



# SAN FRANCISCO PLANNING DEPARTMENT

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, February 27<sup>th</sup>, 2013**  
Time: **Beginning at 9:30 a.m.**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**  
Case Type: **Variance (Rear Yard)**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>4570 19<sup>th</sup> Street</b>	Case No.:	<b>2012.1373V</b>
Cross Street(s):	<b>Between Douglass &amp; Yukon</b>	Building Permit:	<b>2012.11.27.4863</b>
Block /Lot No.:	<b>2700/016</b>	Applicant/Agent:	<b>Andre Rothblatt</b>
Zoning District(s):	<b>RH-2</b>	Telephone:	<b>(415) 626-5112</b>
Area Plan:	<b>N/A</b>	E-Mail:	<b>arothblatt@aol.com</b>

### PROJECT DESCRIPTION

The proposed work is to expand the subject single-family dwelling's one-car garage to accommodate a second off-street parking space in the rear of the lot fronting on Thorp Lane. The existing garage is approximately 10 feet 8 inches wide and 11 feet tall on Thorp Lane. The proposed garage would be approximately 21 feet 8 inches wide and maintain the current height.

**PER SECTION 134 OF THE PLANNING CODE**, the subject lot is required to maintain an average rear yard depth of approximately 43 feet 10 inches, measured from the mid-point of the rear property line on Thorp Lane. The proposed garage would encroach 38 feet 10 inches into the required rear yard to within 5 feet of the rear property line.

**PER SECTION 188 OF THE PLANNING CODE**, enlargements or reconstruction of a noncomplying structure is prohibited. The existing garage, which is already entirely within the required rear yard, is considered a noncomplying structure. The proposed garage expansion would result in the enlargement of a noncomplying structure.

### ADDITIONAL INFORMATION

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

Planner: **Tom Wang** Telephone: **(415) 558-6335** E-Mail: [thomas.wang@sfgov.org](mailto:thomas.wang@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/2012.1373V.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

## 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 the required Section 311 notification for this project has been performed.**

## 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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CA 94103-2479

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**415.558.6409**

Planning  
Information:  
**415.558.6377**



PROPERTY INFORMATION

BLOCK 2700  
LOT 016  
ZONING RH-2  
HEIGHT LIMIT 40-X

PROJECT DESCRIPTION

ENLARGE EXISTING GARAGE IN REAR YARD.

