



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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Planning
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, January 23, 2013**
Time: **9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance(Rear Yard and Noncomplying Structure)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	4259 24th Street	Case No.:	2012.1153V
Cross Street(s):	Douglass St. + Diamond St.	Building Permit:	2012.09.07.9162
Block / Lot No.:	6505/038	Applicant/Agent:	Andy Levine
Zoning District(s):	RH-2 / 40-X	Telephone:	415-282-4643
Area Plan:	N/A	E-Mail:	andy@levinearch.com

PROJECT DESCRIPTION

The proposal is to add a roof deck at the third story and extend the existing spiral staircase from the second story to the third story roof deck in the required rear yard. There will not be an increase in the footprint of the existing spiral staircase.

SECTION 134 OF THE PLANNING CODE requires a rear yard of approximately 51' 4" for the subject property. The existing spiral staircase already encroaches into the rear yard by 17'; therefore, the project requires a variance from the rear yard requirement of the Planning Code.

SECTION 188 OF THE PLANNING CODE prohibits the expansion or replacement of a noncomplying structure. Because a portion of the spiral staircase already encroaches into the required rear yard, it is considered a legal noncomplying structure. Therefore, the proposed expansion requires a variance from Section 188.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Jessica Look** Telephone: **415.575.6812** Mail: Jessica.look@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/2012.1153V.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 January 3, 2013 the Department issued the required Section 311 notification for this project (expires February 2, 2013).**

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

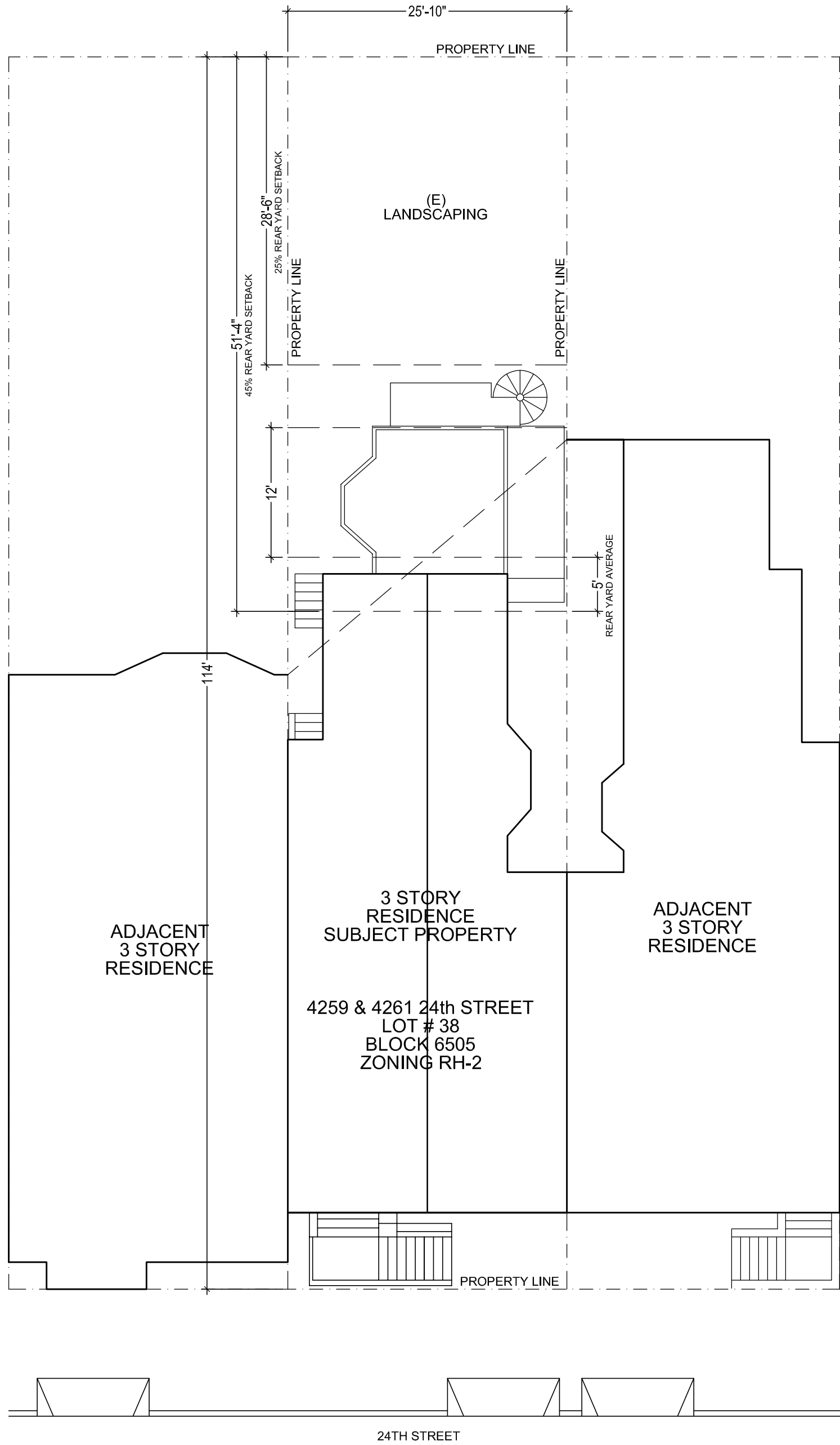
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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

