



SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, October 24, 2012**
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:	4426 20th Street	Case No.:	2012.1138V
Cross Street(s):	Diamond & Eureka	Building Permit:	2009.11.19.1662
Block /Lot No.:	2698/016	Applicant/Agent:	Dan Hendel & Jorge Young
Zoning District(s):	RH-2/ 40-X	Telephone:	(415) 613-3233
Area Plan:	N/A	E-Mail:	danhendel@comcast.net
PROJECT DESCRIPTION			
<p>The subject property contains a 3-story over garage level single-family dwelling. The project is to demolish an existing two-level deck and staircase structure at the rear of the subject building, and to construct a two-story addition that includes a new rear deck at the second floor level. The project does not involve any façade alterations.</p> <p>PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 32 feet. The project to construct a rear addition includes the construction of a rear deck that encroaches approximately 6 feet into the required rear yard; therefore the project requires a variance from the rear yard requirement of the Planning Code.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Adrian C. Putra Telephone: (415) 575-9079 E-Mail: adrian.putra@sfgov.org</p>			
<p>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/2012.1138V.pdf</p>			

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

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 10/2/12, the Department issued the required Section 311/312 notification for this project, which expires on 11/1/12.**

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.



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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REMODEL TO
4426 20TH STREET
SAN FRANCISCO, CA 94114

SITE INFO

ZONING: RH-2
HEIGHT/BULK LIMITS: 40'-X
LOT AREA: 2,500 SQ. FT.
TYPE: 5, NON-RATED

INTERIOR AREA TO BE REMODELED = 325 SQ. FT.
NEW INTERIOR SQ. FT. = 120 SQ. FT.
NEW DECK AND EXT STAIRS PROPOSED = 245 SQ. FT.

DRAWING INDEX

- A1 COVER SHEET, PROJECT INFO & (N) SITE PLAN
- A2 EXISTING SITE PLAN
- A3 (E) & (N) BASEMENT SITE PLAN
- A4 (E) & (N) MAIN FLOOR & SITE PLAN
- A5 (E) REAR & EAST ELEVATIONS
- A6 (N) REAR & EAST ELEVATIONS
- A7 (E) & (N) WEST ELEVATIONS
- A8 SECTION

SCOPE OF PROJECT

TO AN EXISTING SINGLE FAMILY, 1 STORY HOUSE,
THE FOLLOWING ARE PROPOSED:

1. ADD 120 SF TO THE REAR OF THE HOUSE
2. REPLACE (E) DECK AND STAIRS.
3. REMODEL THE (E) KITCHEN AREA
4. ADD NEW WINDOWS AND DOORS
AS INDICATED ON ELEVATIONS
AND PLANS
5. NO WORK ON 2ND AND ATTIC
LEVELS