DRAWING INDEX

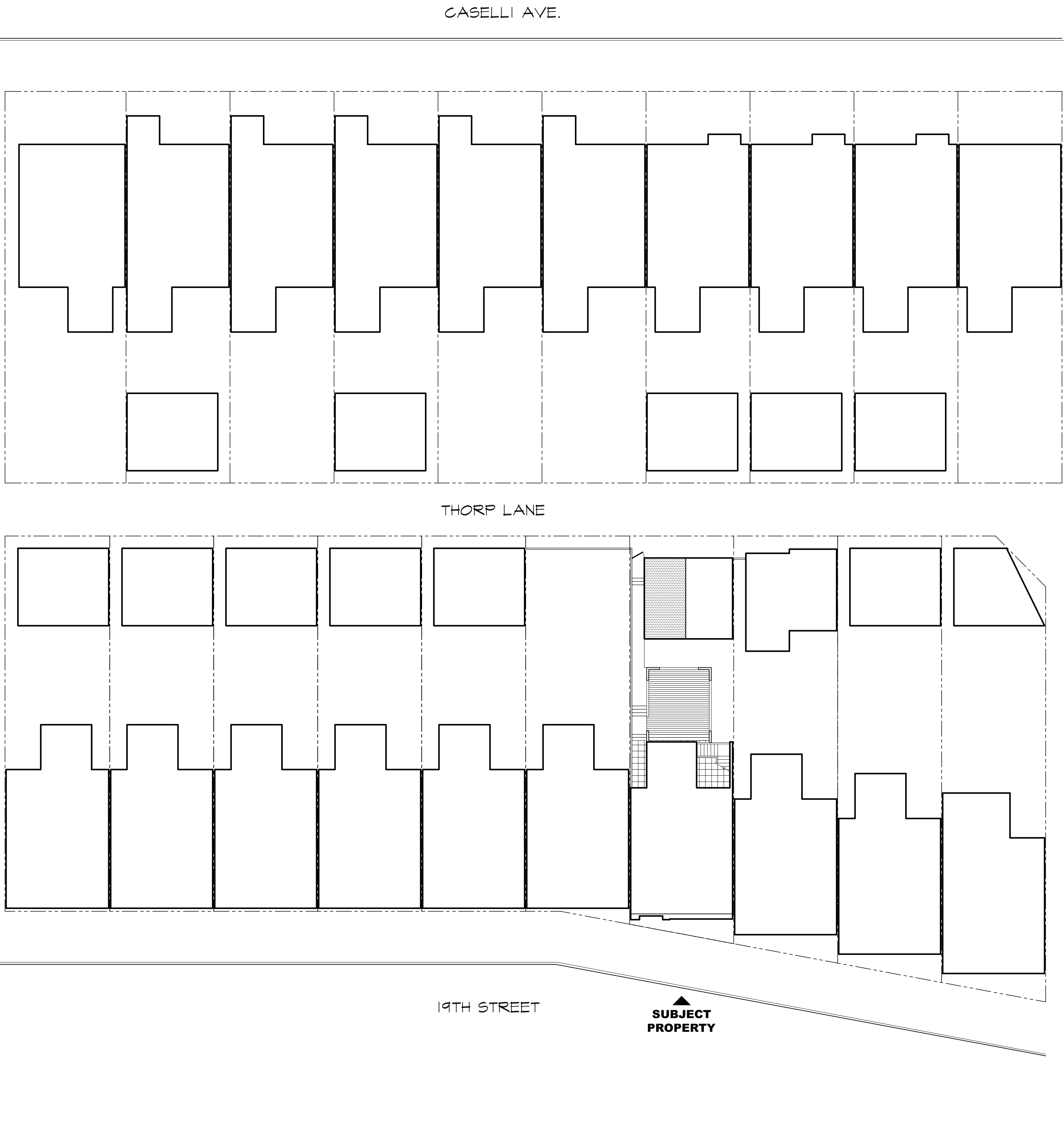
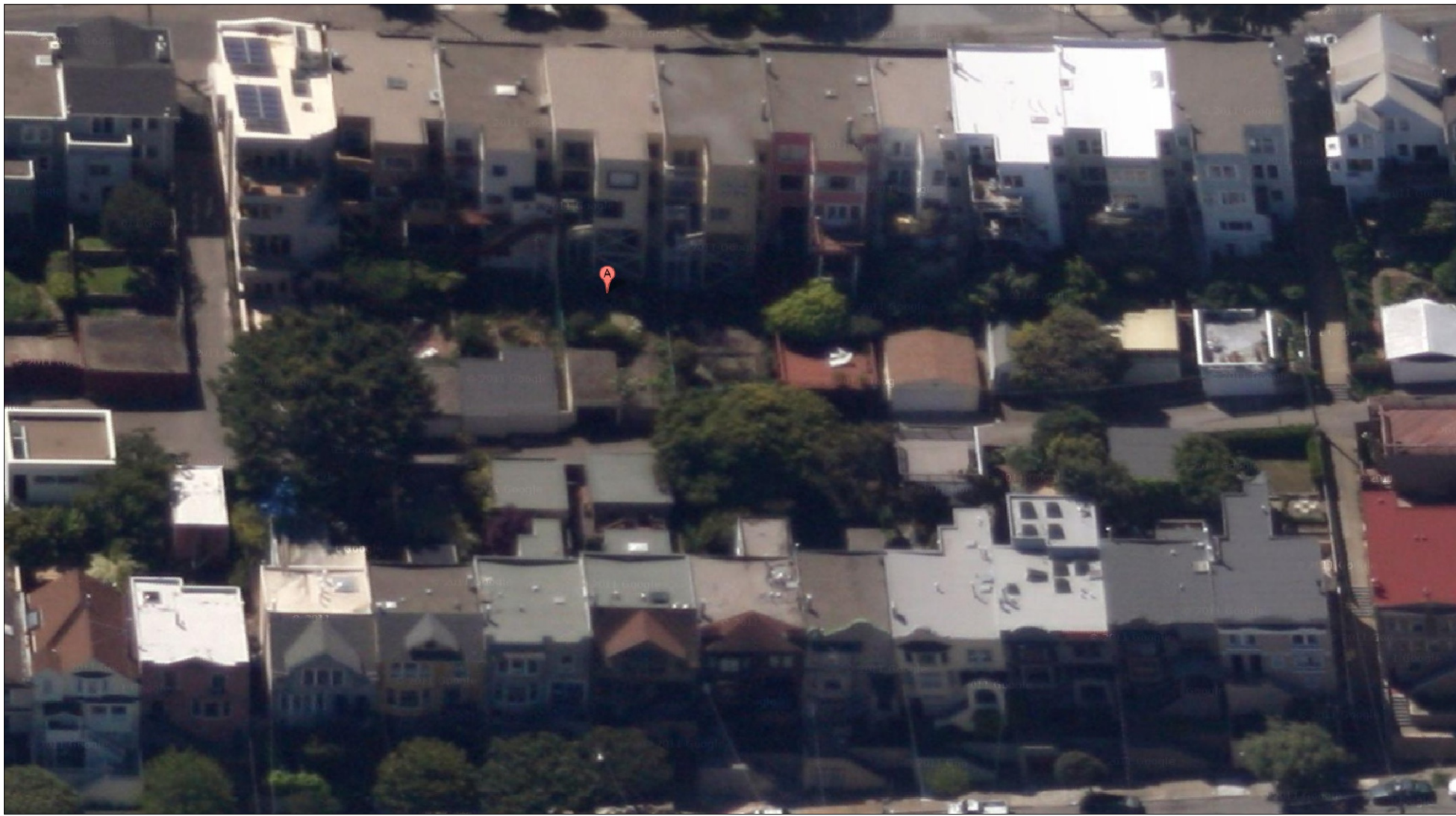
- SHT. DESCRIPTION  
A1 BLOCK & LOT PLAN, NOTES  
A2 SITE PLANS  
A3 GARAGE ELEVATIONS & FLOOR & ROOF PLAN  
A4 SITE SECTION