REMODEL
FOR THE

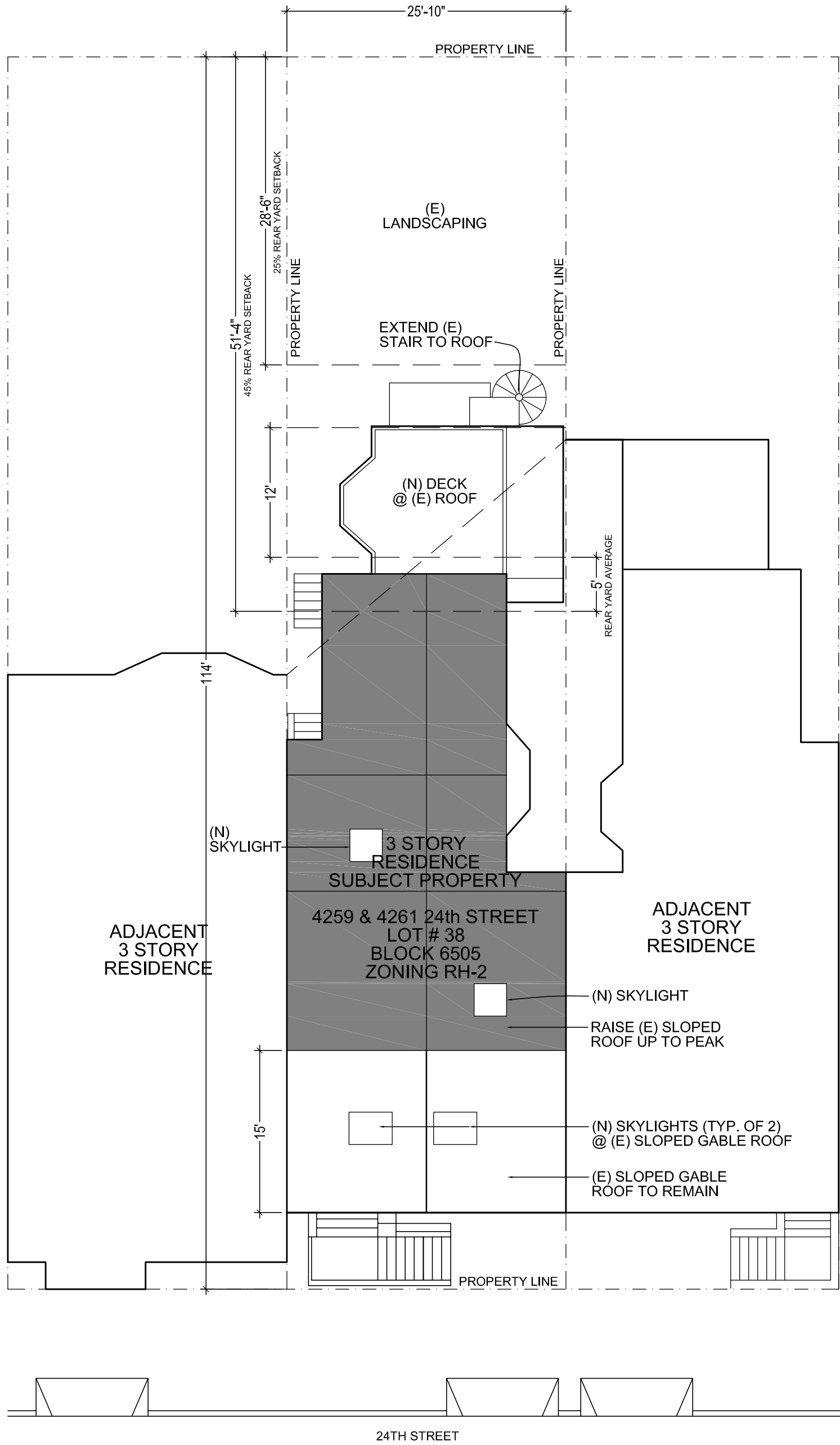
MORLEY LESER RESIDENCE

4259 24TH STREET
SAN FRANCISCO, CA



2
-
EXISTING PLOT PLAN / ROOF PLAN

SCALE: 1" = 10'-0"



3
-
PROPOSED PLOT PLAN / ROOF PLAN

SCALE: 1" = 10'-0"



PROJECT DIRECTORY:

OWNER:
RICHARD MORLEY AND CARL LESER
4259 24TH STREET
SAN FRANCISCO, CA

BUILDING INFORMATION:
TYPE OF CONSTRUCTION: V-B
STORIES: 3 + BASEMENT
USE: TWO FAMILY RESIDENCE

BLOCK NUMBER: 6505
LOT NUMBER: 38
ZONING: RH-2

ARCHITECT:
ANDY LEVINE
LEVINE ARCHITECTS
447 29TH ST.
SAN FRANCISCO, CA 94131
TEL.: 415-282-4643

CODES IN EFFECT

2010 CALIFORNIA BUILDING CODE
W/ S.F. AMENDMENTS
2010 CALIFORNIA ELECTRICAL CODE
W/ S.F. AMENDMENTS
2010 CALIFORNIA PLUMBING CODE
W/ S.F. AMENDMENTS
2010 CALIFORNIA ENERGY CODE

SHEET INDEX:

ARCHITECTURAL

- T-1.0 PLOT PLAN PROJECT DATA
A-1.0 EXISTING BASEMENT AND FIRST FLOOR PLANS
A-1.1 EXISTING SECOND AND THIRD FLOOR PLANS
A-1.2 DEMOLITION & PROPOSED SECOND FLOOR PLANS
A-1.3 DEMOLITION & PROPOSED THIRD FLOOR PLANS
A-2.0 EXISTING ELEVATIONS
A-2.1 PROPOSED SIDE ELEVATIONS
A-2.2 PROPOSED FRONT & REAR ELEVATIONS
A-2.3 EXISTING AND PROPOSED SECTIONS
A-2.4 PROPOSED LONGITUDINAL SECTION

- 1.) (N) THIRD FLOOR ROOF EXPANSION AND BATH REMODEL
- 2.) (N) INTERIOR STAIR TO THIRD FLOOR
- 3.) EXTENSION OF (E) EXTERIOR SPIRAL STAIR TO (N) THIRD FLOOR DECK

