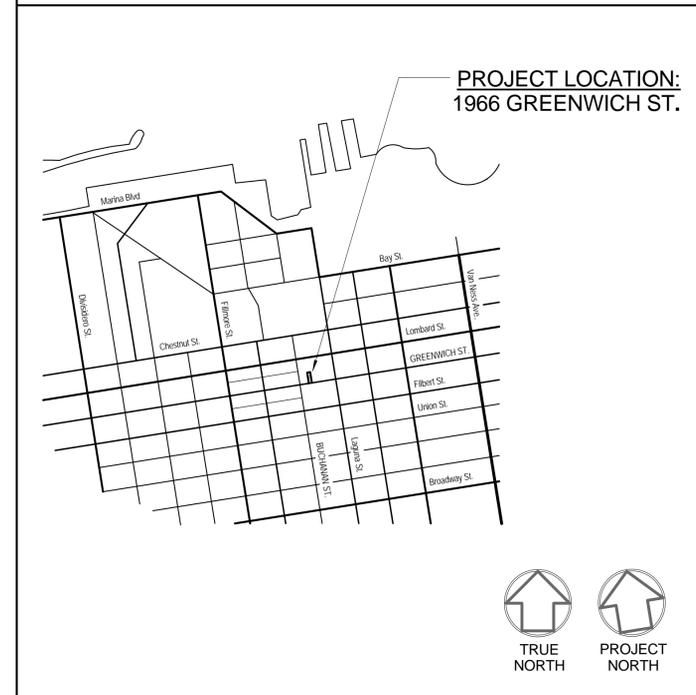
ARMOUR-VOKIC ARCHITECTURE
3350 Steiner Street
San Francisco, CA 94123
415.440.2880

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Architect of Record
415.846.8376
dom@armour-vokic.com

David Armour, Principal
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VICINITY MAP



SHEET INDEX

- V1 Cover Sheet and Plot Plans
- V2 Photographs
- V3 Plans
- V4 Sections and Elevations
- V5 Lot Sections
- V6 Axons

BUILDING DATA

Block & Lot No. **0507 - 45-46**
Zoning **RH-2**
Occupancy Use **R-3 Single Family Dwelling**
(E) Const. Type **V-B**
(N) Const. Type **V-B**
(E) No. of Stories **2**
(N) No. of Stories **3**
(E) Height **20' - 10 1/4" (t.o. (E) Roof)**
(N) Height **32' - 0 3/8" (t.o. (N) Roof Deck)**



3350 Steiner Street
San Francisco, CA 94123
415.440.2880
www.armour-vokic.com

Sack Residence

1966 Greenwich Street
San Francisco
California 94123



Date & Issue
Variance 31 July 2012
Variance Revision 25 October 2012

Sack Residence

File:	1111
Job #:	Author
Drawn By:	Author
DO NOT SCALE DRAWINGS	
Scale:	As indicated

Cover Sheet and Plot Plans

V 1

Sack Residence

1966 Greenwich Street
San Francisco
California 94123



Date & Issue

Variance
31 July 2012

Variance Revision
25 October 2012

Sack Residence

File:
Job #: 1111
Drawn By: Author
DO NOT SCALE DRAWINGS
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Photos

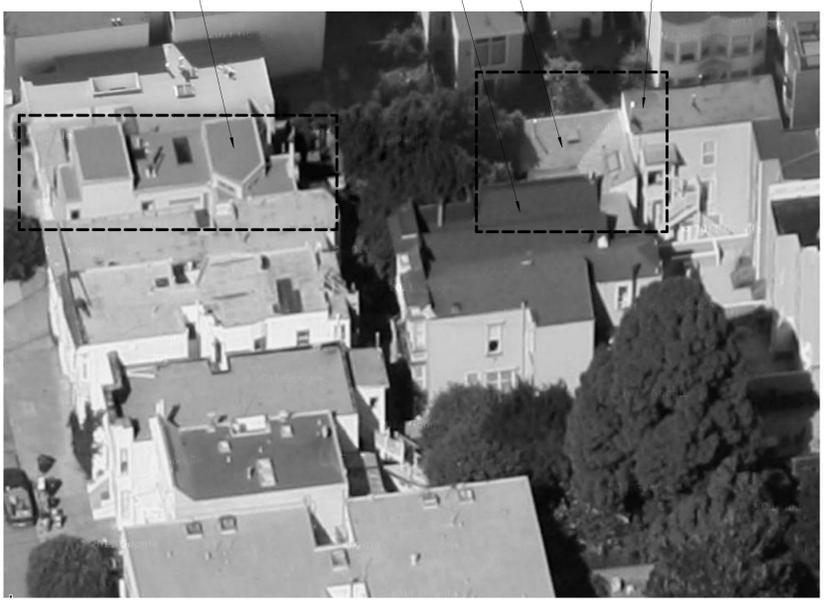
V 2

ADJACENT PROPERTY - NORTH
SUBJECT PROPERTY
(E) STRUCTURE - 1966 GREENWICH ST.
AS SEEN FROM 1968 GREENWICH STREET
ADJACENT PROPERTY - EAST



VIEW LOOKING NORTH FROM 1968 GREENWICH ST.

