



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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CA 94103-2479

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Information:
415.558.6377



**SAN FRANCISCO
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, May 22, 2013**
 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: 43 Powers Avenue	Case No.: 2012.1075V
Cross Street(s): Mission and Coleridge	Building Permit: 201303132101
Block / Lot No.: 5518/005	Applicant/Agent: Sven Lavine
Zoning District(s): RH-2 / 40-X	Telephone: 415-647-7061
Area Plan: Bernal Heights SUD	E-Mail: sven@slarchitecture.com

PROJECT DESCRIPTION

The proposal is to expand the existing rear deck on the second floor, build a new roof deck on the third floor/attic level, and extend the stairs to connect the second and third floor decks.

PER SECTION 242(e) OF THE PLANNING CODE the subject property is required to maintain a rear yard of 33 feet 9 inches. The existing second floor rear deck and stairs are built completely within the required rear yard, leaving a rear yard of approximately 12 feet 6 inches. The proposal would expand the deck at the second level and add stairs to a new third floor deck. The proposal would maintain a rear yard of approximately 12 feet 6 inches on the second floor, and approximately 15 feet 6 inches on the third floor; therefore, the project requires a variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Erika Jackson** Telephone: **415-558-6363** Mail: erika.jackson@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/2012.1075V.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.

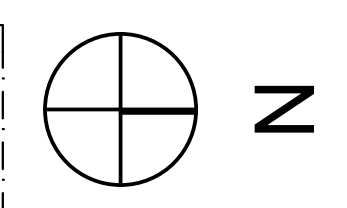
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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.