1
-
SCOPE OF WORK

REVISIONS	DATE
Δ PLANNING	11/19/12

LEVINE ARCHITECTS
447 29TH STREET
SAN FRANCISCO, CA
(415) 282-4643

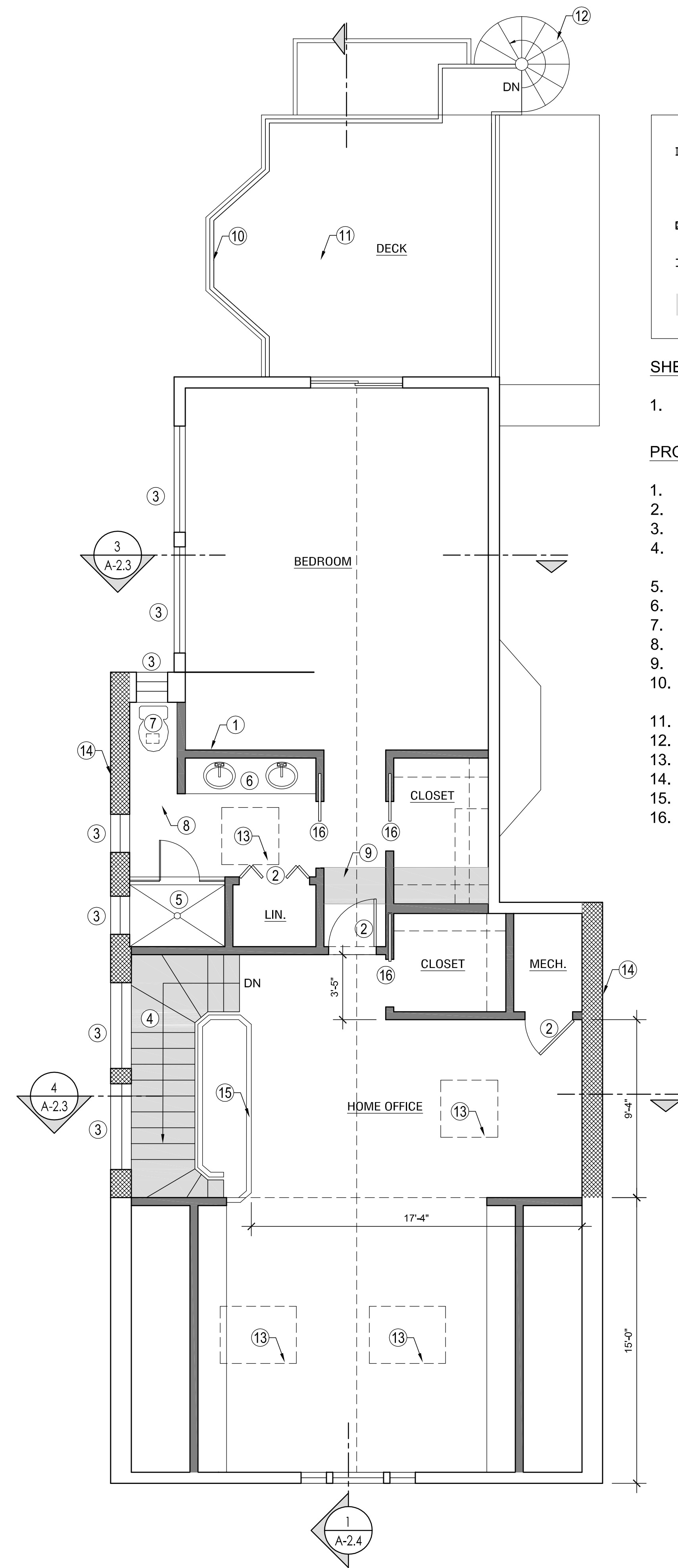
SHEET TITLE:
TITLE SHEET

Morley Leser Residence
4259 24th Street
San Francisco, CA

SCALE: AS NOTED
JOB #: 12-14
DATE: 8/6/12

SHEET NO.

T-1.0



2

PROPOSED THIRD FLOOR PLAN

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

LEGEND

(N) WALL: 5/8" TYPE 'X' GYP. BD.
@ EACH SIDE OF 2X4 STUDS
@ 16" O.C., TYP.

(N) ONE HOUR FIRE RATED WALL

(E) WALL TO REMAIN

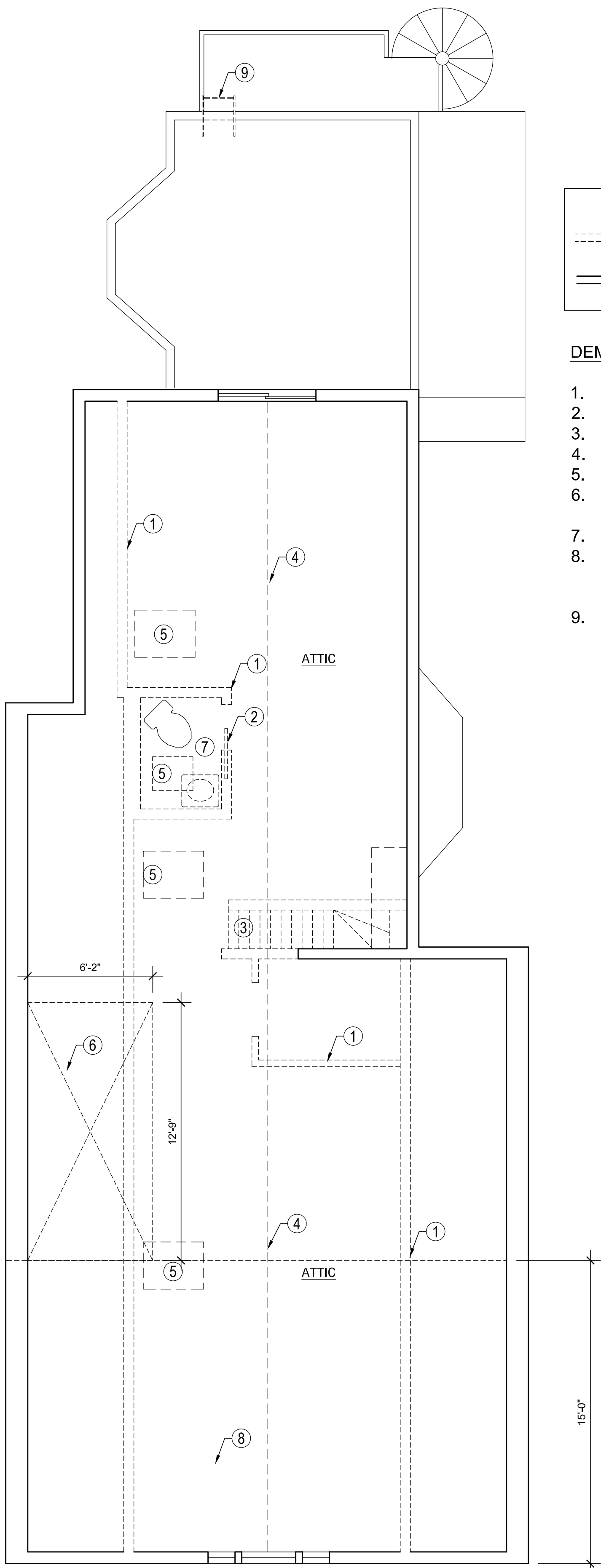
(N) FLOOR OR STAIR: SSD

SHEET GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF FINISH.