Δ	DESCRIPTION	DATE	DRAWN
Δ	REVISIONS		

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

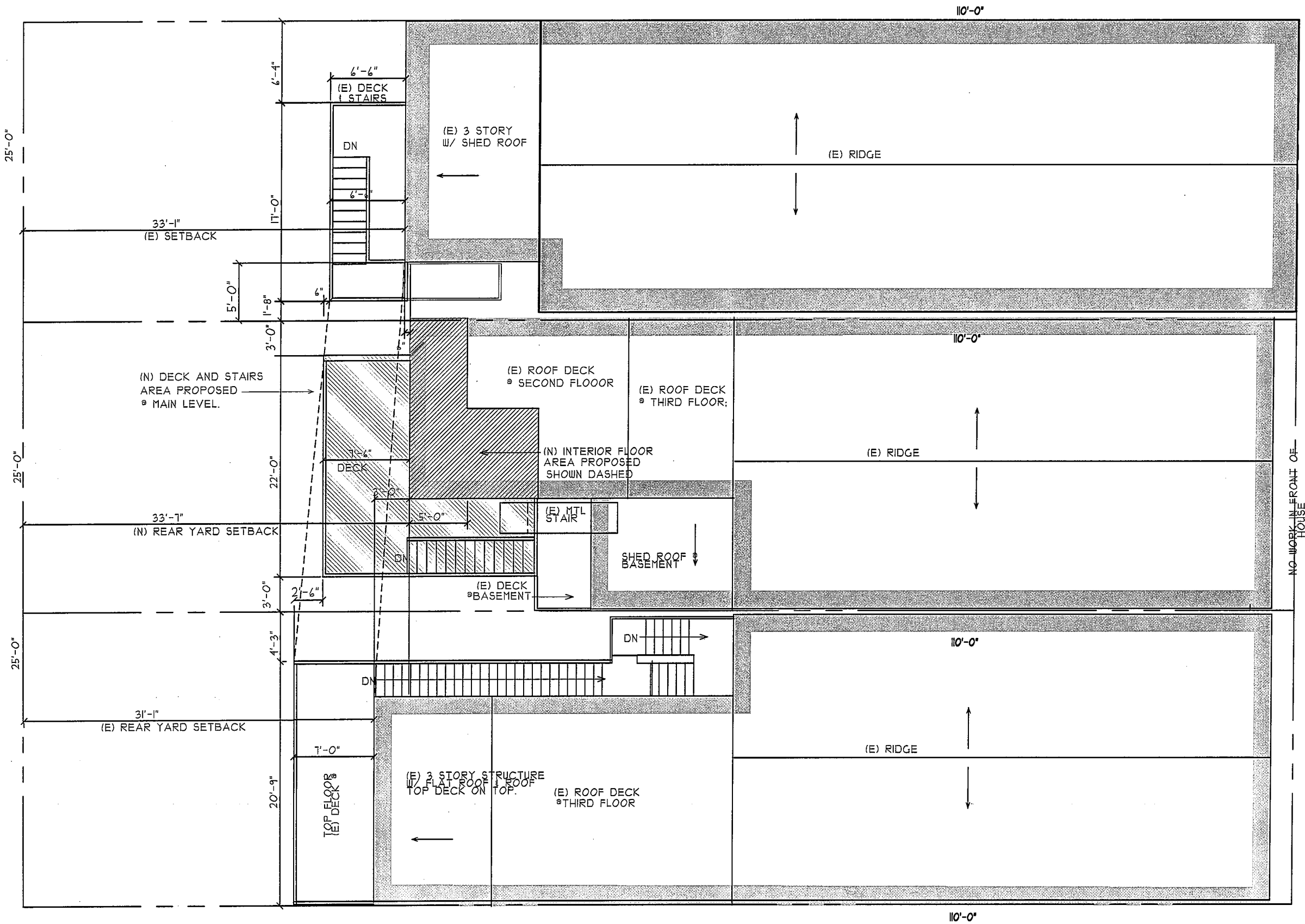
JOB NO. 2018.05 SHEET

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CHECK TEL

DATE 11/1/2018 OF

A1



PROPOSED SITE PLAN

1/4" = 1'-0"



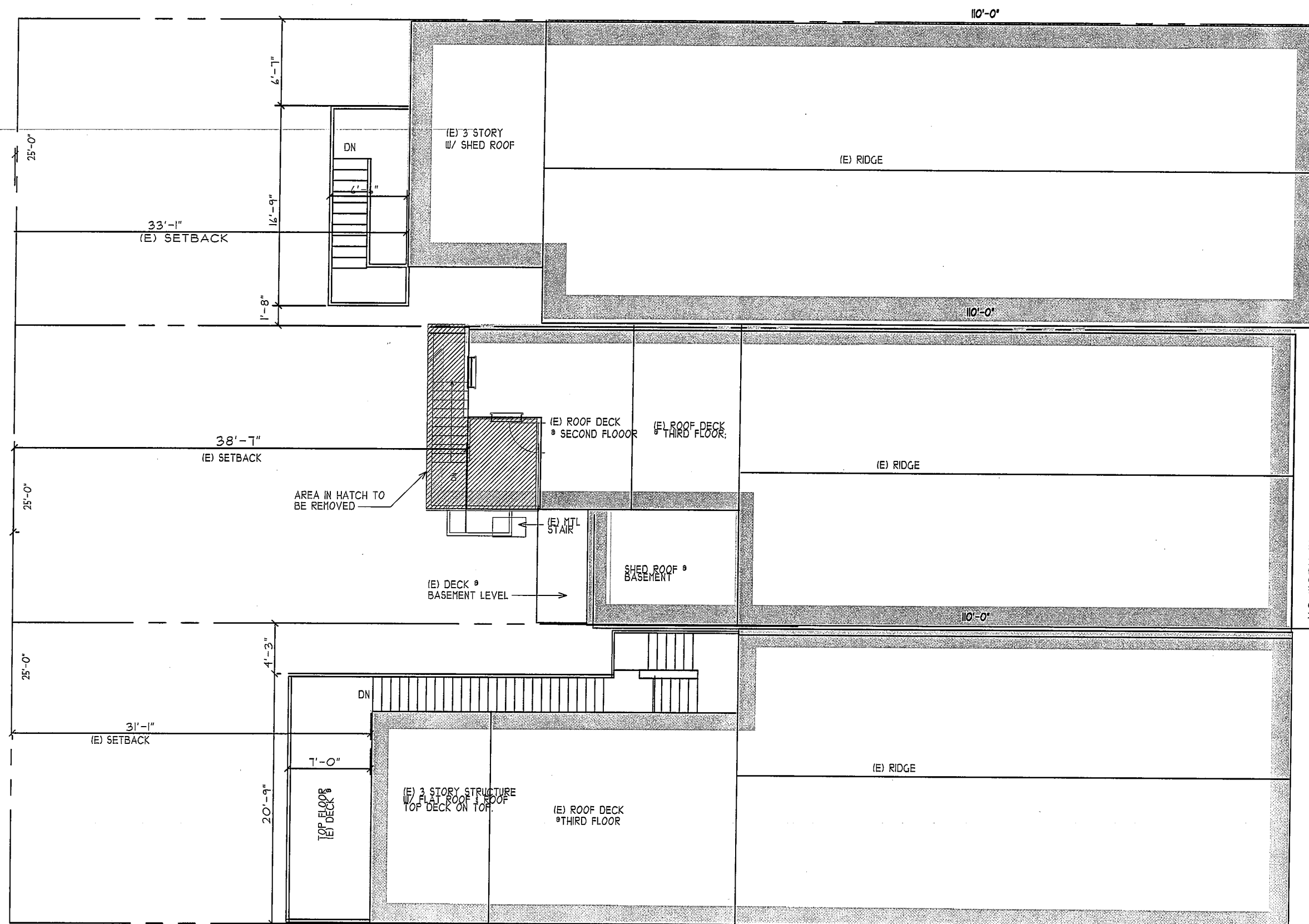
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SAN FRANCISCO, CA 94114

SITE INFO

ZONING: RH-2
HEIGHT/BULK LIMITS: 40'-X
LOT AREA: 2500 SQ. FT.
TYPE: S, NON-RATED

INTERIOR AREA TO BE REMODELED = 325 SQ. FT.
NEW INTERIOR SQ. FT. = 120 SQ. FT.
NEW DECK AND EXT STAIRS PROPOSED = 245 SQ. FT.