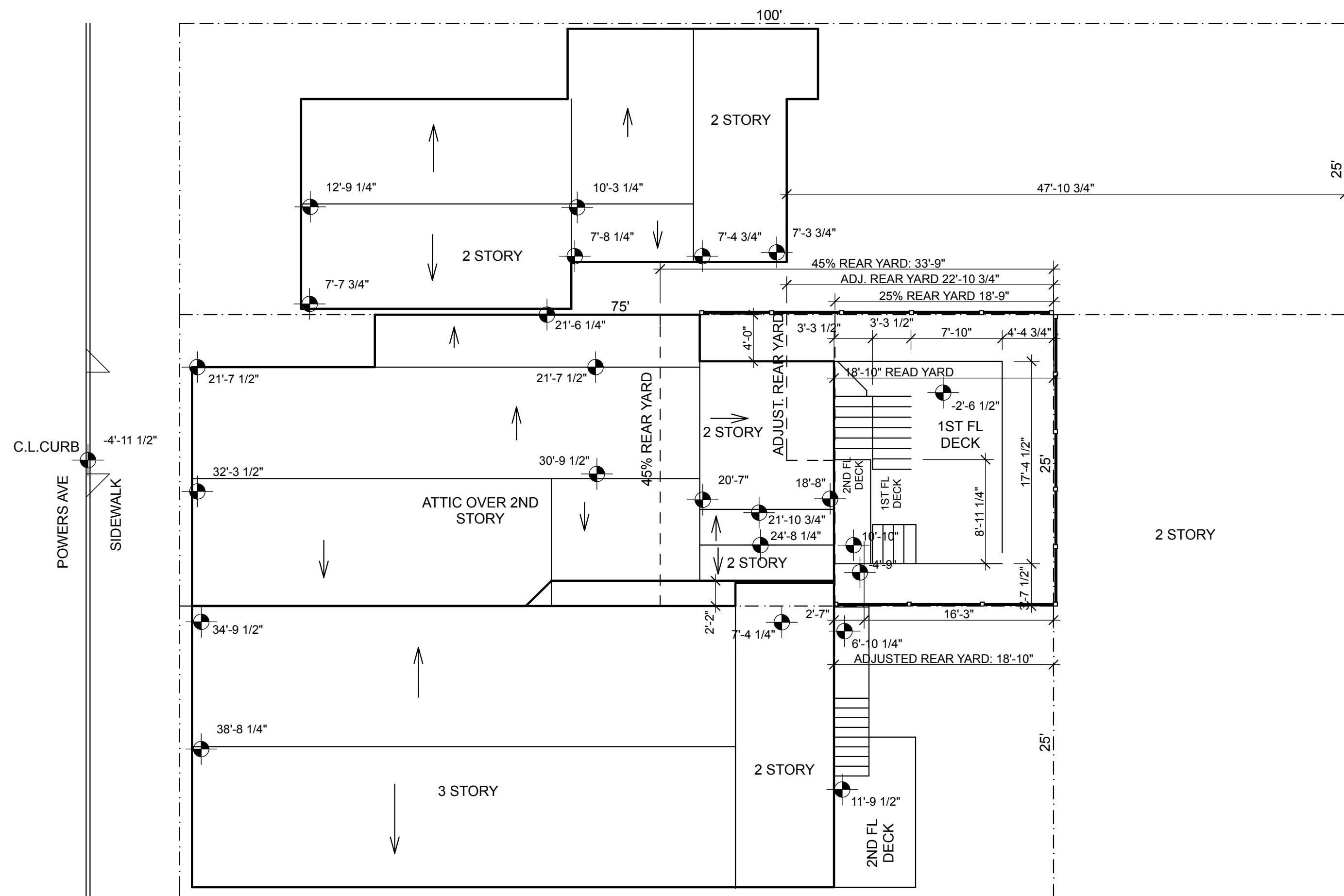
LEGEND:
 --- = PROPERTY LINE



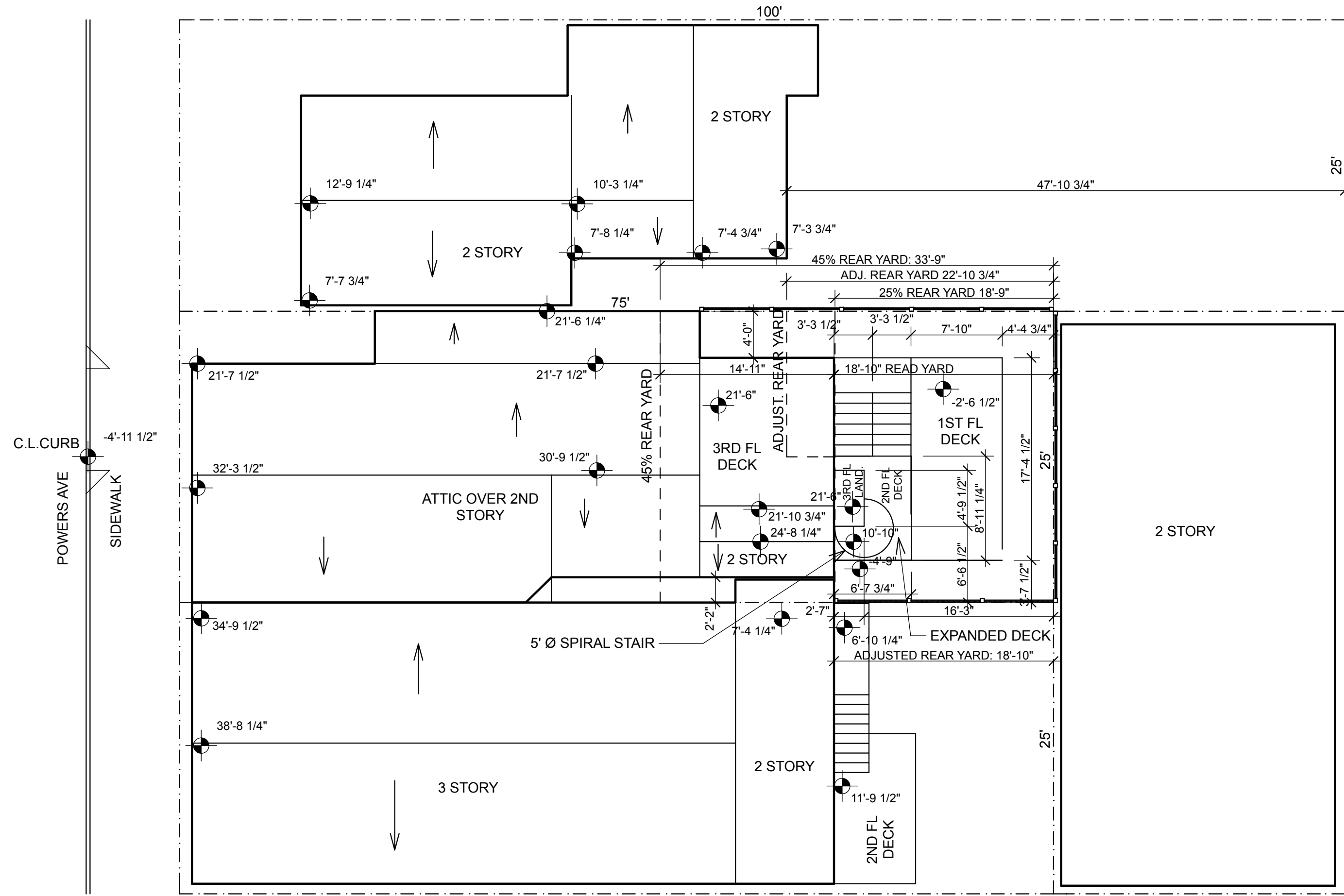
SVEN LAVINE ARCHITECTURE
 3730 Folsom Street
 San Francisco, CA 94110
 Tel: 415.647.7061
 Fax: 415.276.1769

Bookey/Walker Res.