ADJACENT PROPERTY - EAST
SUBJECT PROPERTY
(E) STRUCTURE - 1966 GREENWICH ST.
ADJACENT PROPERTY - NORTH



VIEW LOOKING WEST

ADJACENT PROPERTY - EAST
(E) STRUCTURE
1968 GREENWICH ST.
SUBJECT PROPERTY
(E) STRUCTURE - 1966 GREENWICH ST.
ADJACENT PROPERTY - NORTH



VIEW LOOKING SOUTH

ADJACENT PROPERTY - EAST
SUBJECT PROPERTY
(E) STRUCTURE - 1966 GREENWICH ST. ROOF



VIEW LOOKING SOUTH FROM 1966 GREENWICH ST.

ADJACENT PROPERTY - NORTH
SUBJECT PROPERTY
(E) STRUCTURE - 1966 GREENWICH ST.
ADJACENT PROPERTY - EAST
(E) STRUCTURE
1968 GREENWICH ST.



VIEW LOOKING NORTH

ADJACENT PROPERTY - NORTH
SUBJECT PROPERTY
(E) STRUCTURE - 1966 GREENWICH ST.
ADJACENT PROPERTY - EAST
(E) STRUCTURE
1968 GREENWICH ST.



VIEW LOOKING EAST

ADJACENT PROPERTY - NORTH
SUBJECT PROPERTY
(E) STRUCTURE - 1966 GREENWICH ST. ROOF
ADJACENT PROPERTY - EAST



VIEW FROM ROOF LOOKING NORTH-EAST

Sack Residence

1966 Greenwich Street
 San Francisco
 California 94123

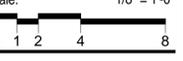


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Sack Residence

File:	
Job #:	1111
Drawn By:	Author
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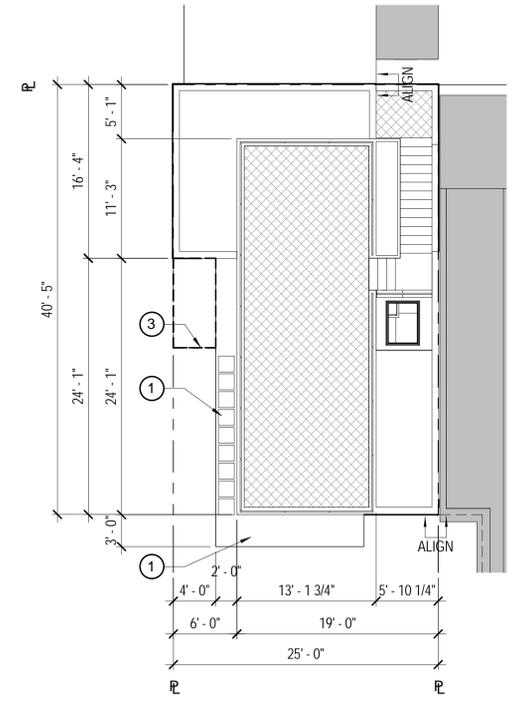


