



# 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, January 23, 2013**  
Time: **Beginning at 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: <b>126<sup>th</sup> – 27<sup>th</sup> Avenue</b> Cross Street(s): <b>Lake Street</b> Block /Lot No.: <b>1332/049-050</b> Zoning District(s): <b>RH-1 / 40-X</b> Area Plan:	Case No.: <b>2012.1056V</b> Building Permit: <b>N/A</b> Applicant/Agent: <b>Stephen Antonaros</b> Telephone: <b>(415) 864 - 2261</b> E-Mail: <b>santonaros@sbcglobal.net</b>

### PROJECT DESCRIPTION

The proposal is to demolish the existing one-car garage (267 sq. ft) located at the rear of the property and replace it with a single-family dwelling (350 sq. ft.) that is slightly larger than the existing garage. Two off-street parking spaces would be provided in an existing driveway which is not visible from the street as it is gated.

Section 134 of the Planning Code requires a minimum rear yard depth of approximately 30 feet for the subject property. The proposed single-family dwelling would extend to the rear property line and encroach into the required rear yard. The existing garage currently extends to within approximately 4 feet of the rear property line.

### ADDITIONAL INFORMATION

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

Planner: **Gil Chavez** Telephone: **(415) 558-6334** E-Mail: [gil.chavez@sfgov.org](mailto:gil.chavez@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/2008.9999V.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. **On DATE, the Department issued the required Section 311/312 notification for this project (expires DATE) <OR> 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.

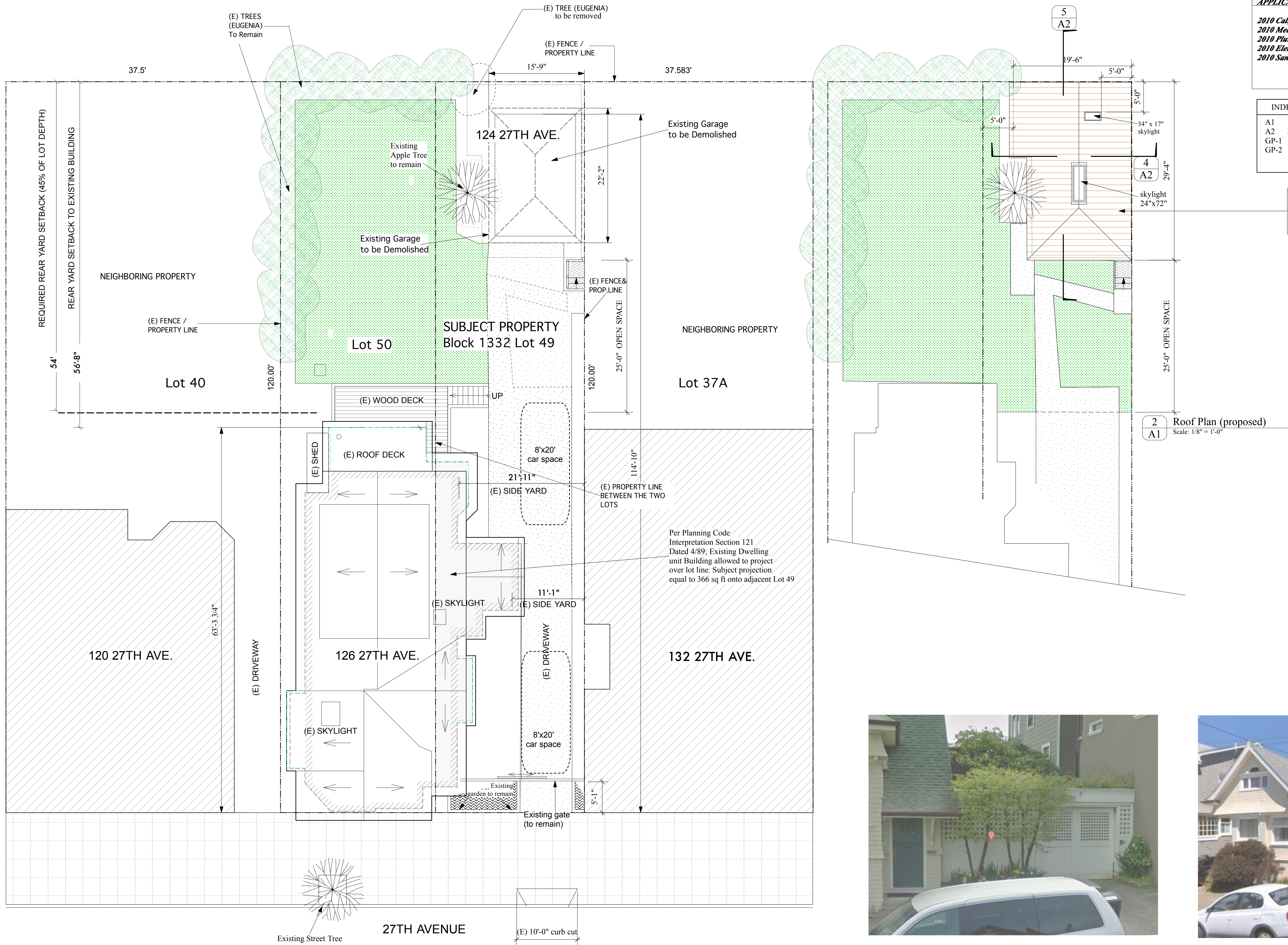
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