43 Powers Ave.
 San Francisco, CA
 94110



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



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

REVISION	Date
PLANNING SUBMITTAL	04.29.13
VARIANCE REV.	03.01.13
VARIANCE INTAKE	11.27.12
	08.17.12
No. Revisions/Submissions	Date

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Drawing **SITE PLANS**

Designed Sven Lavine	Date 4/29/13
Drawn #Last saved by	Scale 1/8" = 1'-0"
Checked SEL	Project No. 204
Reviewed XX	Sheet

Drawing No.

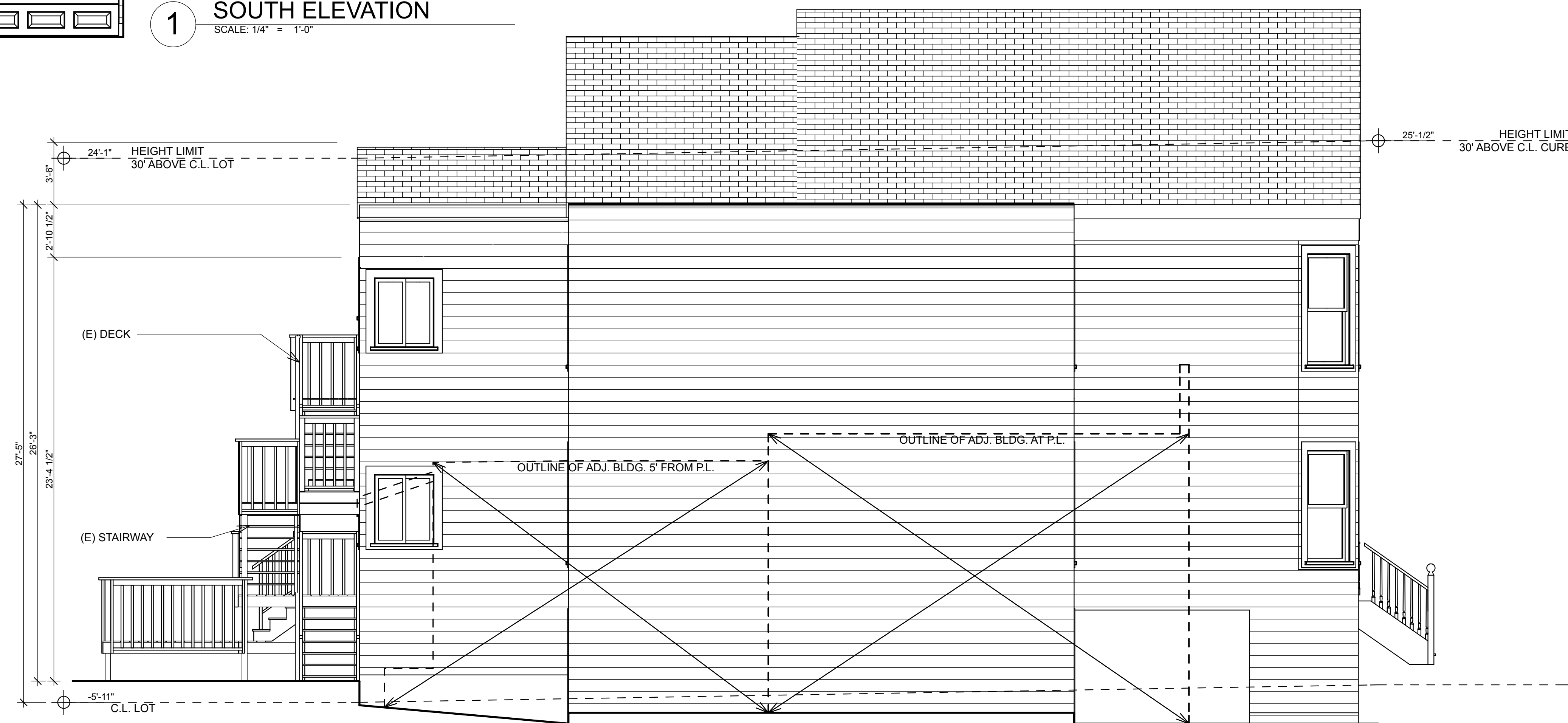
A-101

Bookey/Walker Res.

43 Powers Ave.
 San Francisco, CA
 94110



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

No.	Revisions/Submissions	Date
	REVISION	04.29.13
	PLANNING SUBMITTAL	03.01.13
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	VARIANCE INTAKE	08.17.12