Plans

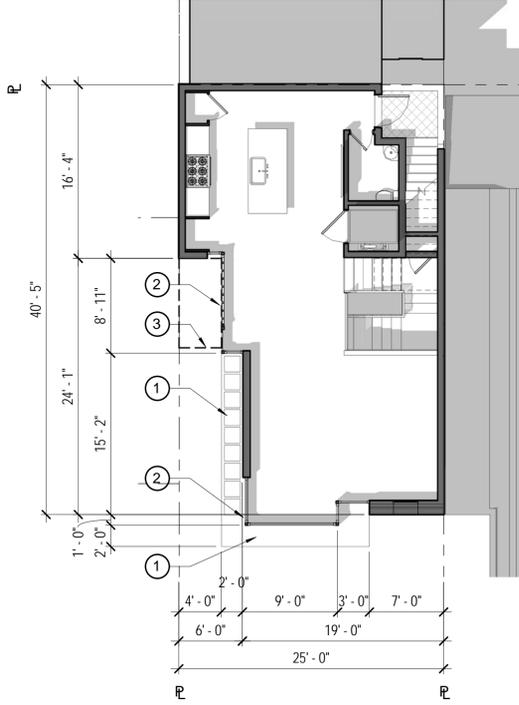
V 3

SHEET NOTES

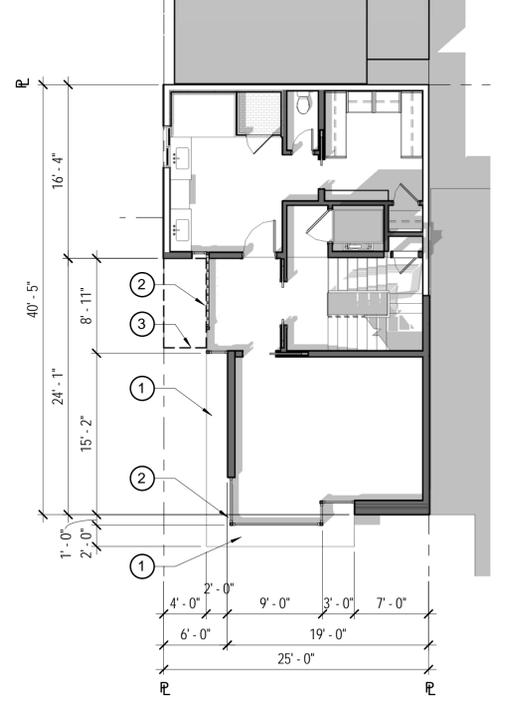
- ① OVERHEAD HORIZONTAL PROJECTION OF A PURELY ARCHITECTURAL OR DECORATIVE CHARACTER PER SF PLANNING CODE SECTION 136 (c) (1)
- ② BAY WINDOW
- ③ AREA OF (E) MASS REDUCTION



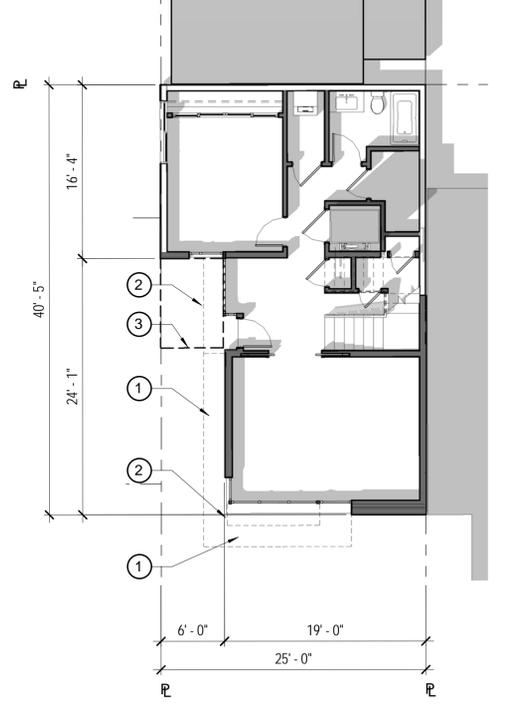
Proposed Roof Plan
 SCALE: 1/8" = 1'-0" **7**



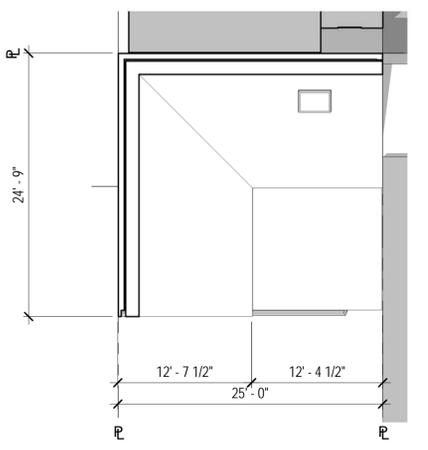
Proposed Third Floor
 SCALE: 1/8" = 1'-0" **6**



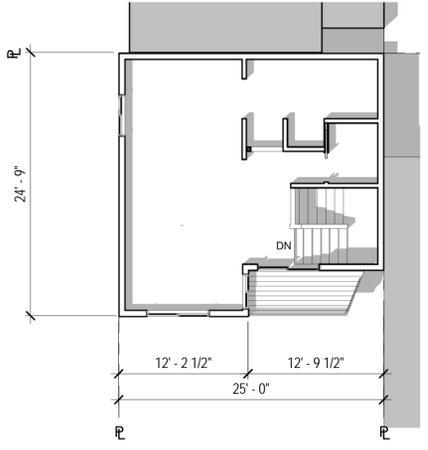
Proposed Second Floor Plan
 SCALE: 1/8" = 1'-0" **5**