EXISTING SITE PLAN

1/4" = 1'-0"



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

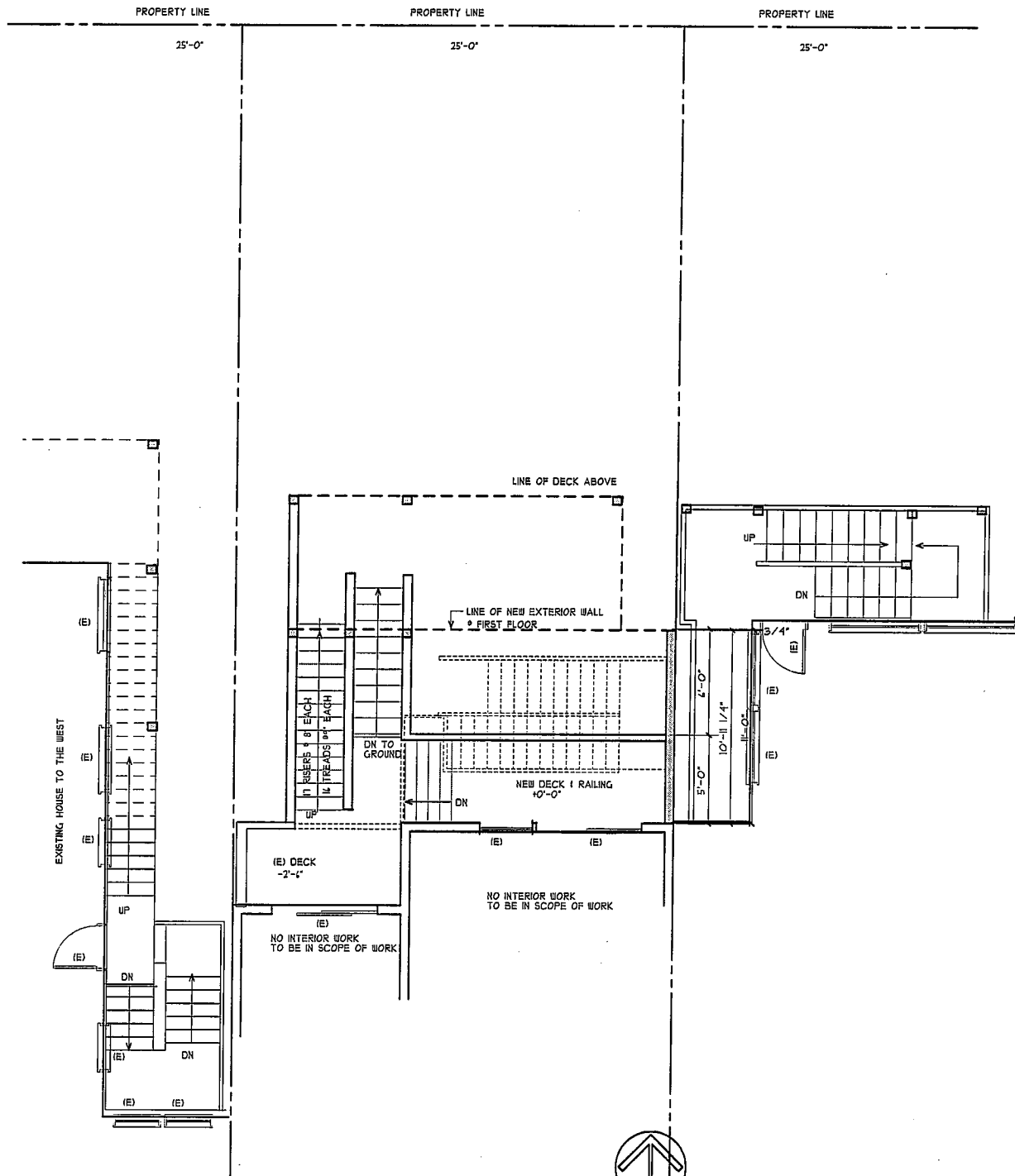
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A2