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Drawing
EXISTING ELEVATIONS

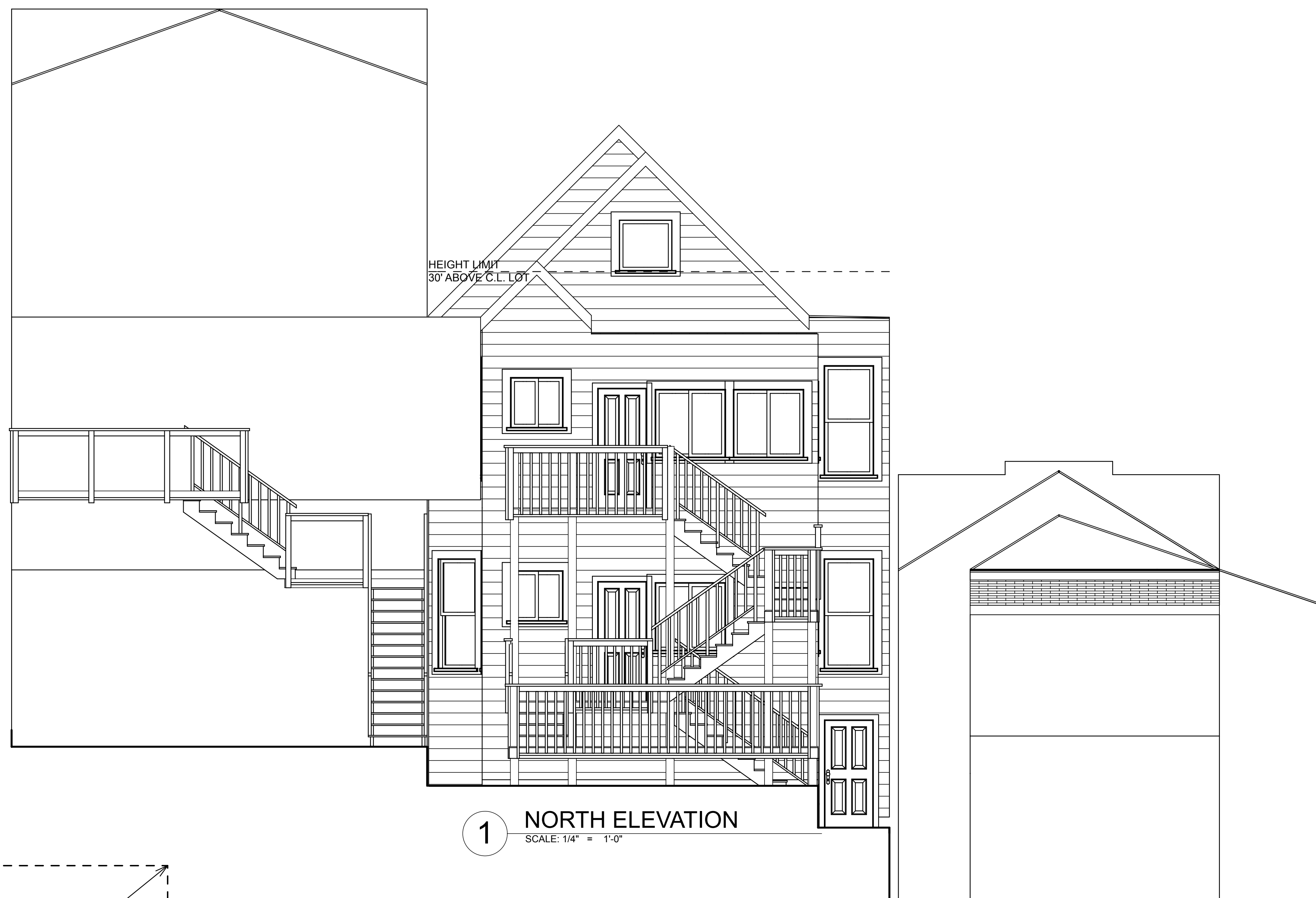
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Drawing No.
A-201