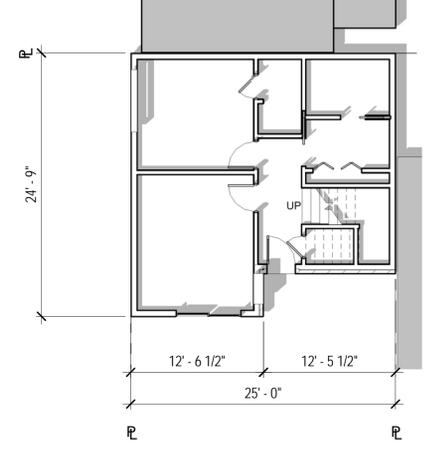
Proposed Ground Floor Plan
 SCALE: 1/8" = 1'-0" **4**



Existing Roof Plan
 SCALE: 1/8" = 1'-0" **3**



Existing Second Floor Plan
 SCALE: 1/8" = 1'-0" **2**



Existing Ground Floor Plan
 SCALE: 1/8" = 1'-0" **1**

AREA CALCS

EXISTING AREAS			
Level	(E) Uncond. Area	(E) Cond. Area	Existing Gross S.F.
Ground Floor	0 SF	568 SF	568 SF
Second Floor	0 SF	563 SF	563 SF
Subtotal (E)	0 SF	1,131 SF	1,131 SF

PROPOSED ADDED AREAS			
Level	(N) Uncond. Area	(N) Cond. Area	Proposed (N) Gross S.F.
Ground Floor	0 SF	281 SF	281 SF
Second Floor	0 SF	327 SF	327 SF
Third Floor	0 SF	833 SF	833 SF
Roof Deck	0 SF	0 SF	0 SF
Subtotal (N)	0 SF	1,441 SF	1,441 SF

Totals (E)+(N)	1,131 SF	1,441 SF	2,572 SF
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Level	Uncond. (E) Area to be Converted	(N) Ext. Terraces, Balconies, and Decks
Ground Floor	0 SF	0 SF
Second Floor	0 SF	0 SF
Third Floor	0 SF	0 SF
Roof Deck	0 SF	463 SF
Subtotal (N)	0 SF	463 SF

NOTE: LOT AREA = 3,437.5 SF
 (137'-6" depth x 25'-0" street width)

SHEET NOTES

- ① (N) WINDOW TO REPLACE (E) IN KIND
- ② (N) TRANSLUCENT CHANNEL GLASS WALL
- ③ ALUMINUM CLAD WINDOWS
- ④ AREA OF (E) MASS REDUCTION
- ⑤ OUTDOOR DECK GLASS RAILING - 42" H

A+V
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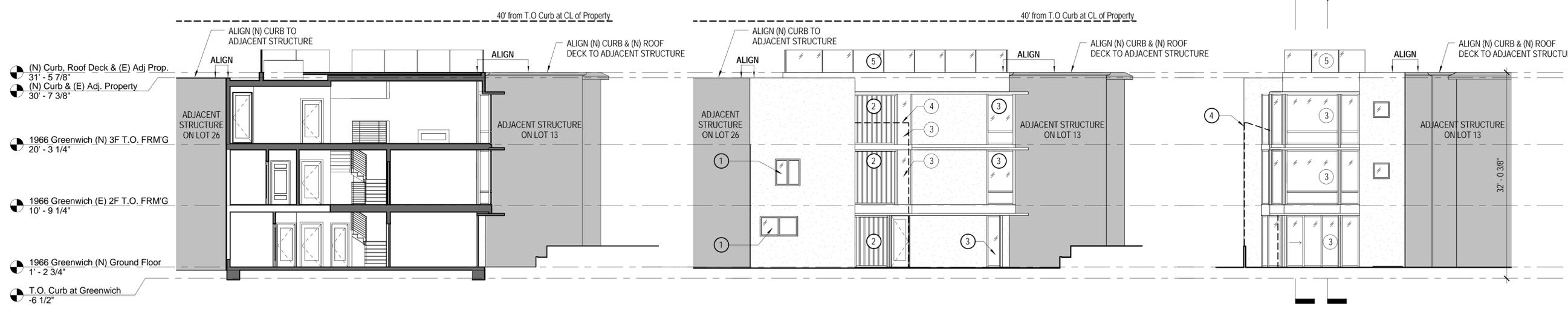