1 SITE PLAN - Proposed  
A1 Scale: 1/8" = 1'-0"

**APPLICABLE CODES:**  
2010 California Building Code,  
2010 Mechanical Code,  
2010 Plumbing Code,  
2010 Electrical Code, and  
2010 San Francisco Building Code

CONSTRUCTION  
TYPE : Type 5-B  
One Story  
  
OCCUPANCY  
CLASSIFICATION :  
R-3

**INDEX OF DRAWINGS**  
A1 Site Plan / Plot Plan  
A2 Building Floor Plans, Section; Elevations  
GP-1 Greenpoint Schedules and Building Notes  
GP-2 Greenpoint Schedules

**SCOPE of WORK**

1. Demolition of existing 267 sq ft one-car garage structure at rear of lot and construction of new 502 sq ft studio/dwelling

2 Roof Plan (proposed)  
A1 Scale: 1/8" = 1'-0"

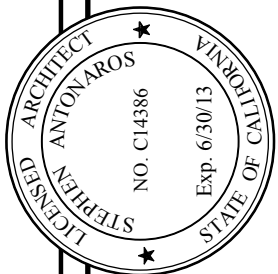


Existing Gate to Driveway and Parking spaces to remain



City Landmark #196

Existing Gate to cottage in Rear



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for  
Frank DeRosa &  
Janice Roubesh  
(415) 387-8122

*New Single Family Dwelling at rear of Lot 49, Block 1332*  
**124 & 126 27th Avenue**  
San Francisco, California Block 1332 Lots 049 + 050