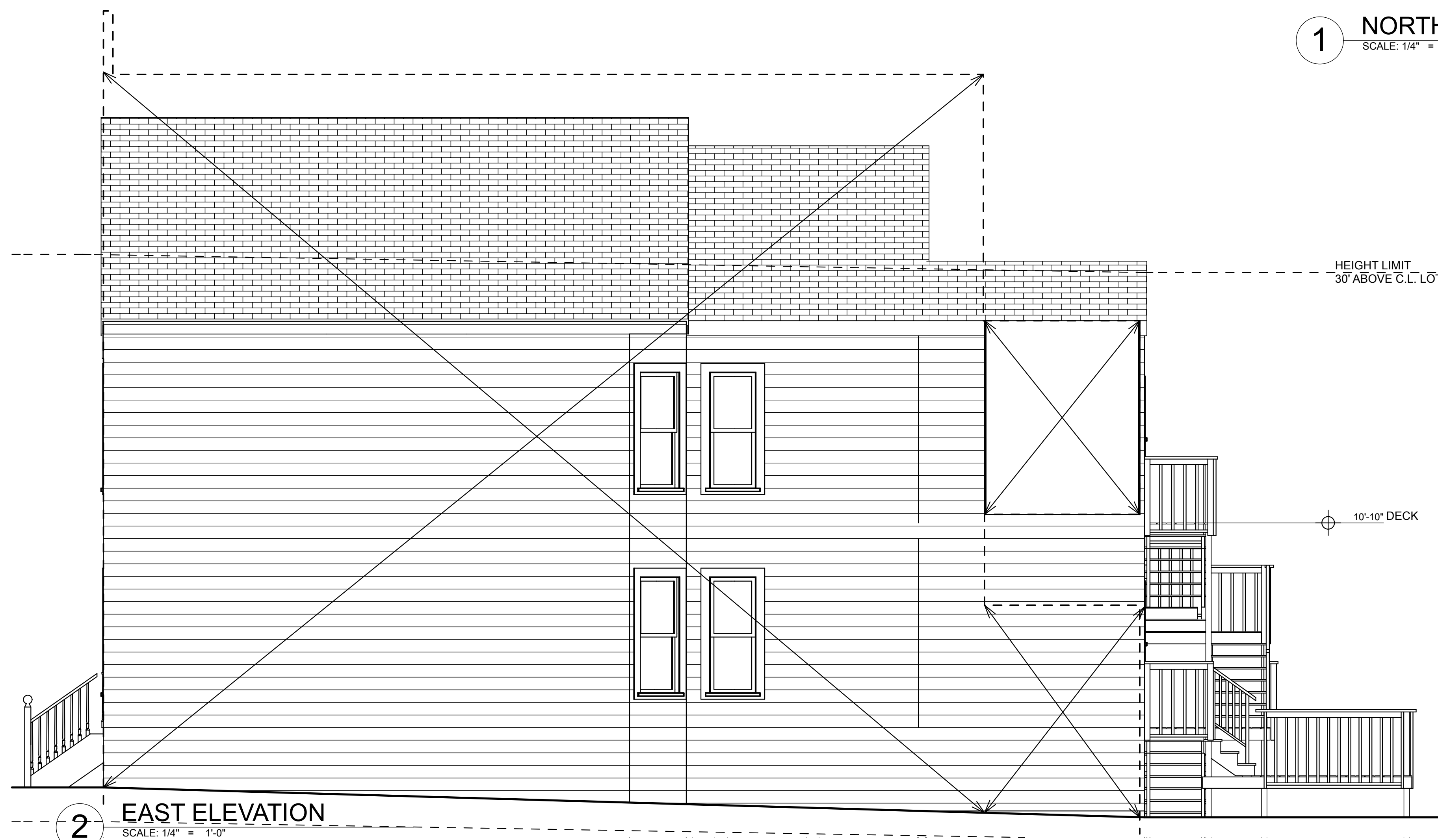


Bookey/Walker Res.

43 Powers Ave.
 San Francisco, CA
 94110



1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

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Drawing
EXISTING ELEVATIONS

Designed Sven Lavine	Date 4/29/13
Drawn #Last saved by	Scale 1/4" = 1'-0"
Checked SEL	Project No. 204
Reviewed XX	Sheet