PROPOSED PLAN KEY NOTES:

- (N) WALL AS INDICATED, TYP.
- (N) DOOR(S), TYP.
- (N) WINDOW(S), SEE SCHEDULE
- (N) STAIR TO SECOND FLOOR; MAX. 7 3/4" RISER AND MIN. 10" RUN
- TILE SHOWER W/ TEMP. GL. ENCL.
- (N) VANITY
- (N) TOILET
- (N) TILE ON FLOOR
- (N) FLOOR TO MATCH ADJACENT
- (N) 3'-6" HIGH GLASS AND METAL RAILING
- (N) WOOD DECK ON SLEEPERS
- (N) EXTENSION OF (E) SPIRAL STAIR
- (N) SKYLIGHT
- (N) ONE HOUR WALL AT PROPERTY LINE
- (N) 3'-6" HIGH RAILING TO MATCH (E)
- (N) POCKET DOOR



1

DEMOLITION THIRD FLOOR PLAN

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

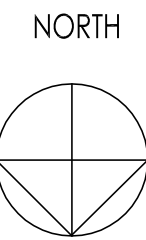
LEGEND

(E) WALL TO BE REMOVED

(E) WALL TO REMAIN

DEMO PLAN KEY NOTES:

- REMOVE (E) WALLS AS INDICATED
- REMOVE (E) DOOR
- REMOVE (E) STAIR
- REMOVE (E) ROOF RAFTERS
- REMOVE (E) SKYLIGHT
- REMOVE PORTION OF (E) FLOOR FOR (N) STAIR
- REMOVE (E) BATH FIXTURES
- AREA OF (E) ROOF TO REMAIN PROVIDE OPENINGS FOR (N) SKYLIGHTS
- REMOVE (E) METAL LADDER



REVISIONS	DATE
PLANNING	11/19/12

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SAN FRANCISCO, CA
(415) 282-4643

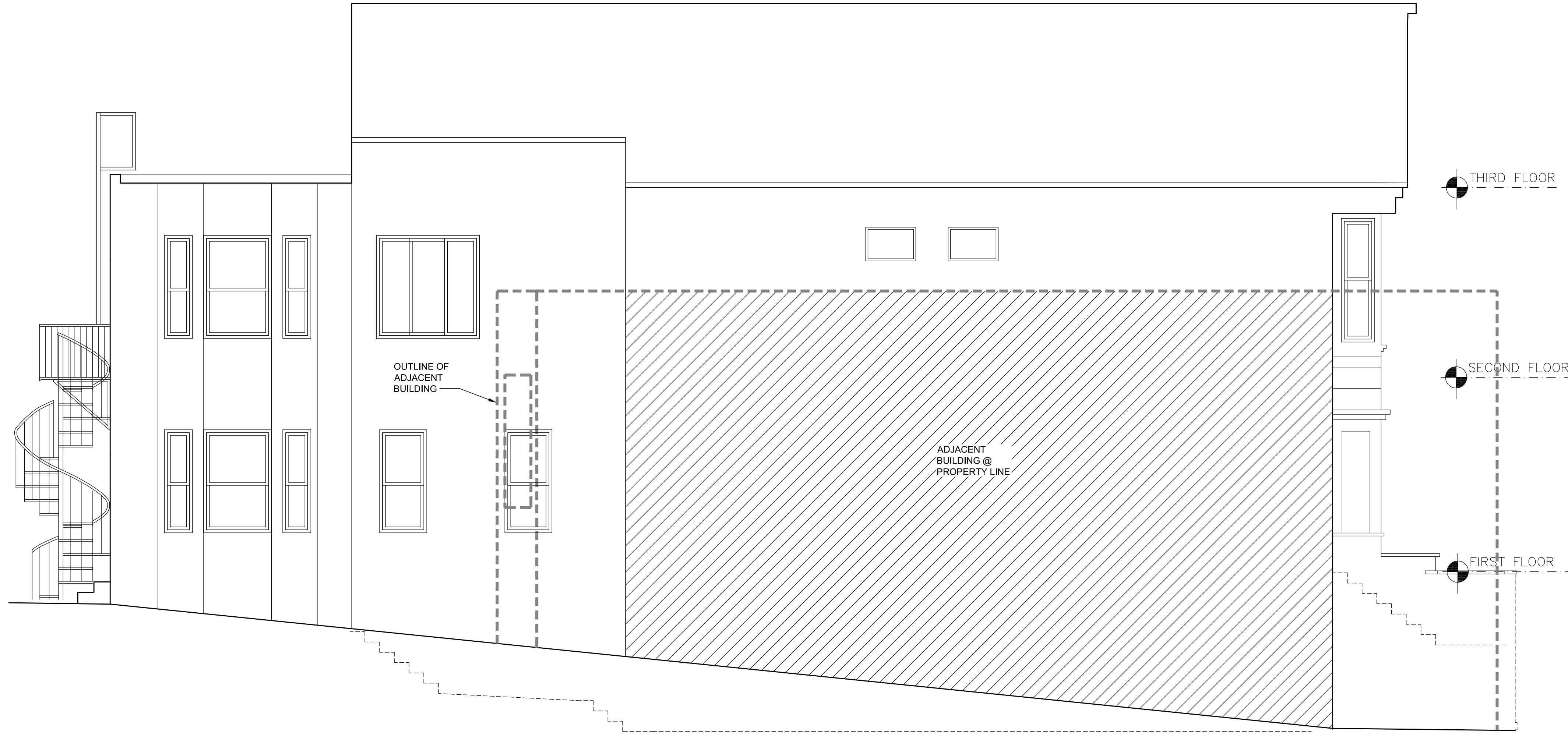
**DEMOLITION AND PROPOSED
THIRD FLOOR PLAN**

Morley Leser Residence
4259 24th Street
San Francisco, CA

SCALE: AS NOTED
JOB #: 12-14
DATE: 8/6/12

SHEET NO.