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File:	1111
Job #:	Author
Drawn By:	DO NOT SCALE DRAWINGS
Scale:	1/8" = 1'-0"

Sections and Elevations

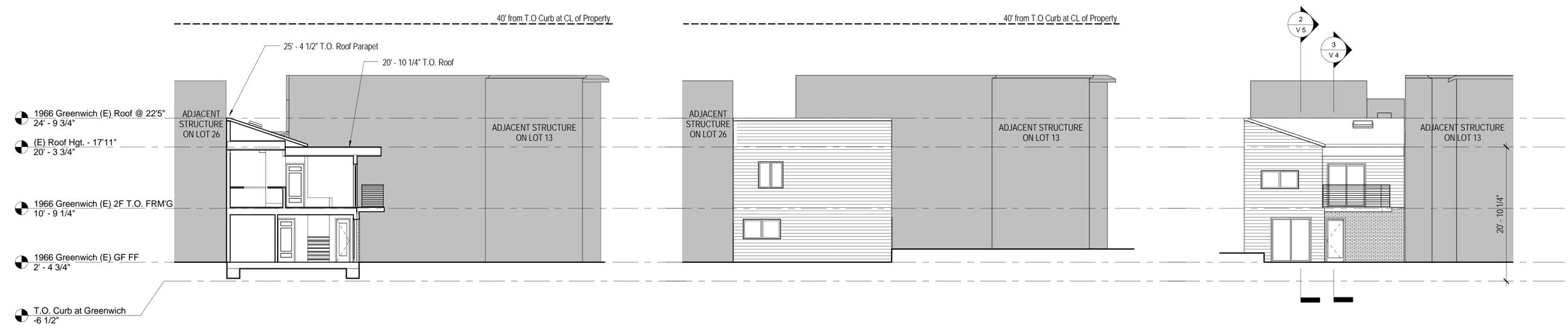
V 4



Proposed Section 6
 SCALE: 1/8" = 1'-0"

Proposed West Elevation 5
 SCALE: 1/8" = 1'-0"

Proposed South Elevation 4
 SCALE: 1/8" = 1'-0"



Existing Section 3
 SCALE: 1/8" = 1'-0"

Existing West Elevation 2
 SCALE: 1/8" = 1'-0"

Existing South Elevation 1
 SCALE: 1/8" = 1'-0"

Sack Residence

1966 Greenwich Street
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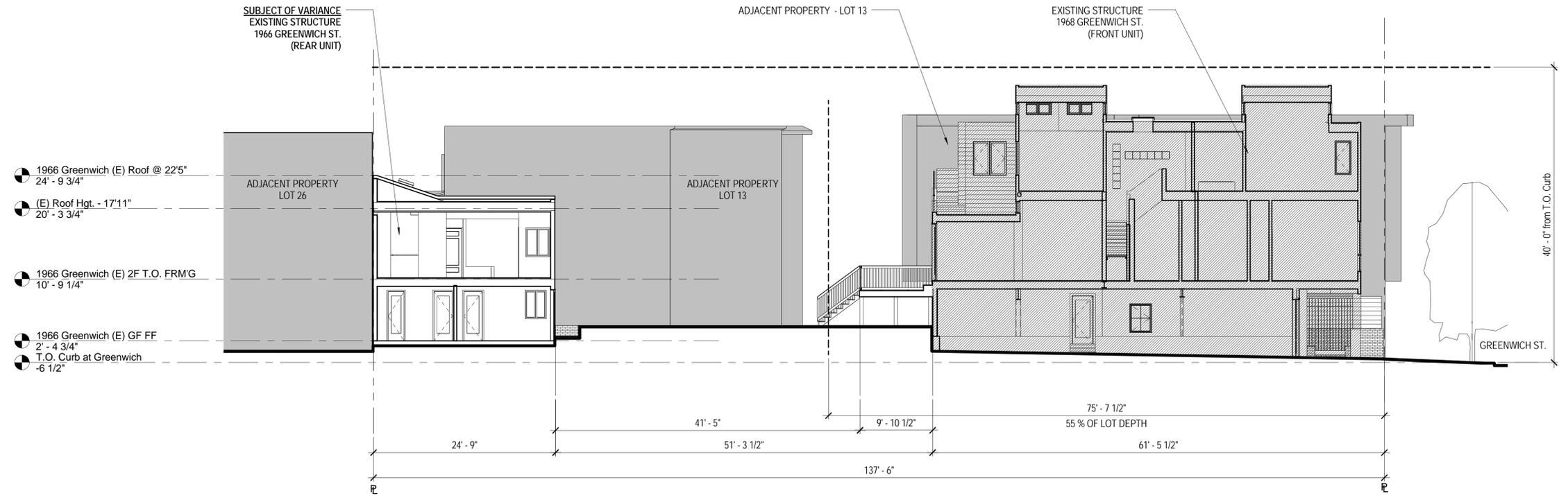
Variance Revision
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 Scale: 1/8" = 1'-0"