Drawing No.
A-202

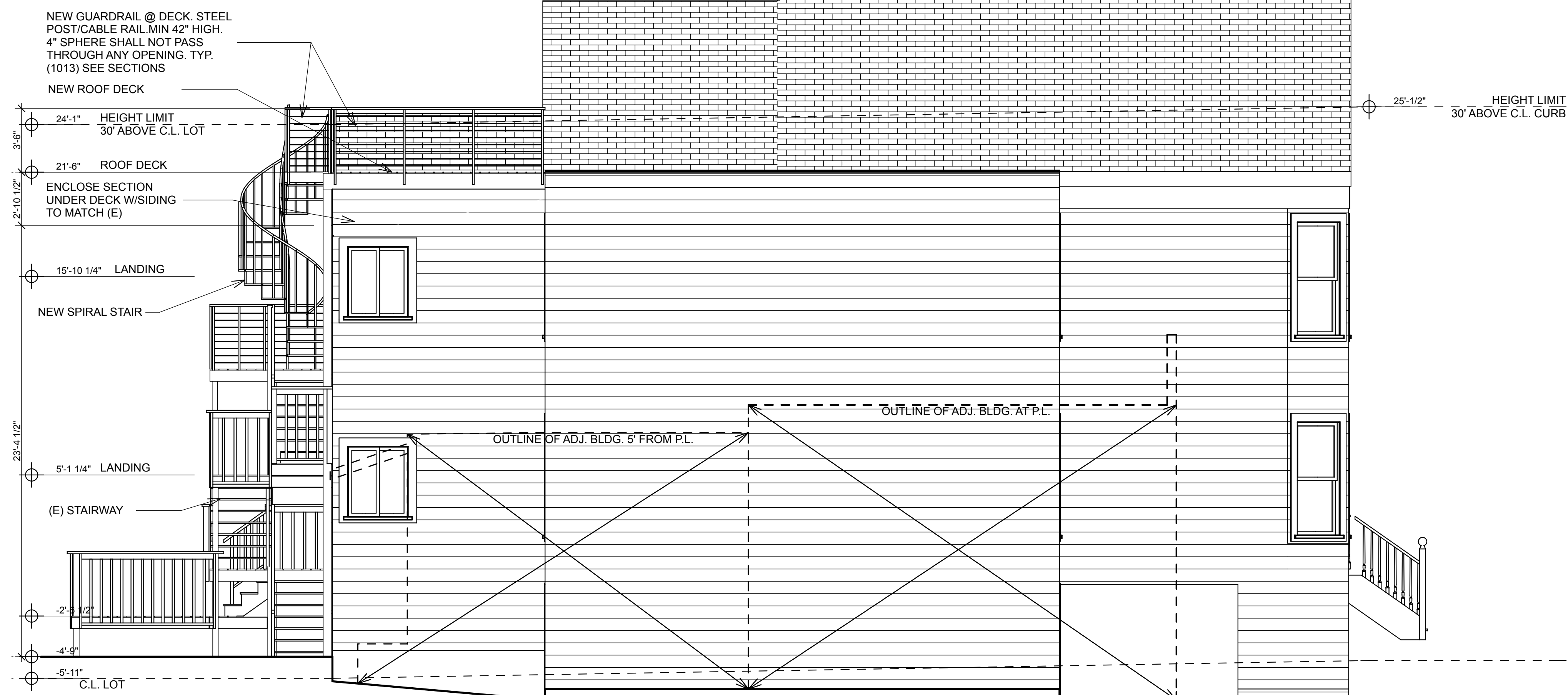


Bookey/Walker Res.