Date 07/05/12

Scale Varies

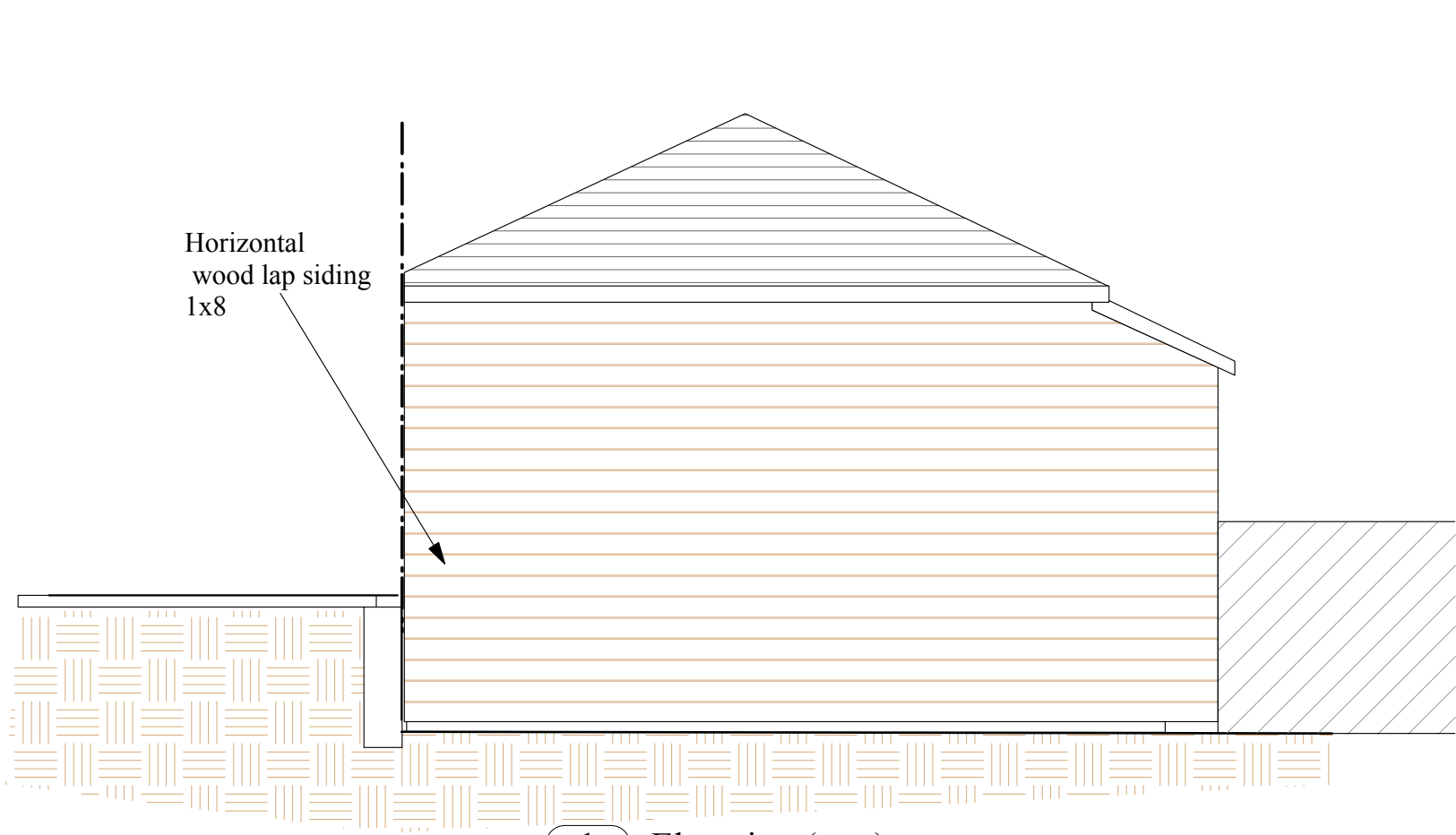
Drawn SA

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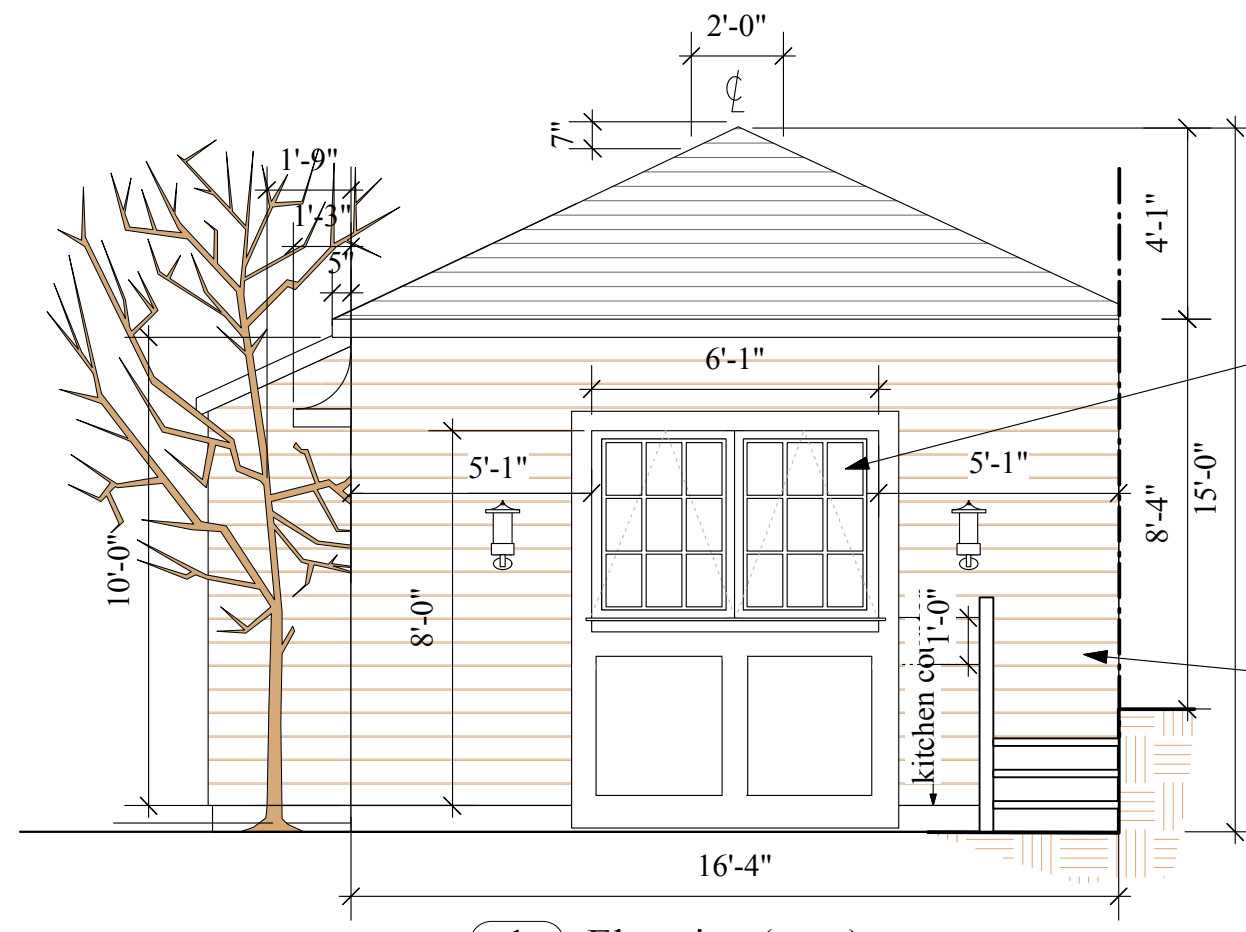
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**A1**