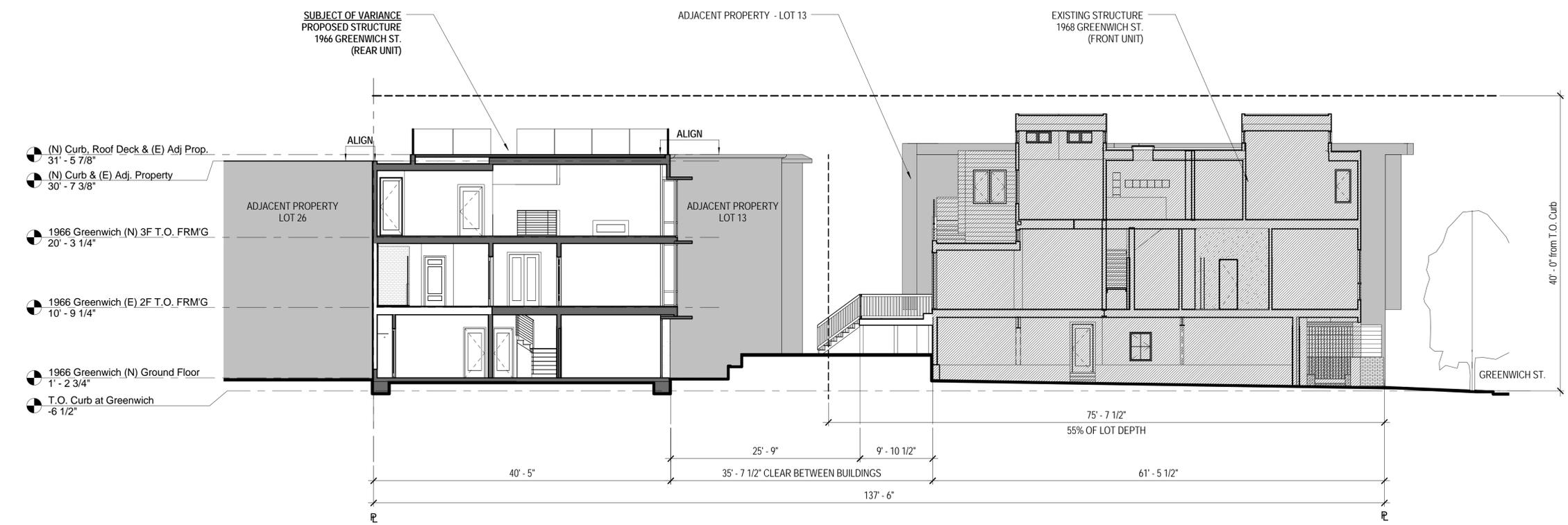
Lot Sections

V 5



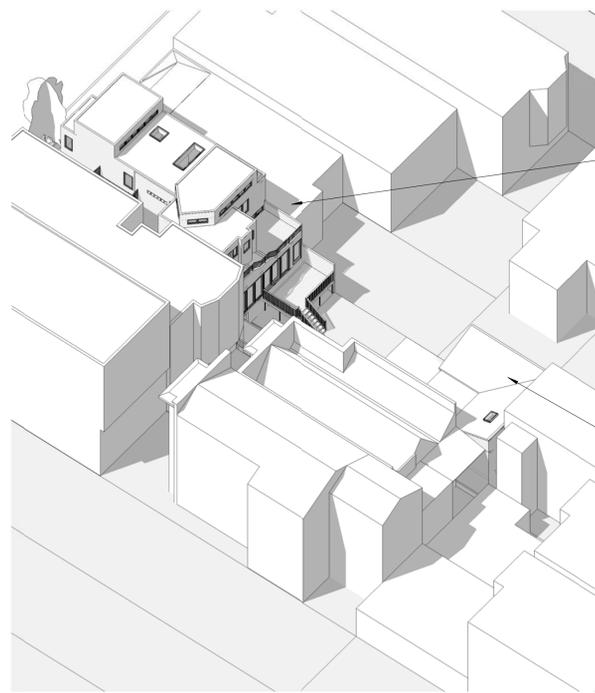
Existing Lot Section
 SCALE: 1/8" = 1'-0"