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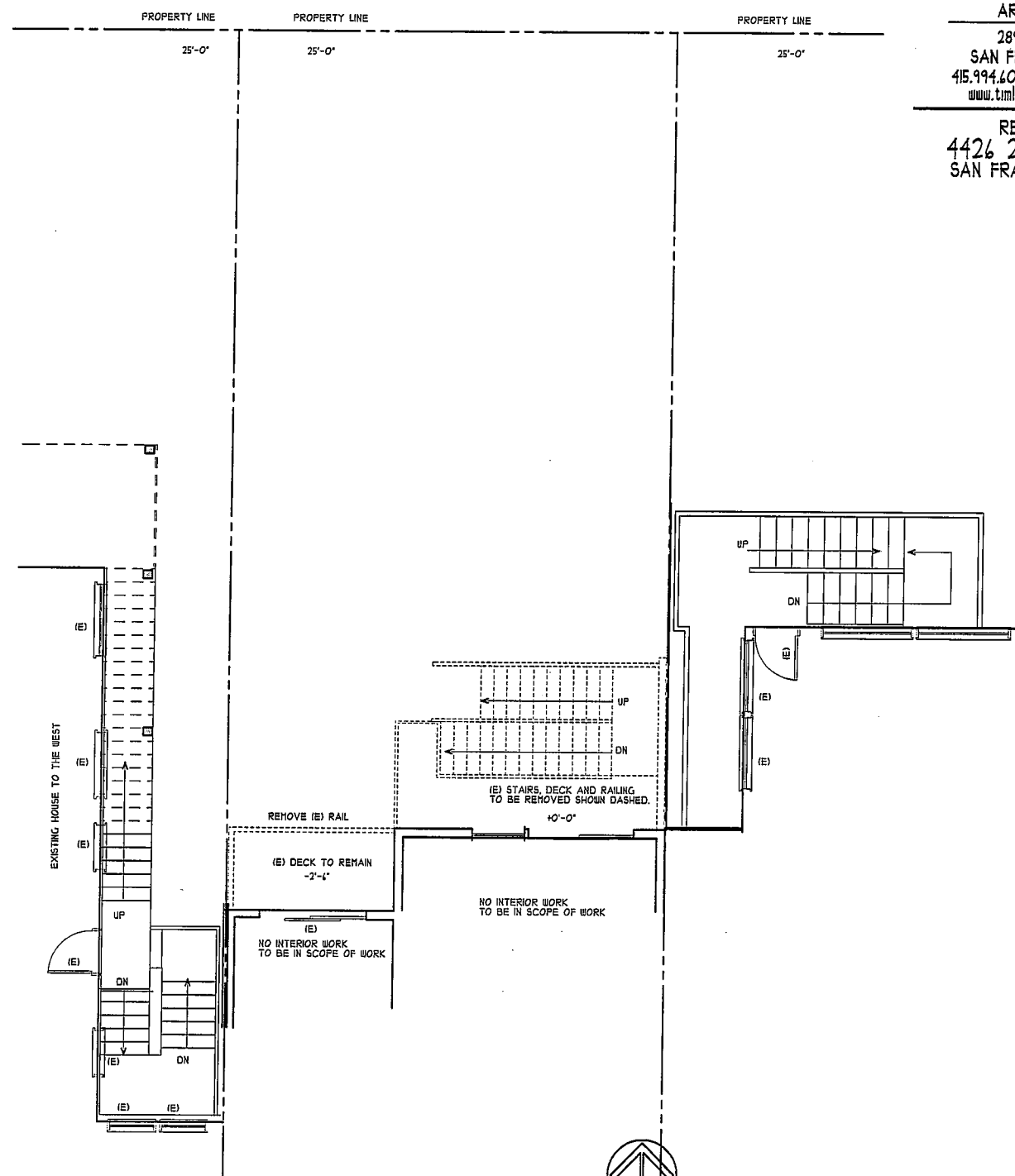
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SAN FRANCISCO, CA 94114