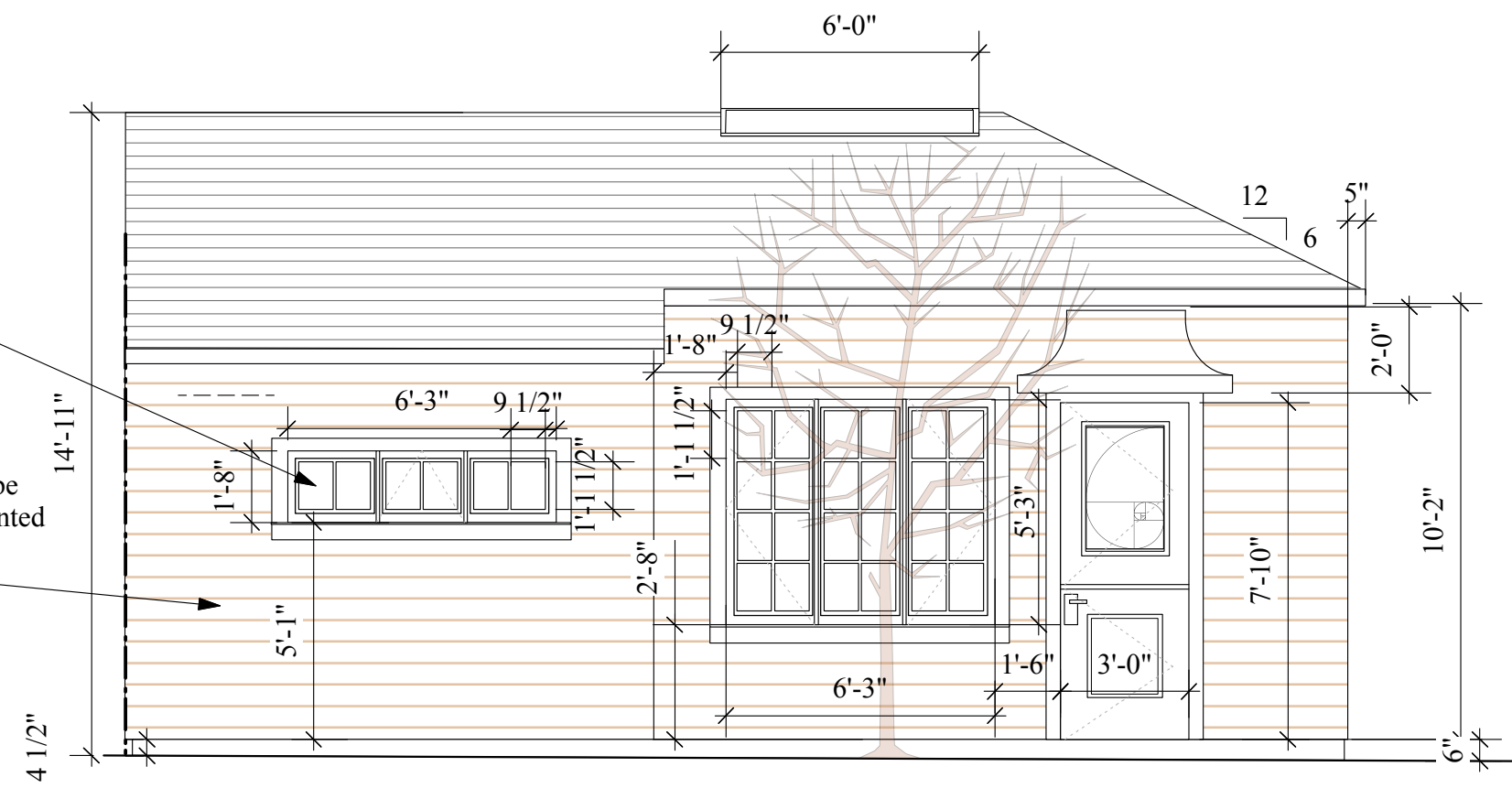
Of Sheet



1 Elevation (east)  
A2 Scale: 1/4" = 1'-0"



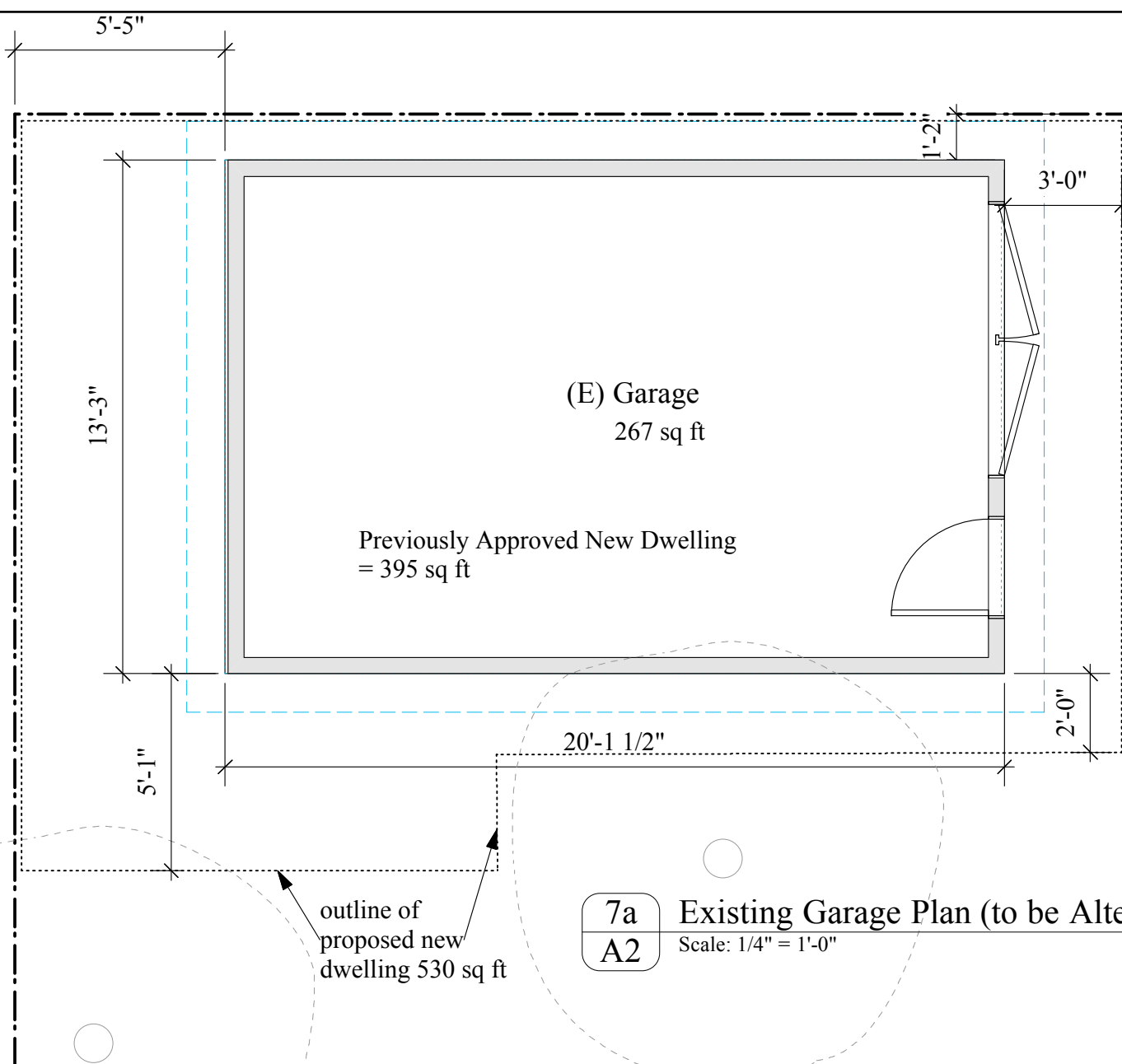
1 Elevation (west)  
A2 Scale: 1/4" = 1'-0"