2



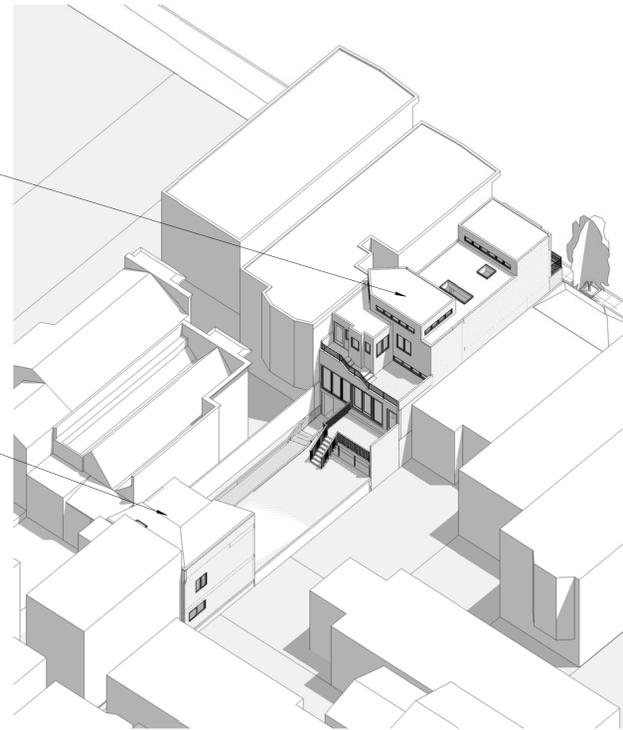
Proposed Lot Section
 SCALE: 1/8" = 1'-0"

1



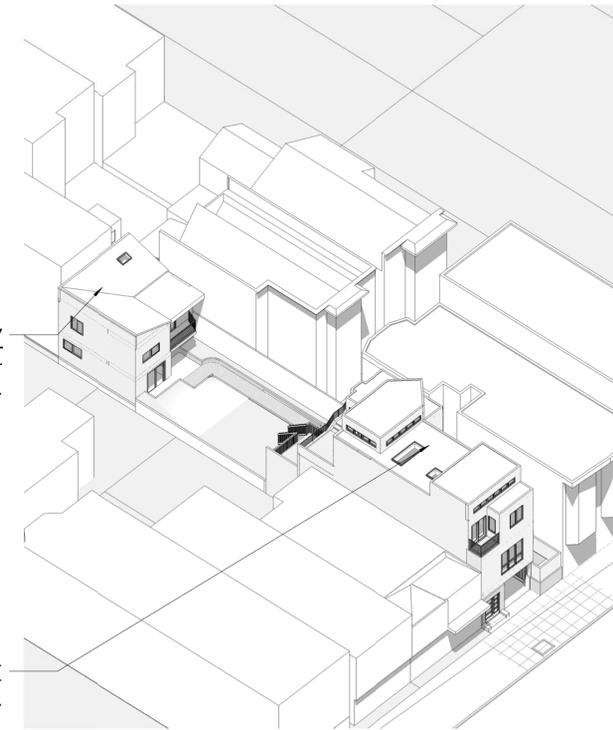
EXISTING STRUCTURE
1968 GREENWICH ST.

SUBJECT PROPERTY
EXISTING STRUCTURE -
1966 GREENWICH ST.



SUBJECT PROPERTY
EXISTING STRUCTURE -
1966 GREENWICH ST.

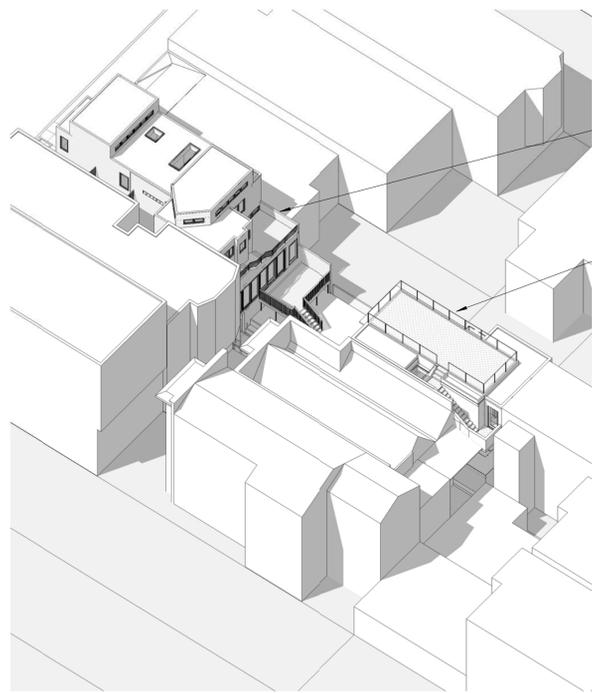
EXISTING STRUCTURE
1968 GREENWICH ST.