(N) BASEMENT LEVEL DECK

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

PARTIAL PLAN SHOWS ONLY
SCOPE OF WORK.
SEE SITE PLAN FOR
COMPLETE SITE PLAN



(E) BASEMENT LEVEL DECK

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

PARTIAL PLAN SHOWS ONLY
SCOPE OF WORK.
SEE SITE PLAN FOR
COMPLETE SITE PLAN

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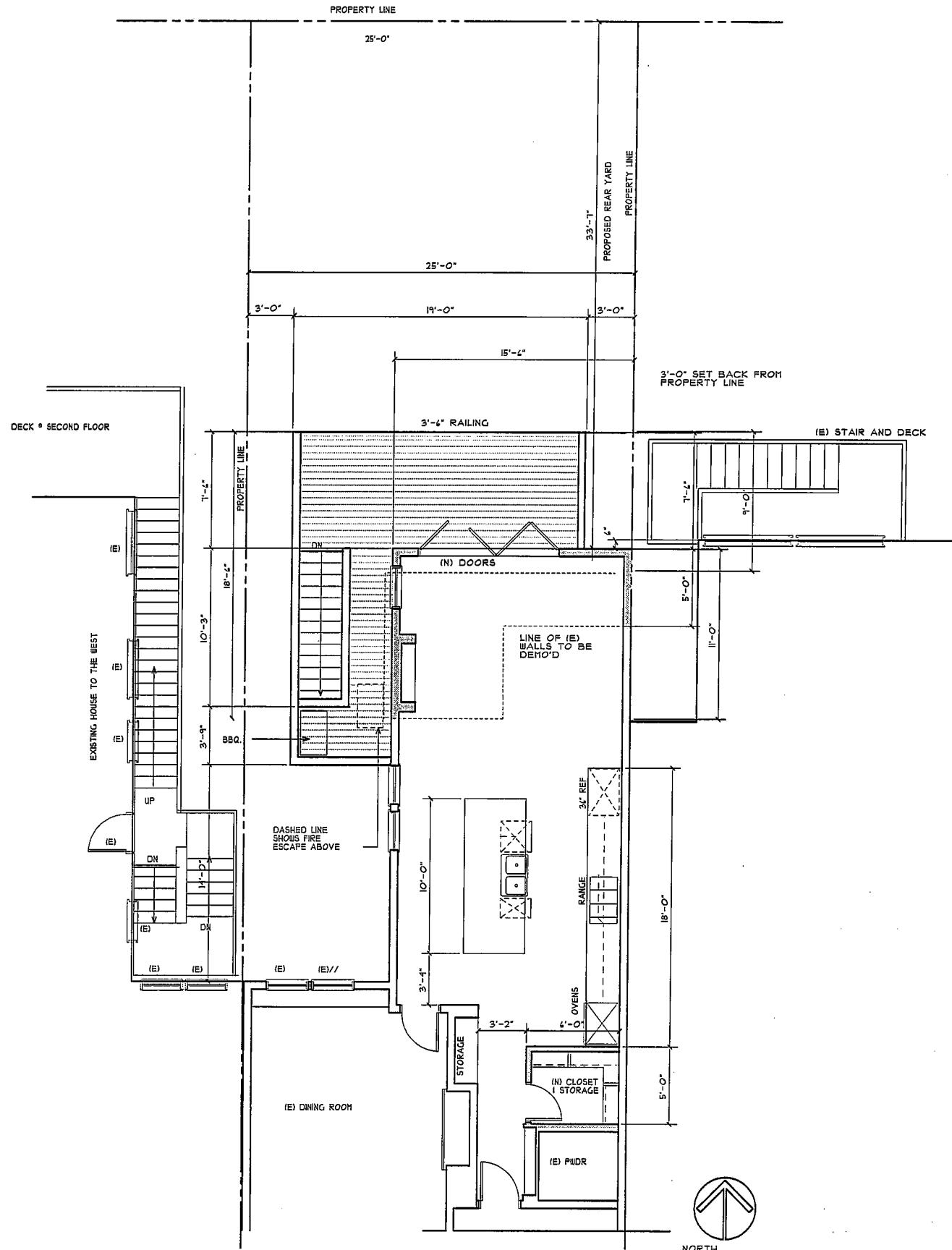
A3

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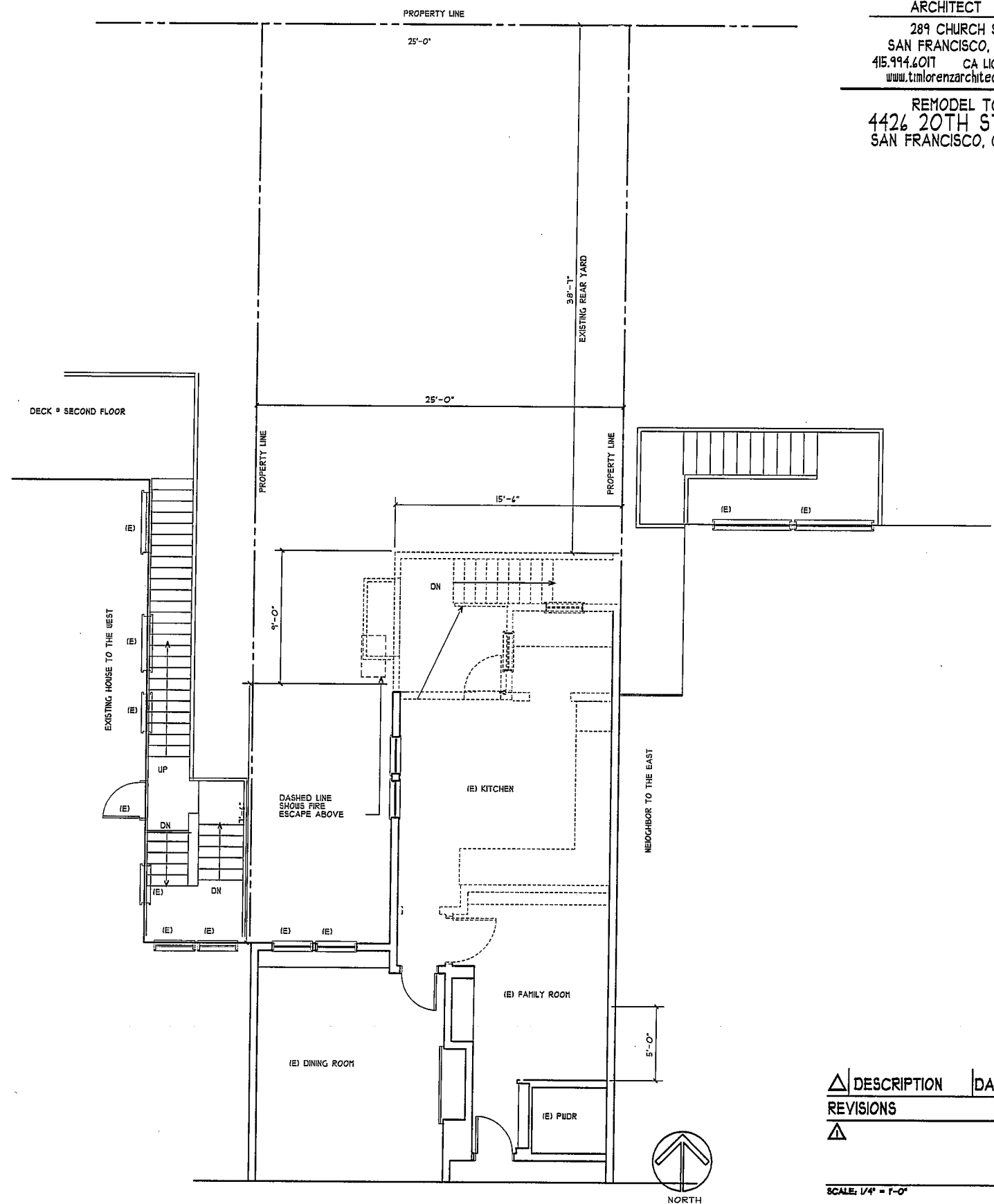
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PROPOSED FIRST FLOOR • REAR OF HOUSE