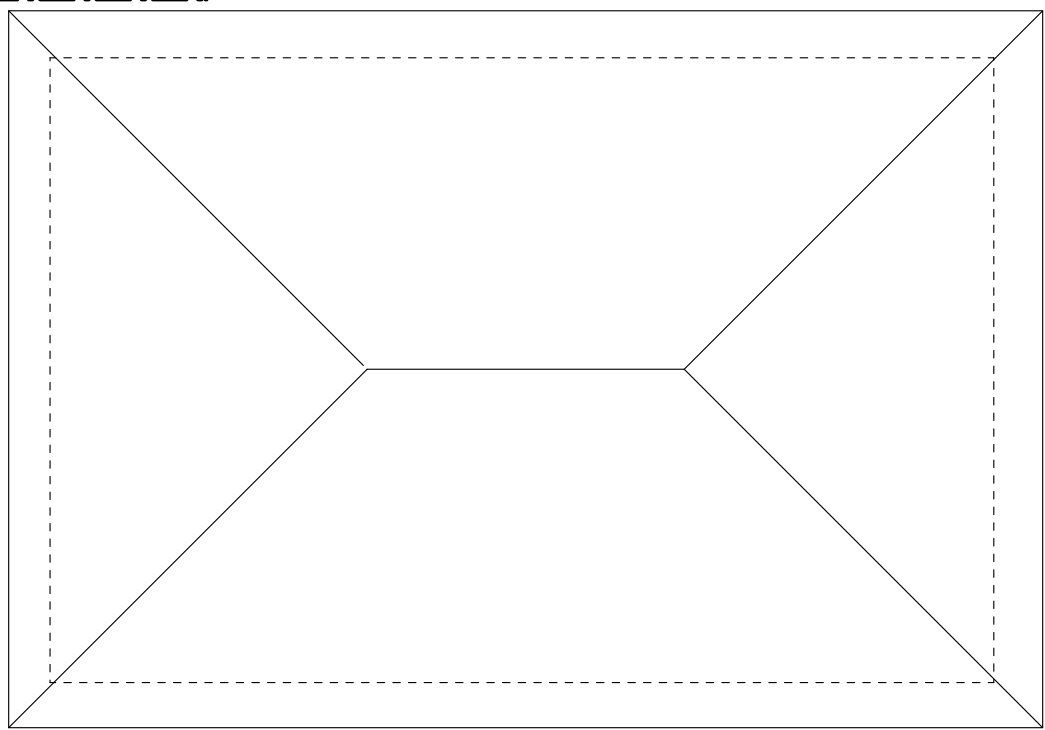
2 Elevation (north)  
A2 Scale: 1/4" = 1'-0"

Note:  
All wood windows  
and trim painted  
to match  
existing

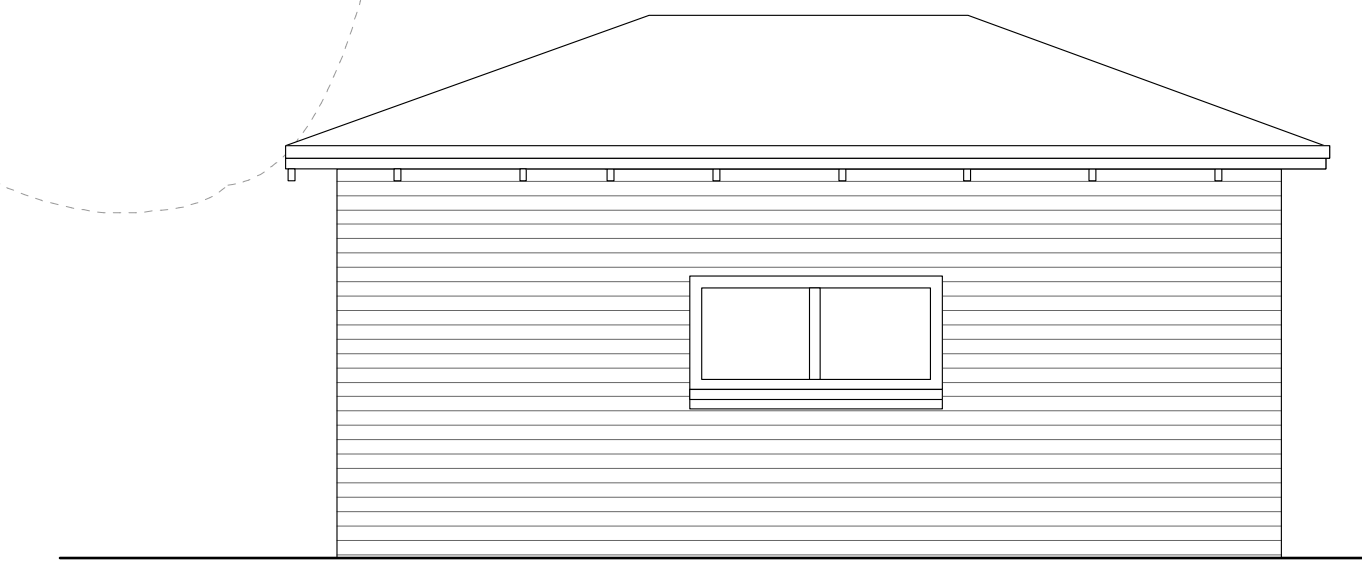
Note:  
Exterior siding to be  
cedar shingles, painted  
to match existing