43 Powers Ave.
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 94110



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

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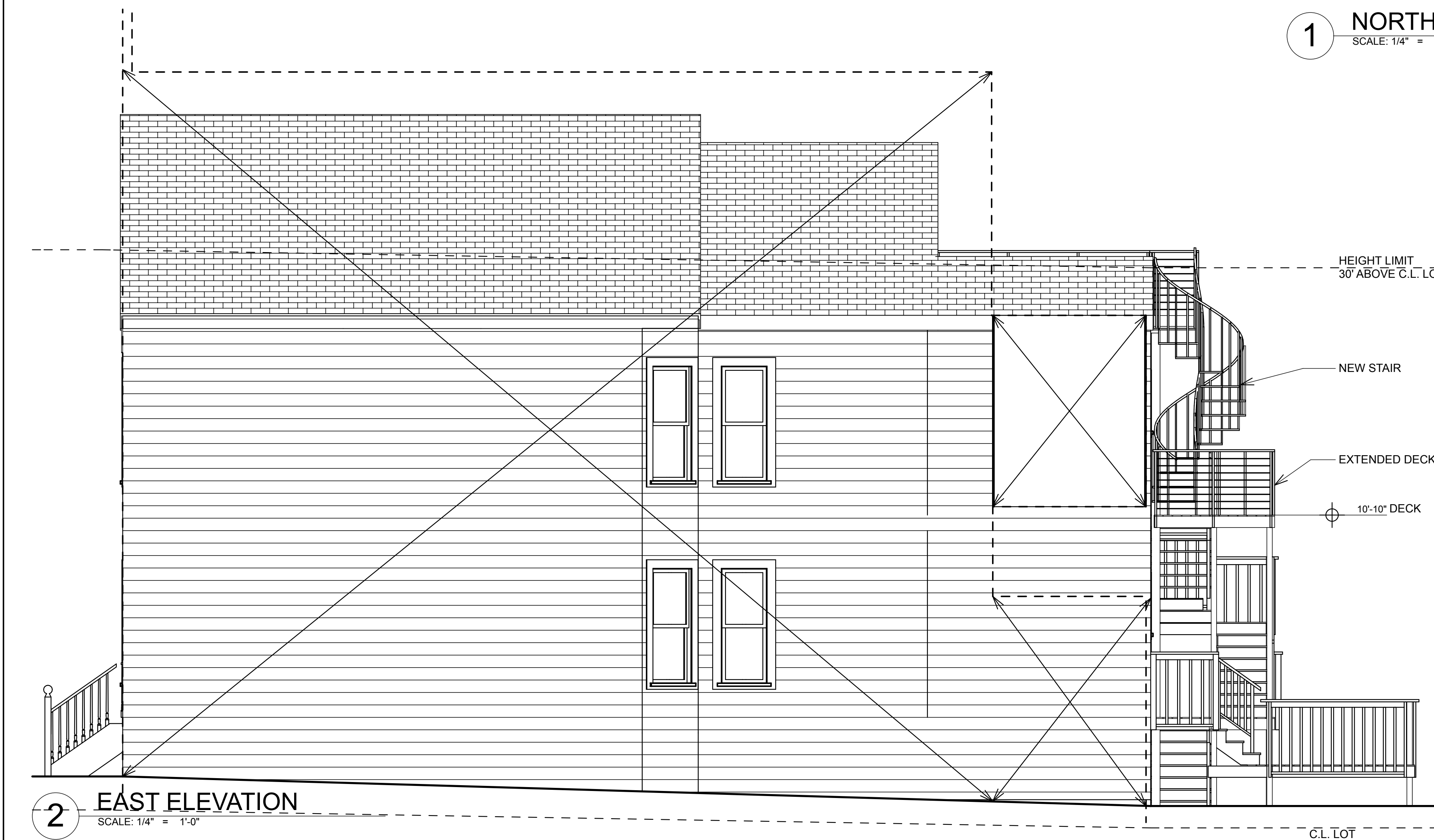
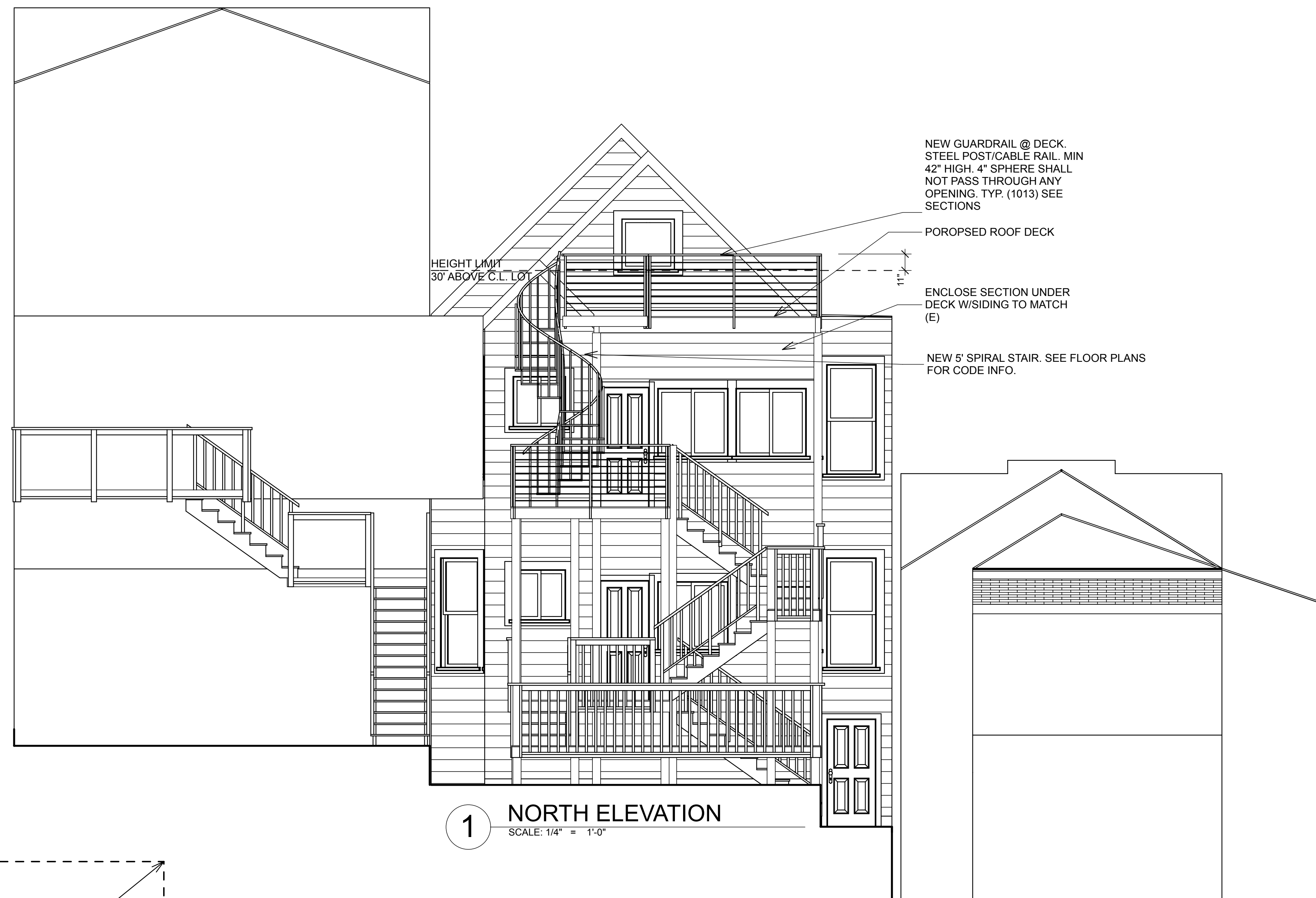
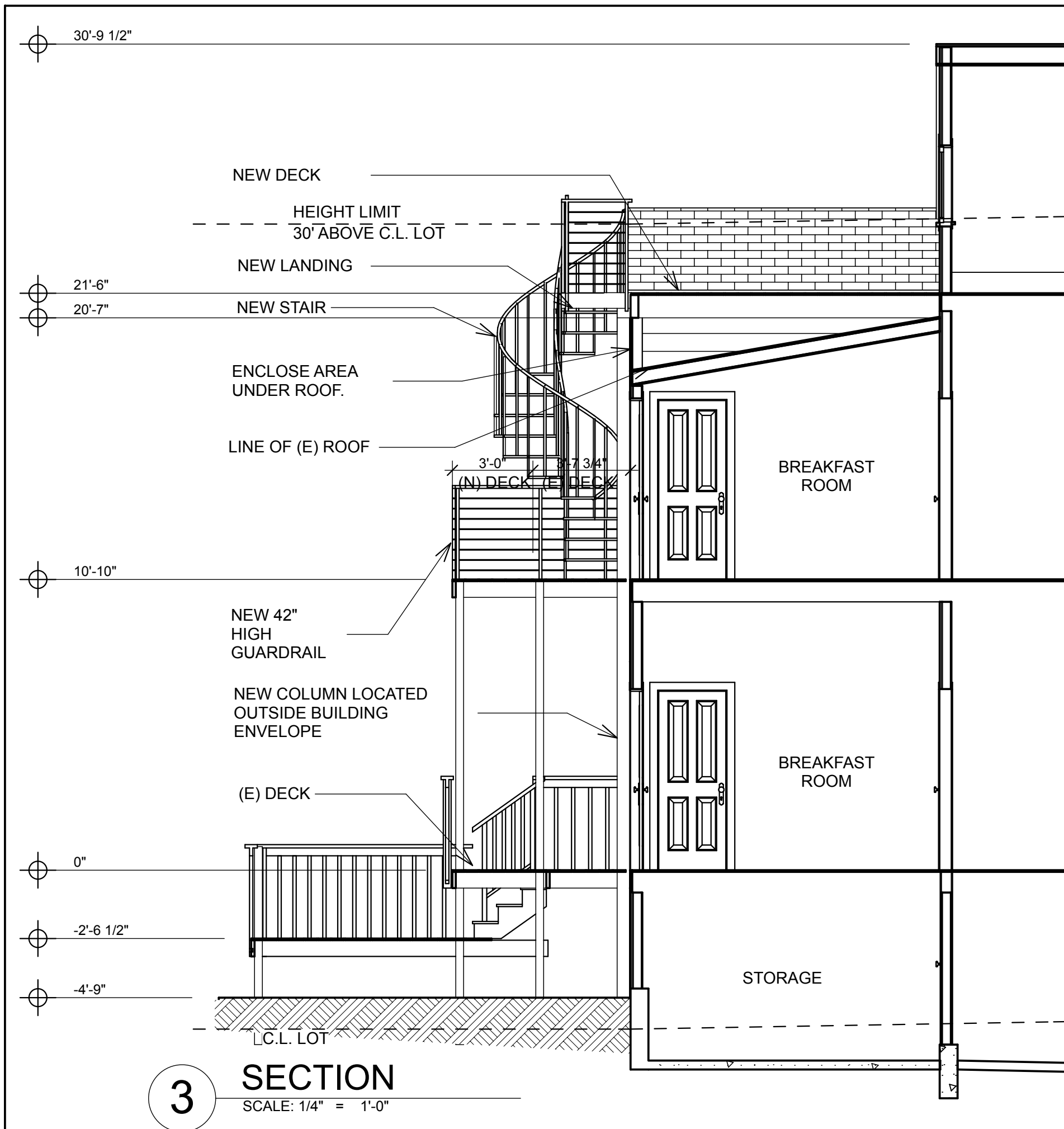
Drawing
PROPOSED ELEVATIONS

Designed Sven Lavine	Date 4/29/13
Drawn #Last saved by	Scale 1/4" = 1'-0"
Checked SEL	Project No. 204
Reviewed XX	Sheet

Drawing No.
A-203

Bookey/Walker Res.

43 Powers Ave.
 San Francisco, CA
 94110



NEW GUARDRAIL @ DECK
 STEEL POST/CABLE RAIL. MIN
 42" HIGH. 4" SPHERE SHALL
 NOT PASS THROUGH ANY
 OPENING. TYP. (1013) SEE
 SECTIONS

POROPSED ROOF DECK

ENCLOSE SECTION UNDER
 DECK W/SIDING TO MATCH
 (E)

NEW 5' SPIRAL STAIR. SEE FLOOR PLANS
 FOR CODE INFO.

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Drawing
**PROPOSED ELEVATIONS/
 SECT**

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Drawn #Last saved by	Scale 1/4" = 1'-0"
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Reviewed XX	Sheet

Drawing No.
A-204