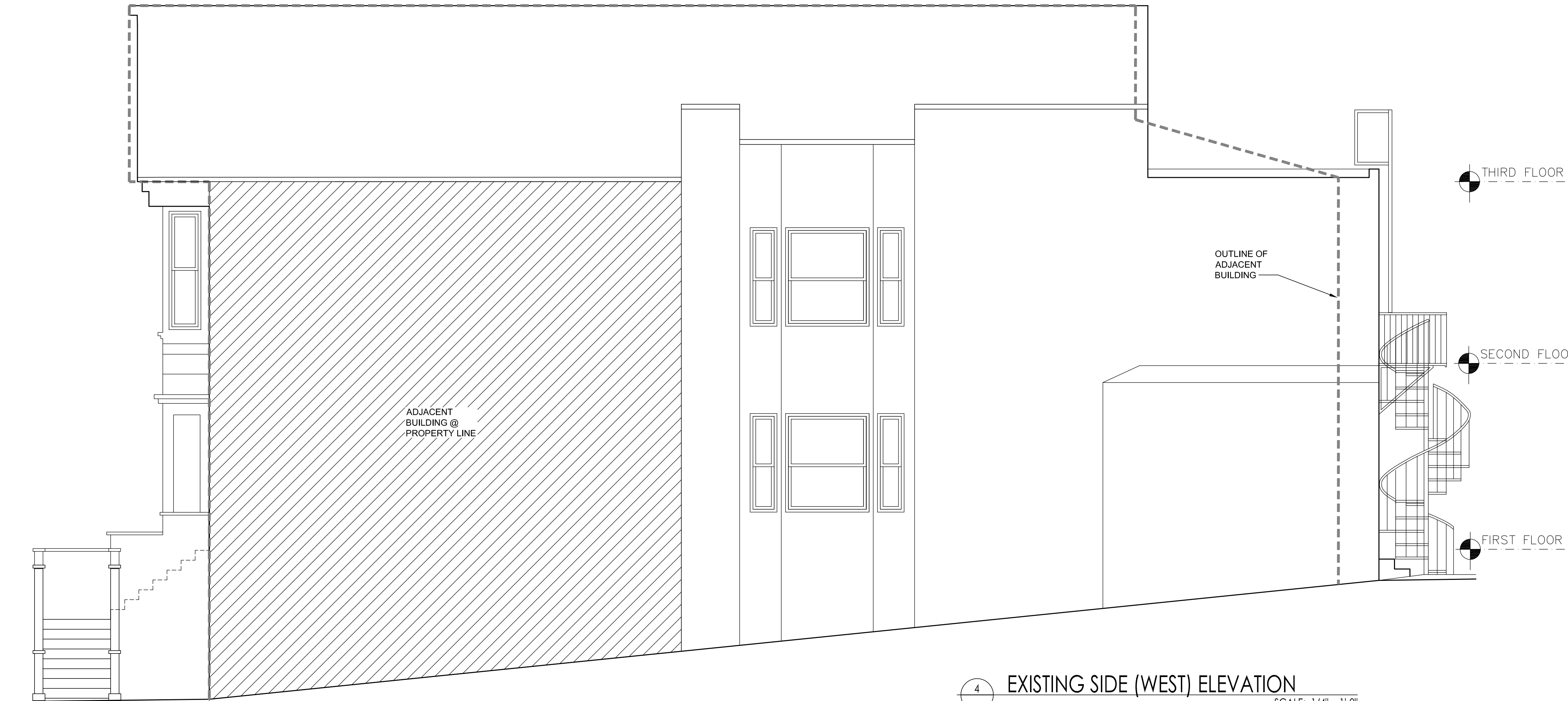
A-1.3



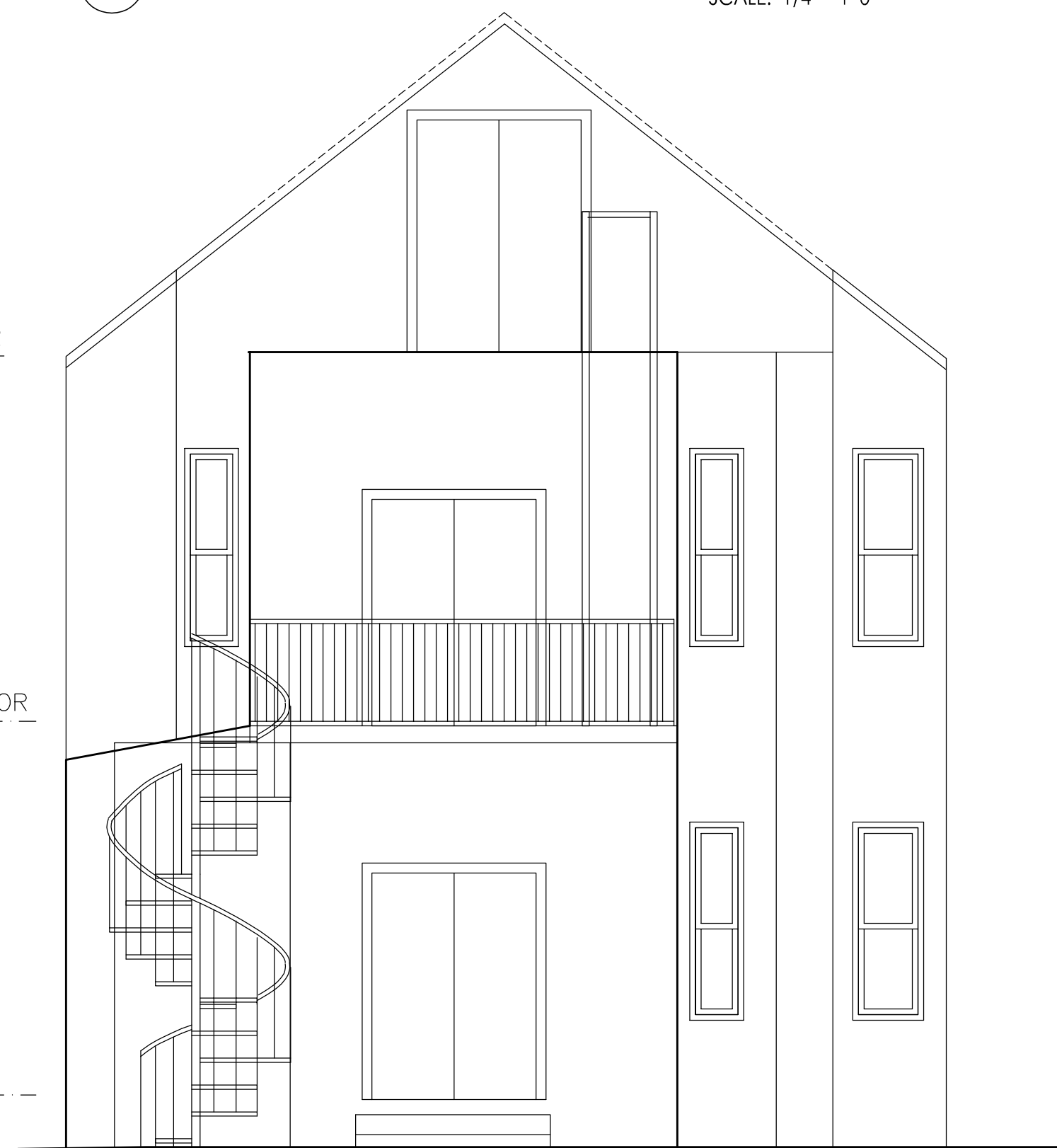
2 - EXISTING SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