7a Existing Garage Plan (to be Altered)  
A2 Scale: 1/4" = 1'-0"



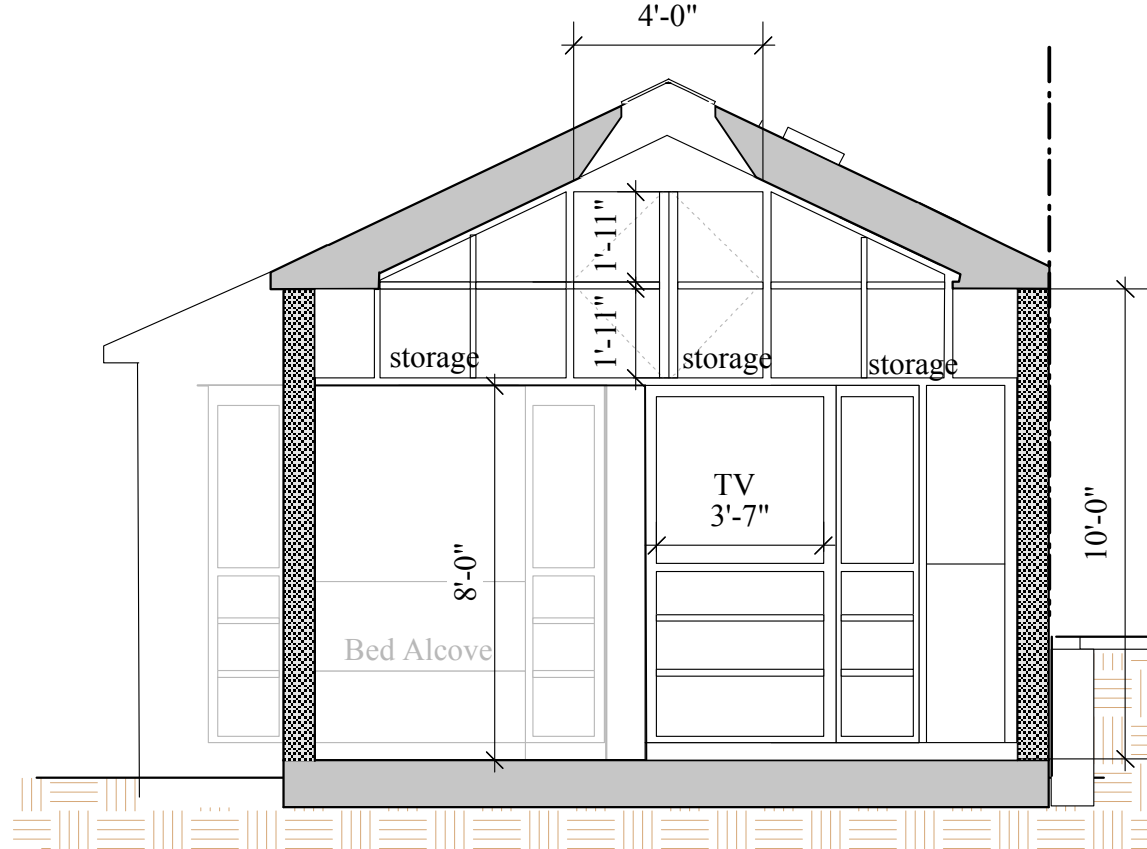
7b Existing Garage Roof Plan (to be Altered)  
A2 Scale: 1/4" = 1'-0"