EXISTING VIEW FROM NORTHEAST

EXISTING VIEW FROM NORTHWEST

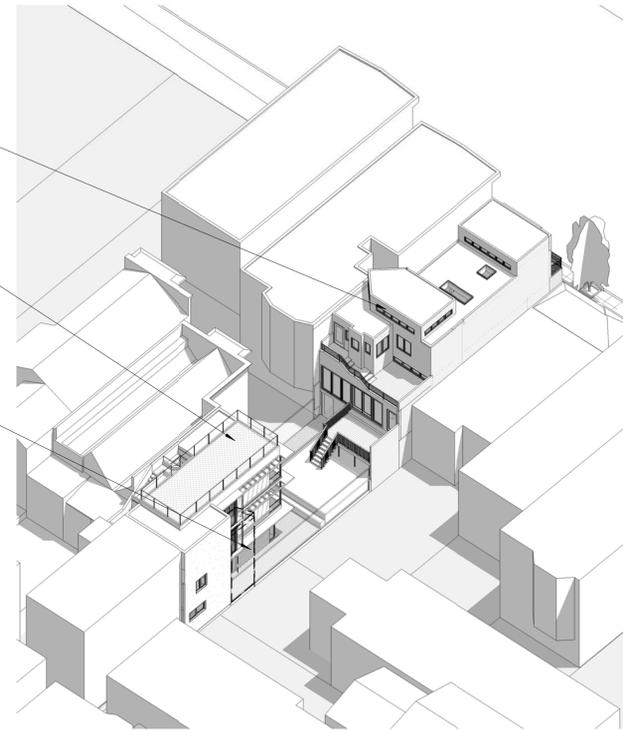
EXISTING VIEW FROM SOUTHWEST



EXISTING STRUCTURE
1968 GREENWICH ST.

SUBJECT PROPERTY
PROPOSED STRUCTURE -
1966 GREENWICH ST.

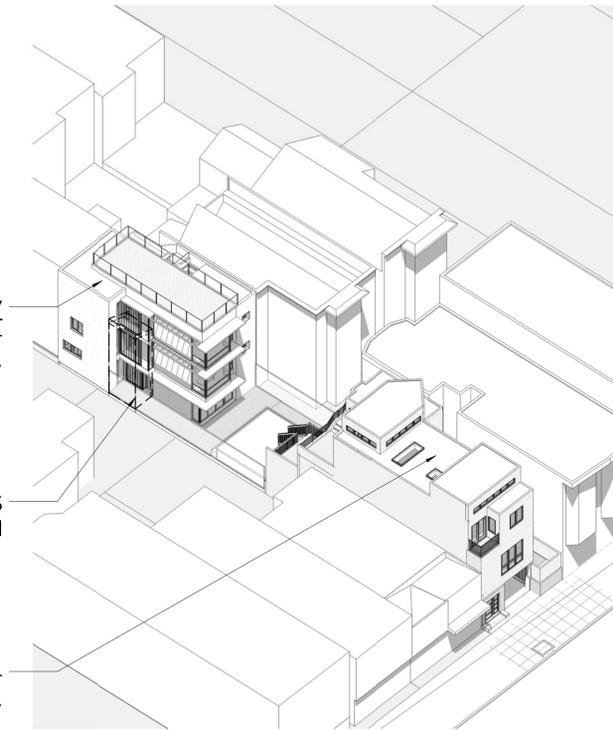
AREA OF (E) MASS
REDUCTION



SUBJECT PROPERTY
PROPOSED STRUCTURE -
1966 GREENWICH ST.

AREA OF (E) MASS
REDUCTION

EXISTING STRUCTURE -
1968 GREENWICH ST.



PROPOSED VIEW FROM NORTHEAST

PROPOSED VIEW FROM NORTHWEST

PROPOSED VIEW FROM SOUTHWEST

Sack
Residence

1966 Greenwich
Street
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0 1 2 4 8

Axons

V 6