1 - EXISTING FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

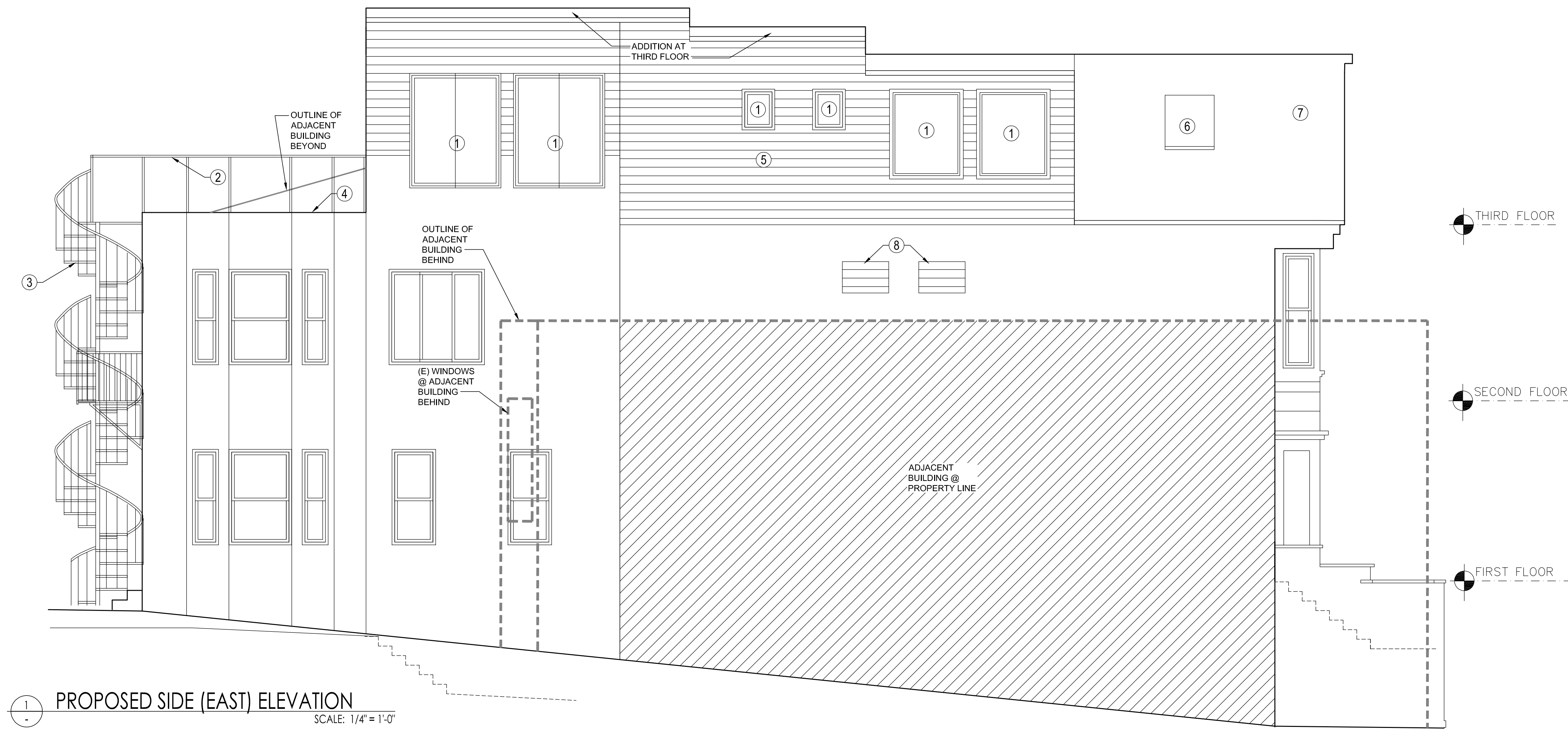


4 - EXISTING SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

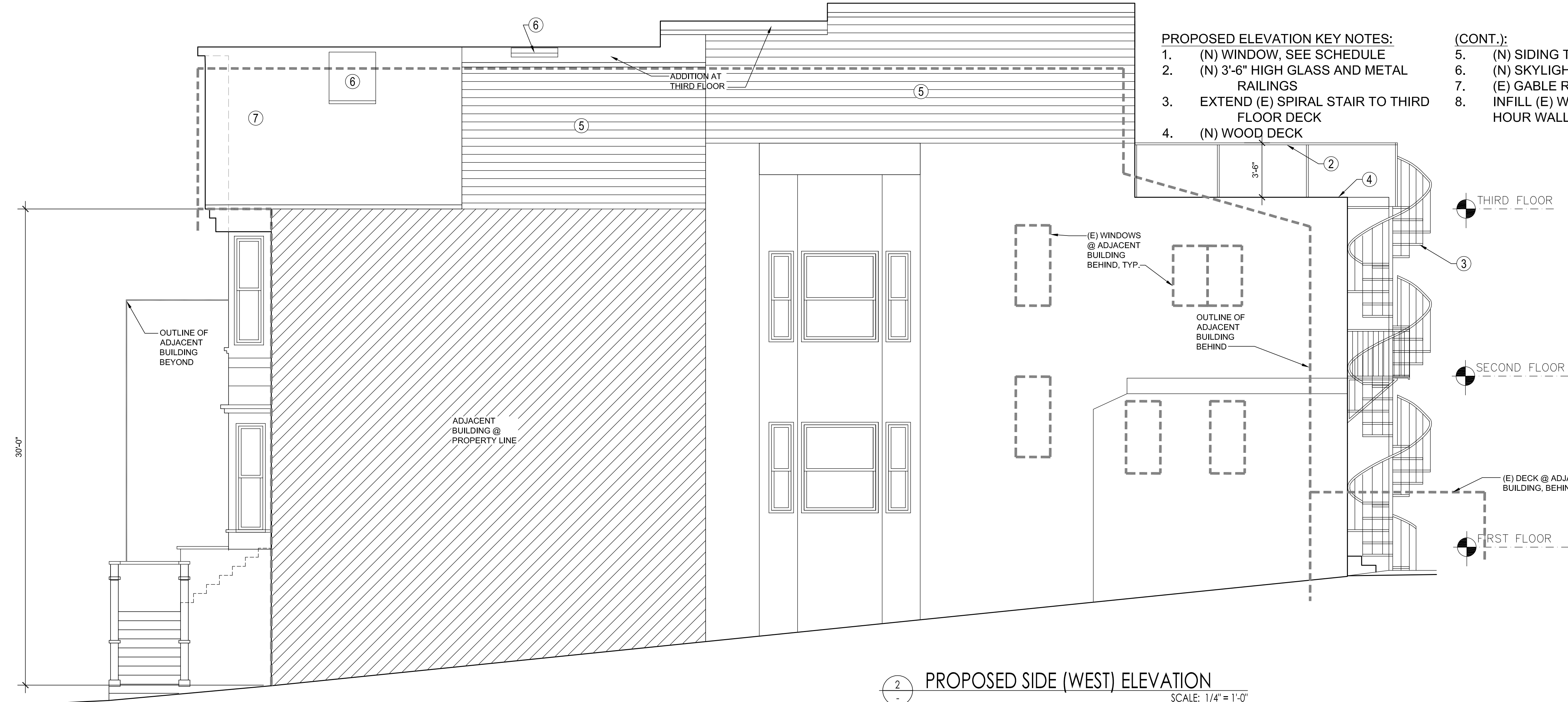


3 - EXISTING REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	DATE
PLANNING	11/8/12
LEVINE ARCHITECTS 447 29TH STREET SAN FRANCISCO, CA (415) 282-4643	
SHEET TITLE: EXISTING ELEVATIONS	
Morley Leser Residence 4259 24th Street San Francisco, CA	
SCALE: AS NOTED JOB #: 12-14 DATE: 8/6/12	
SHEET NO. A-2.0	



1
-
PROPOSED SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



2
-
PROPOSED SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

- PROPOSED ELEVATION KEY NOTES:
1. (N) WINDOW, SEE SCHEDULE
 2. (N) 3'-6" HIGH GLASS AND METAL RAILINGS
 3. EXTEND (E) SPIRAL STAIR TO THIRD FLOOR DECK
 4. (N) WOOD DECK
- (CONT.):
5. (N) SIDING TO MATCH (E)
 6. (N) SKYLIGHT
 7. (E) GABLE ROOF TO REMAIN
 8. INFILL (E) WINDOWS W/ (N) ONE HOUR WALL