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

2



EXISTING FIRST FLOOR • REAR OF HOUSE

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

1

△ DESCRIPTION DATE DRAWN
REVISIONS

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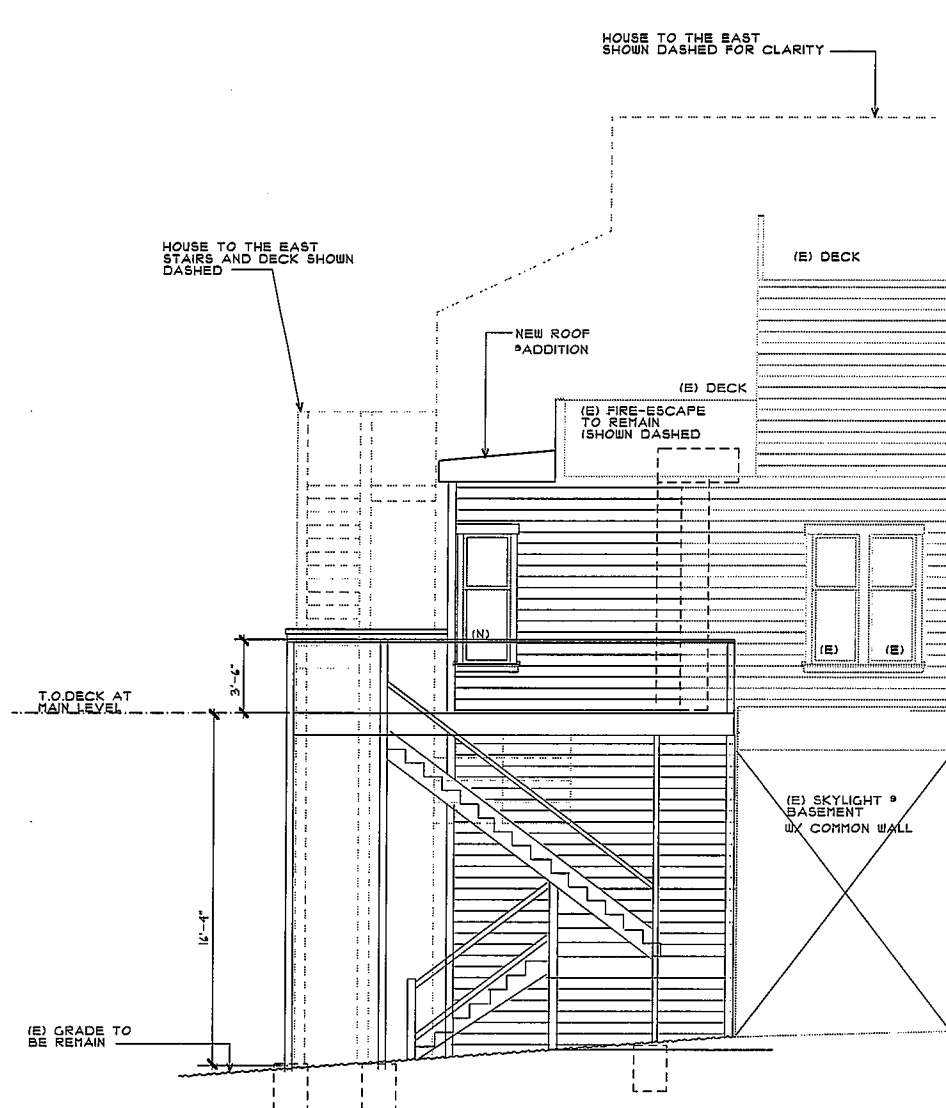
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DATE X/X/2010 OF