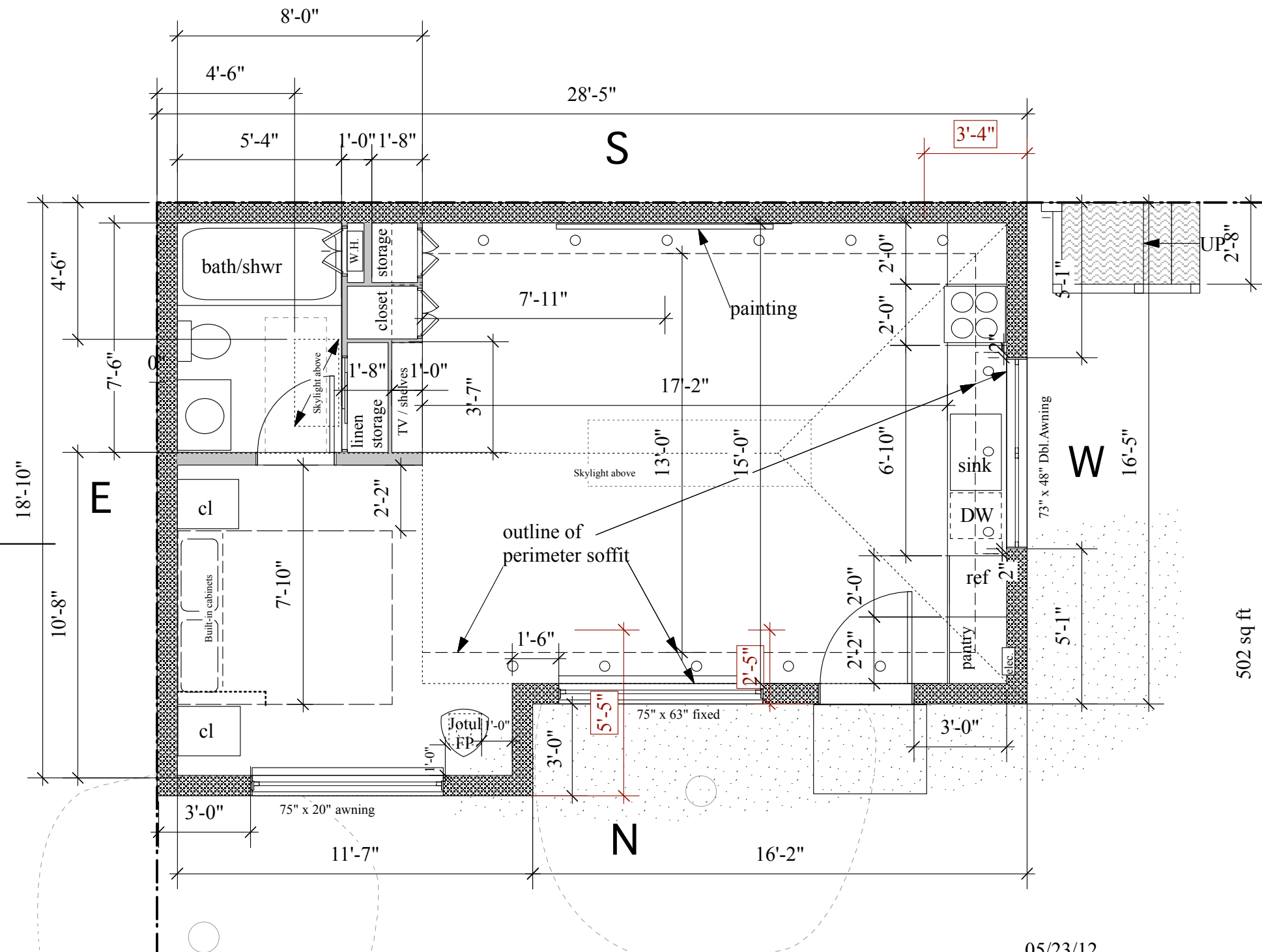
7c Existing Garage Elevation (to be Altered)  
A2 Scale: 1/4" = 1'-0"



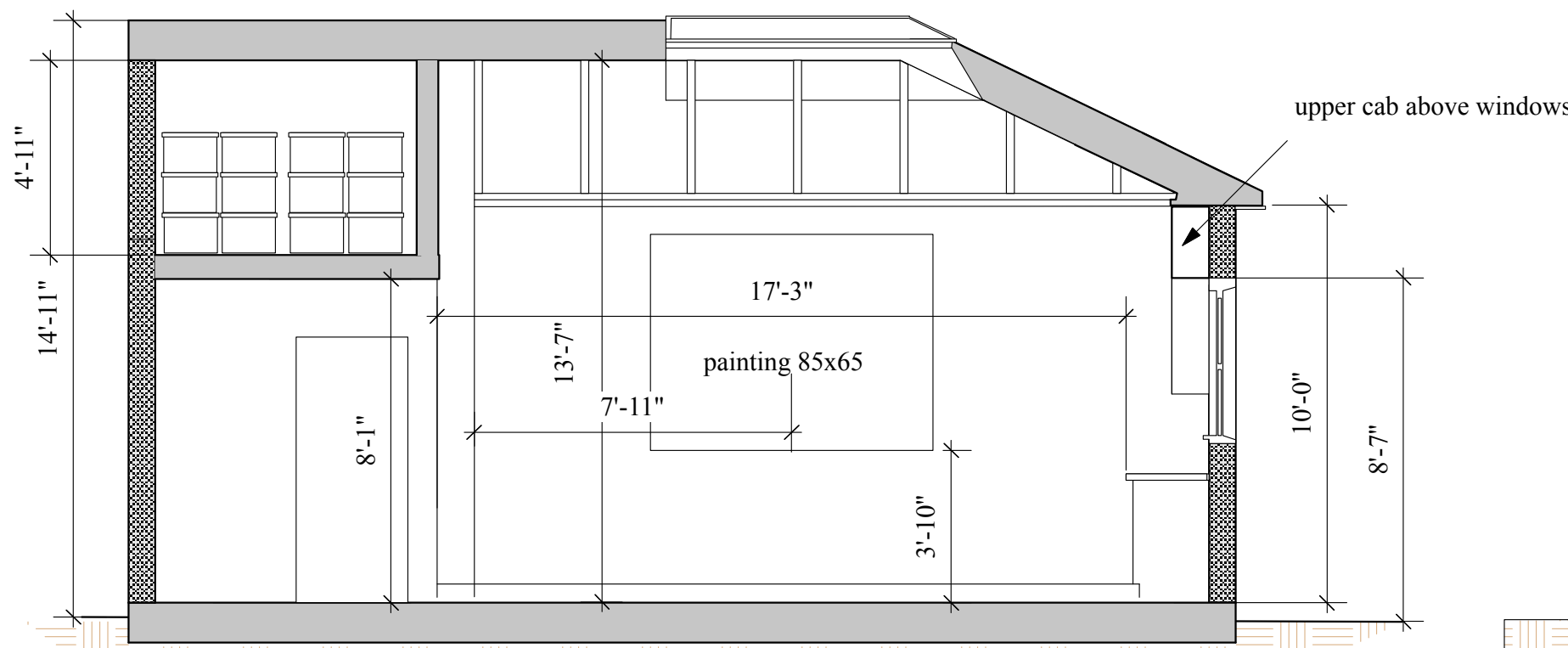
7d Existing Garage Elevation (to be Altered)  
A2 Scale: 1/4" = 1'-0"