REVISIONS	DATE
Δ PLANNING	11/19/12
Δ PLANNING	12/31/12

LEVINE ARCHITECTS
447 29TH STREET
SAN FRANCISCO, CA
(415) 282-4643

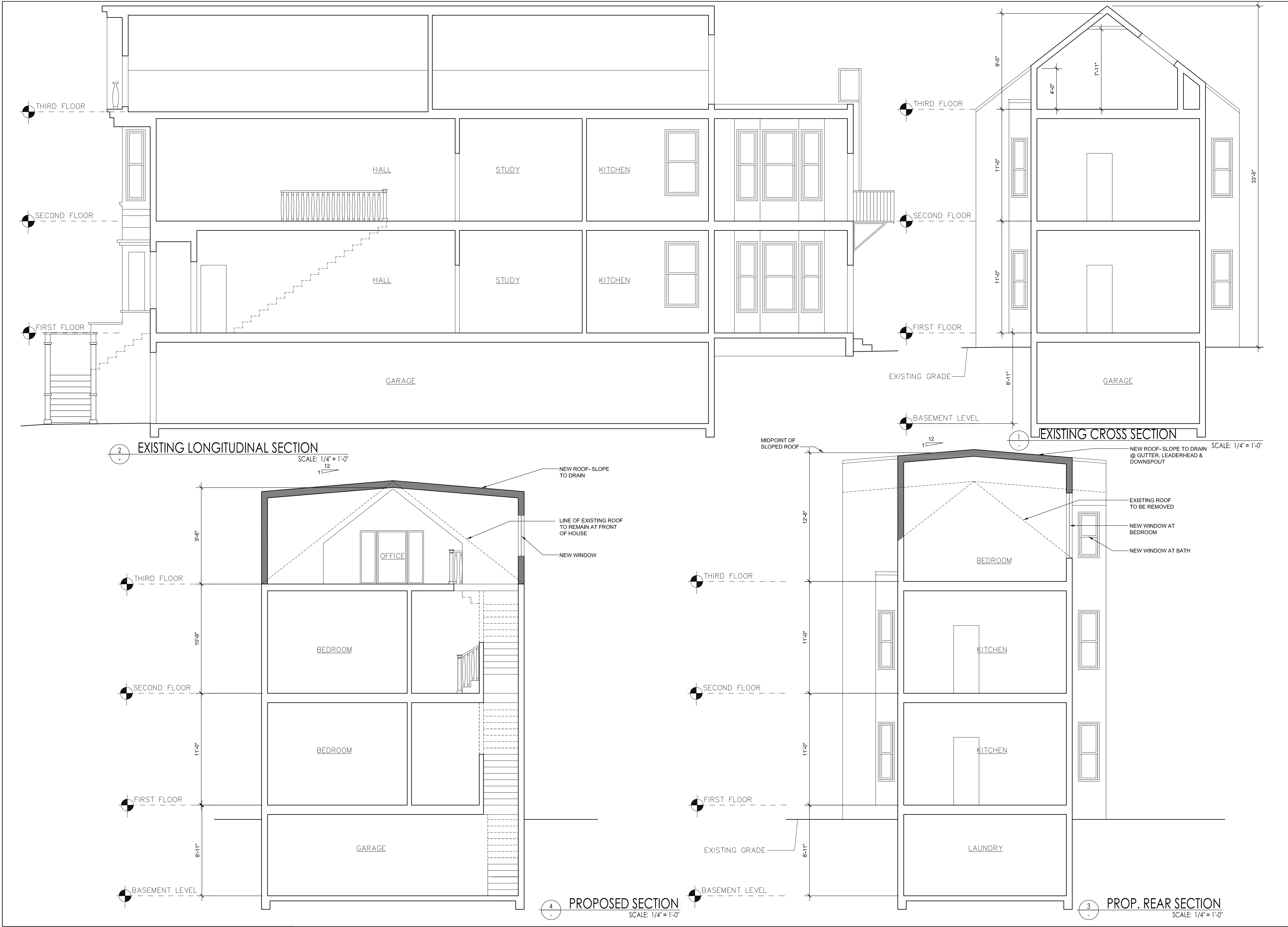
SHEET TITLE:
PROPOSED SIDE ELEVATIONS

Morley Leser Residence
4259 24th Street
San Francisco, CA

SCALE: AS NOTED
JOB #: 12-14
DATE: 8/6/12

SHEET NO.
A-2.1





REVISIONS		DATE
Δ	PLANNING	11/19/12

LEVINE ARCHITECTS
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SAN FRANCISCO, CA
(415) 282-4643

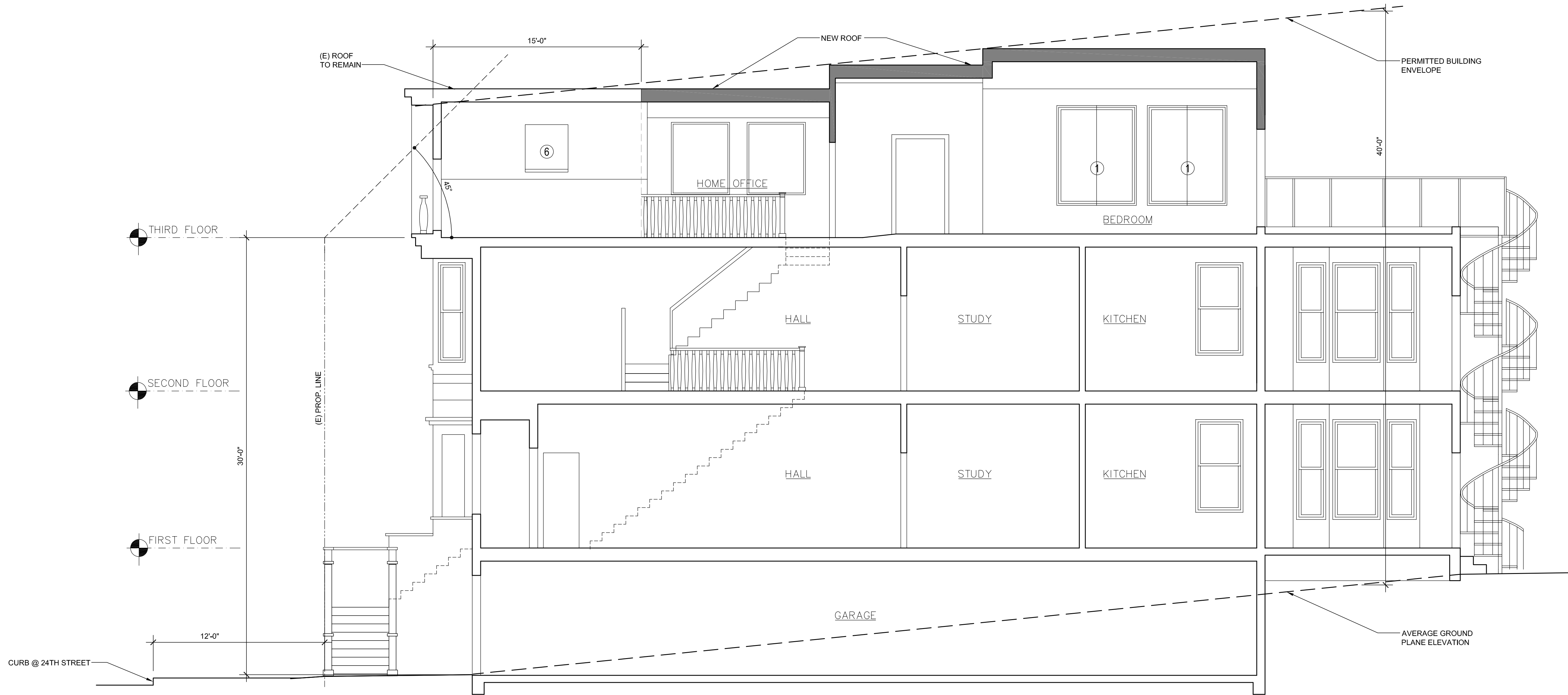
EXISTING AND PROPOSED
BUILDING SECTIONS

Morley Leser Residence
4259 24th Street
San Francisco, CA

SCALE: AS NOTED
JOB #: 12-14
DATE: 8/6/12

SHEET NO.

A-2.3



1
-
PROPOSED LONGITUDINAL SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"

REVISIONS	DATE
Δ PLANNING	11/19/12
Δ PLANNING	12/31/12

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SAN FRANCISCO, CA
(415) 282-4643

PROPOSED LONGITUDINAL
BUILDING SECTION

Morley Leser Residence
4259 24th Street
San Francisco, CA

SCALE: AS NOTED
JOB #: 12-14
DATE: 8/6/12

SHEET NO.

A-2.4