A 4

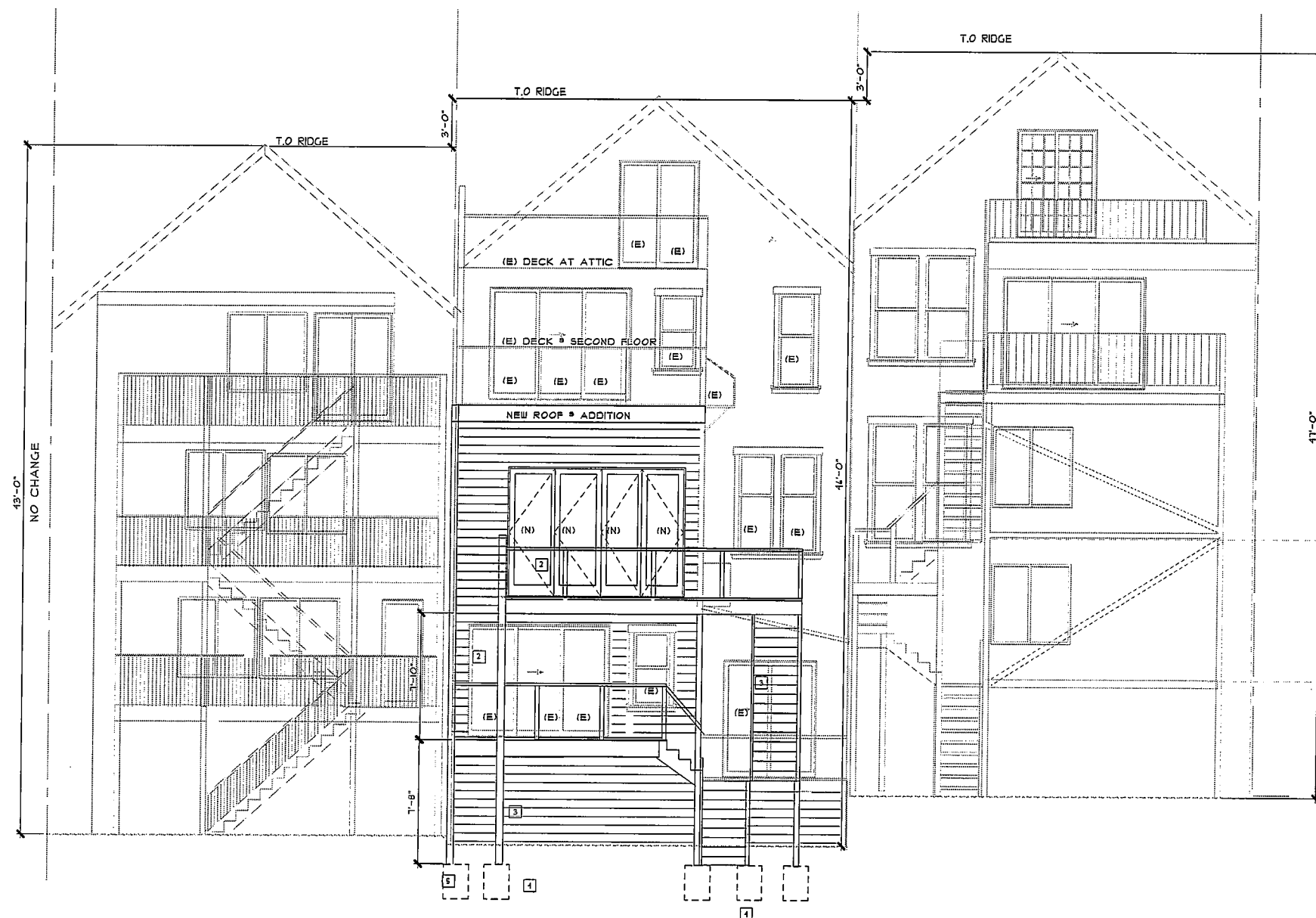
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NEW ELEVATION LOOKING EAST ②
SCALE: 1/4" = 1'-0"

- 1 NEW WOOD SIDING TO MATCH (E) SIDING
- 2 NEW GLASS AND WOOD RAIL TO MATCH EXISTING
- 3 NEW WOOD STRUCTURAL POSTS
- 4 NEW FOUNDATION
- 5 NEW 1-HOUR RATED WALL
- 6 NEW WOOD STAIRS



NEW REAR ELEVATION ①
SCALE: 1/4" = 1'-0"

DESCRIPTION	DATE	DRAWN
REVISIONS		
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SCALE: 1/4" = 1'-0"

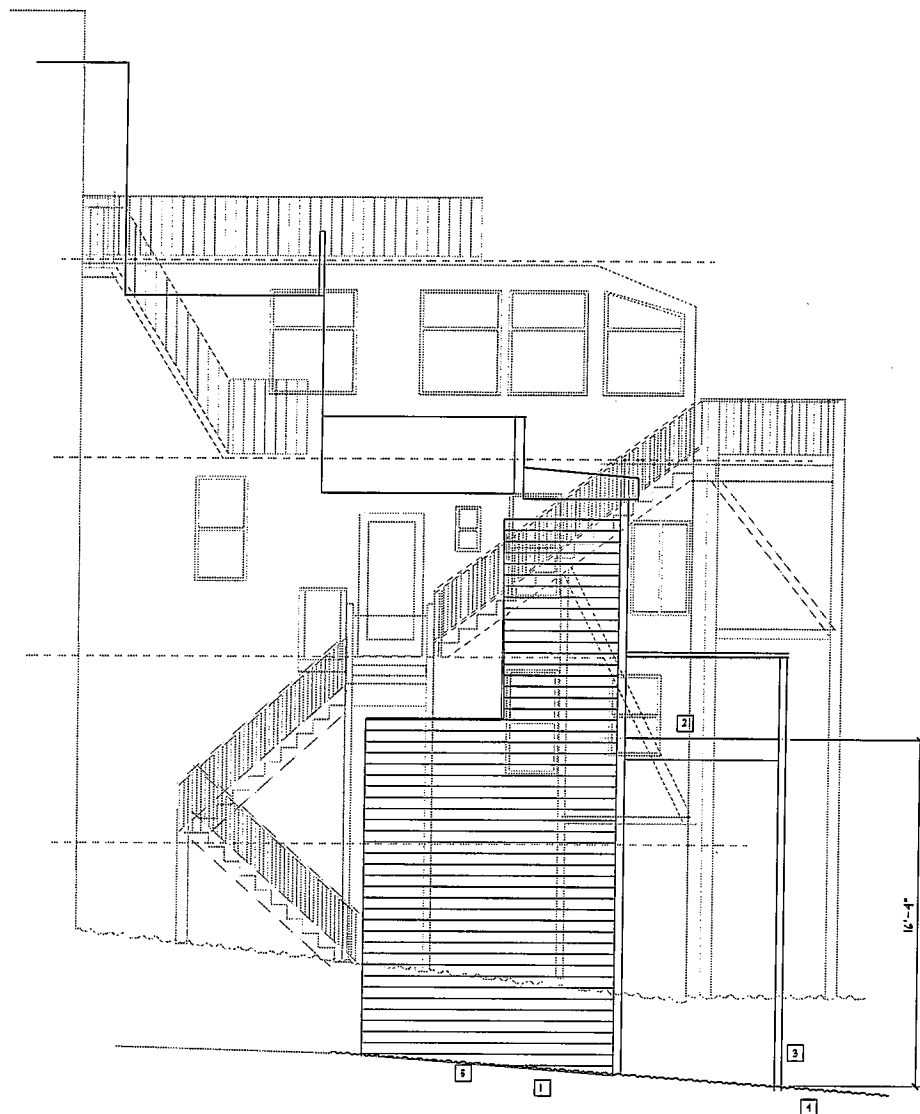
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A6