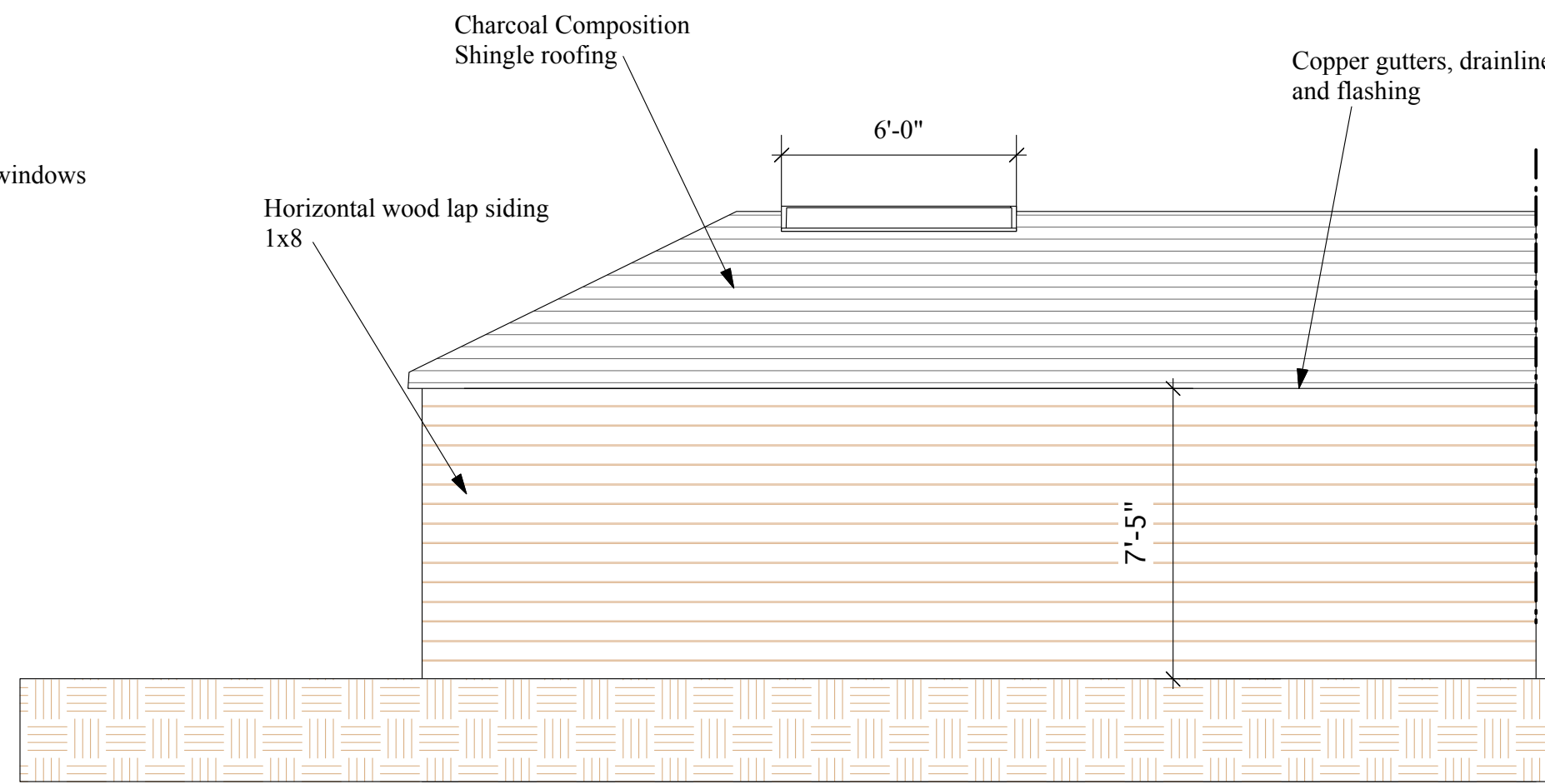
4 Section (looking east)  
A2 Scale: 1/4" = 1'-0"



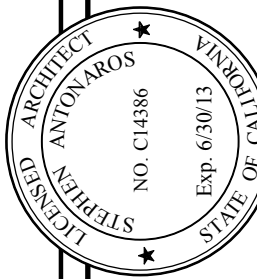
6 Ground Floor Plan (proposed)  
A2 Scale: 1/4" = 1'-0"



5 Building Section- Looking South  
A2 Scale: 1/4" = 1'-0"



3 Elevation (south)  
A2 Scale: 1/4" = 1'-0"



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Block 1332 Lots 049 + 050

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Sheet

Of Sheet  
**A2**