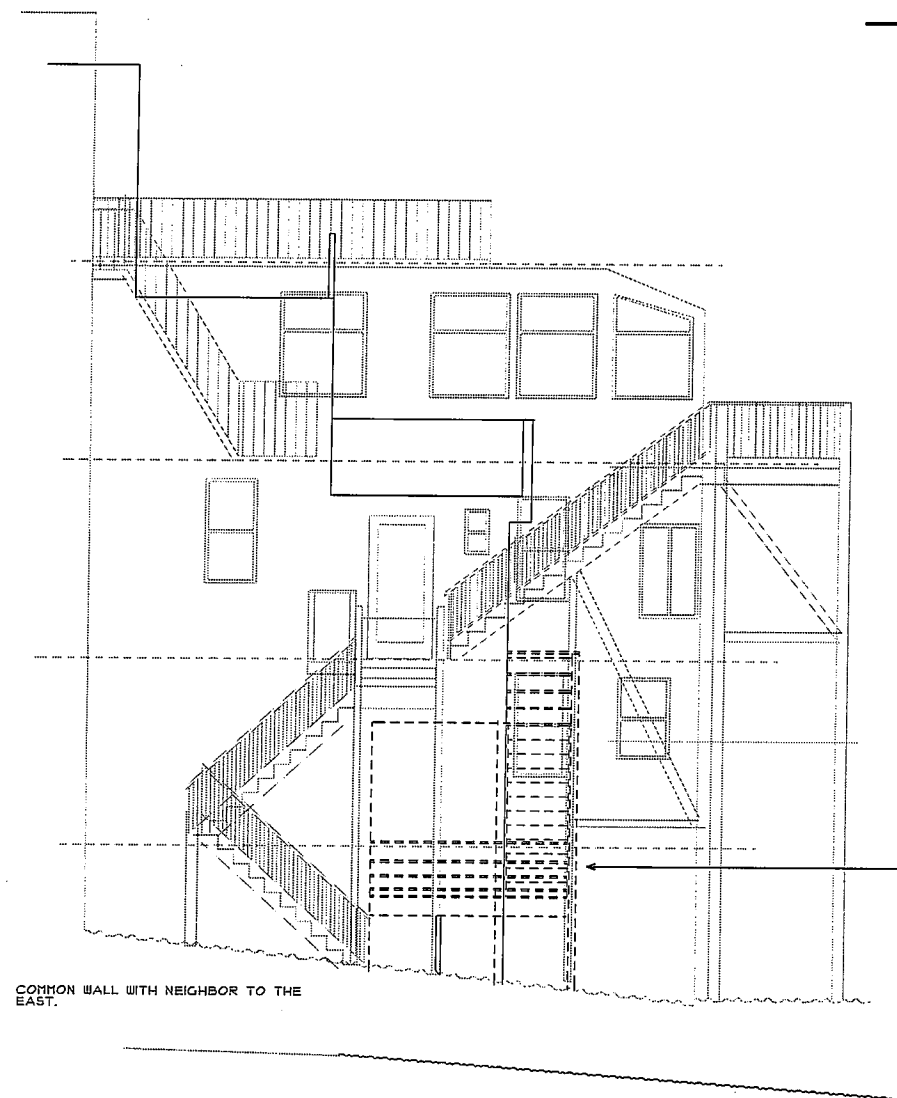
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(N) ELEVATION LOOKING WEST ②
SCALE: 1/4" = 1'-0"



(E) ELEVATION LOOKING WEST ②
SCALE: 1/4" = 1'-0"

- 1 NEW WOOD SIDING TO MATCH
(E) SIDING
- 2 NEW GLASS AND WOOD RAIL TO MATCH
EXISTING
- 3 NEW WOOD STRUCTURAL POSTS
- 4 NEW FOUNDATION
- 5 NEW 1-HOUR RATED WALL
- 6 NEW WOOD STAIRS

Δ	DESCRIPTION	DATE	DRAWN
Δ	REVISIONS		

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

JOB NO.	20106	SHEET	
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