APPLICABLE CODE

1. All construction shall comply with 2010 California Building Code, 2010 California Plumbing Code, 2010 California Mechanical Code, 2010 California Electrical Code, 2010 California Energy Code, 2010 San Francisco Building Code.

OWNER INFORMATION

BILL HO  
BRUCE STUART  
4570 19TH STREET  
SAN FRANCISCO, CA 94114



BLOCK & LOT PLAN

REVISIONS	BY
<div>LICENSED ARCHITECT ANDRE J. ROTHBLATT NO. C22561 EXP. 10/31/15 STATE OF CALIFORNIA</div>	
<div>ARCHITECTURE 2 HENRY ADAMS ST., SUITE 400 SAN FRANCISCO, CA 94103 (415) 625-5111 fax arothblatt@aol.com</div>	
<div>ANDRE ROTHBLATT</div>	
<div>HO/STUART RESIDENCE 4570 19TH ST. SAN FRANCISCO, CA</div>	
<div>These documents and ideas incorporated herein, as an instrument of professional service and the property of Andre Rothblatt, AIA, and are not to be used in whole or in part, for any reason without the written authorization of Andre Rothblatt, AIA.</div>	
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<div>Of Sheets</div>	

EXISTING

PROPOSED

REVISIONS	BY

LICENSED ARCHITECT  
ANDRE J. ROTHBLATT  
NO. C22561  
EXP. 10/31/12  
STATE OF CALIFORNIA

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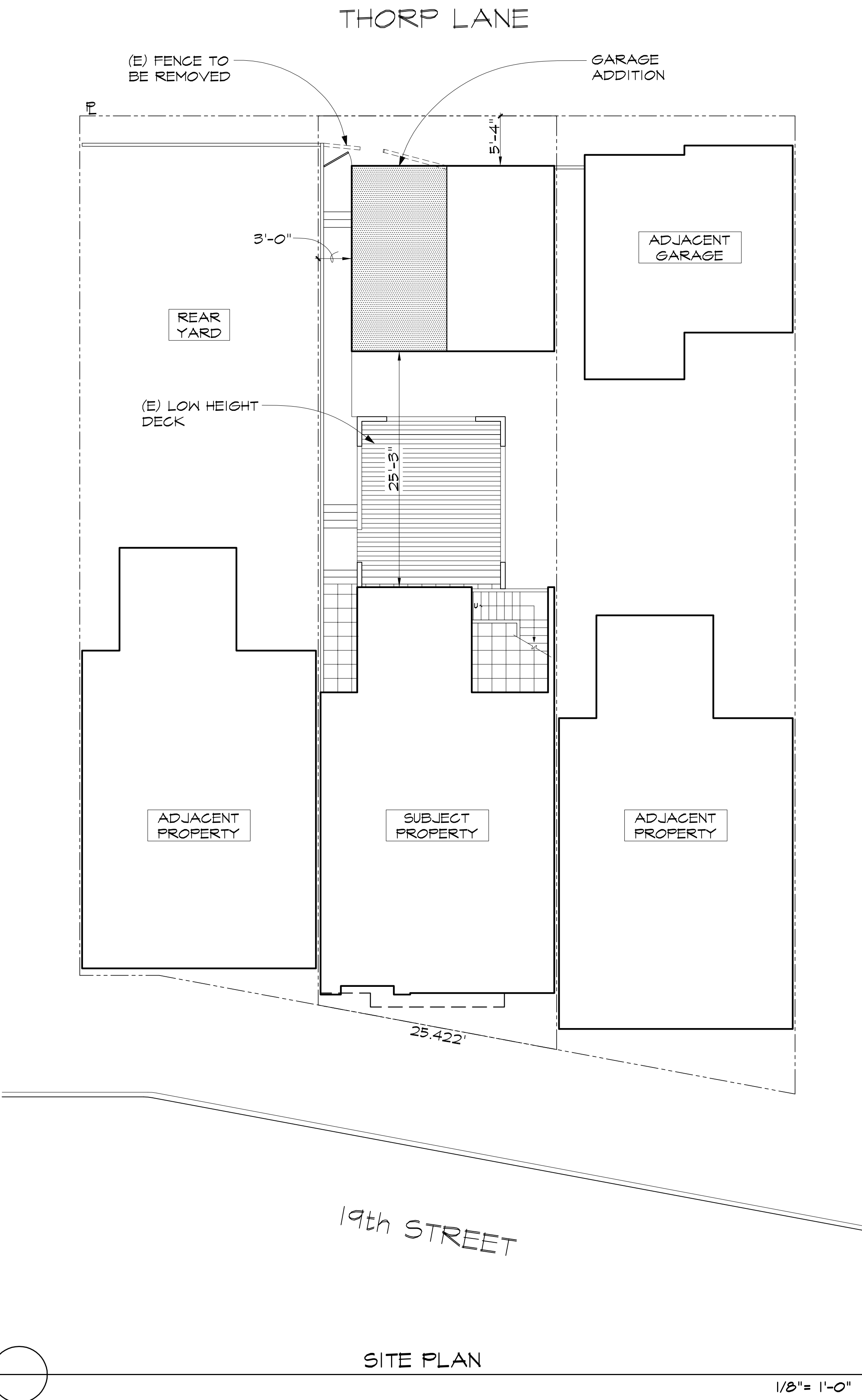
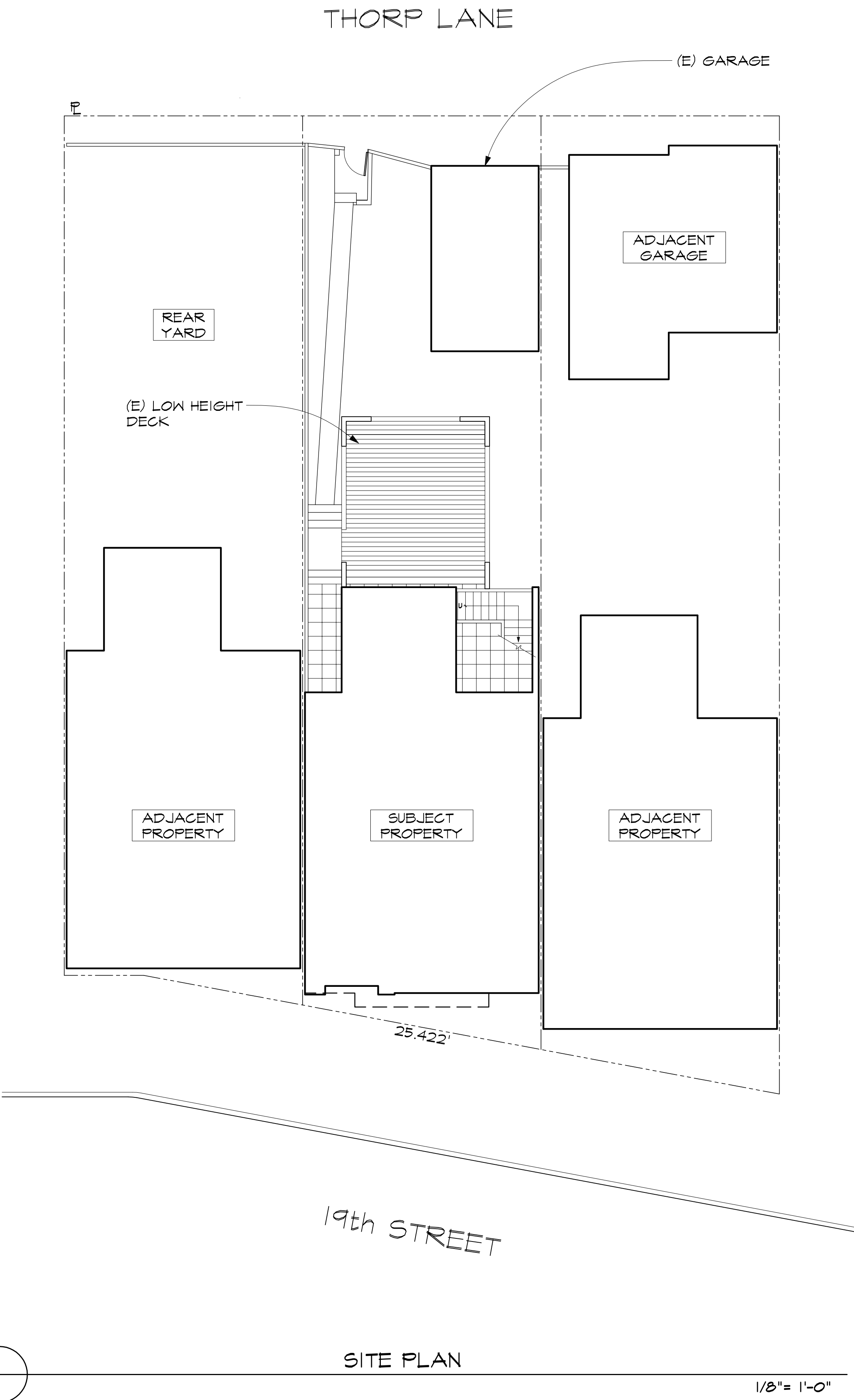
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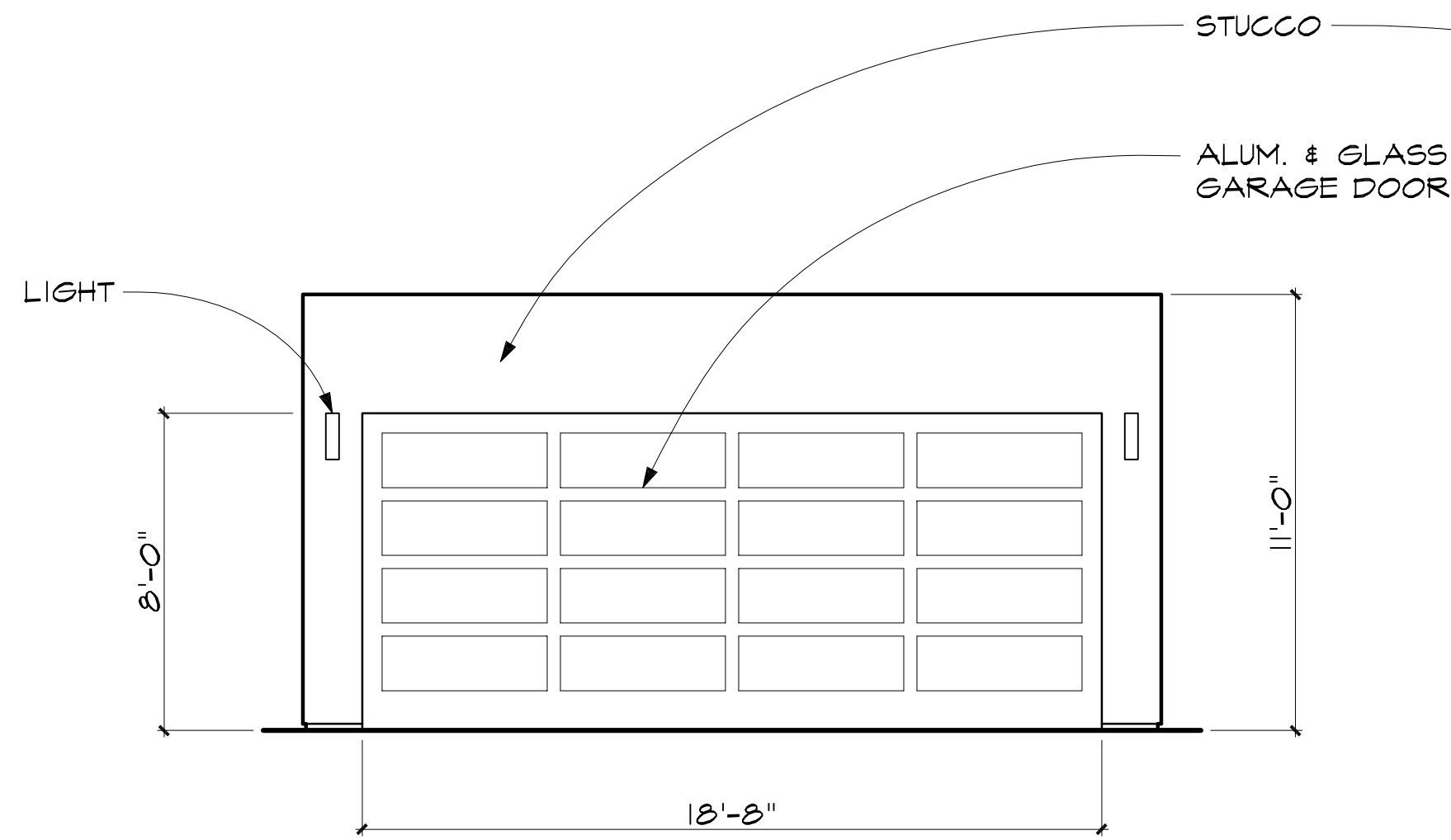
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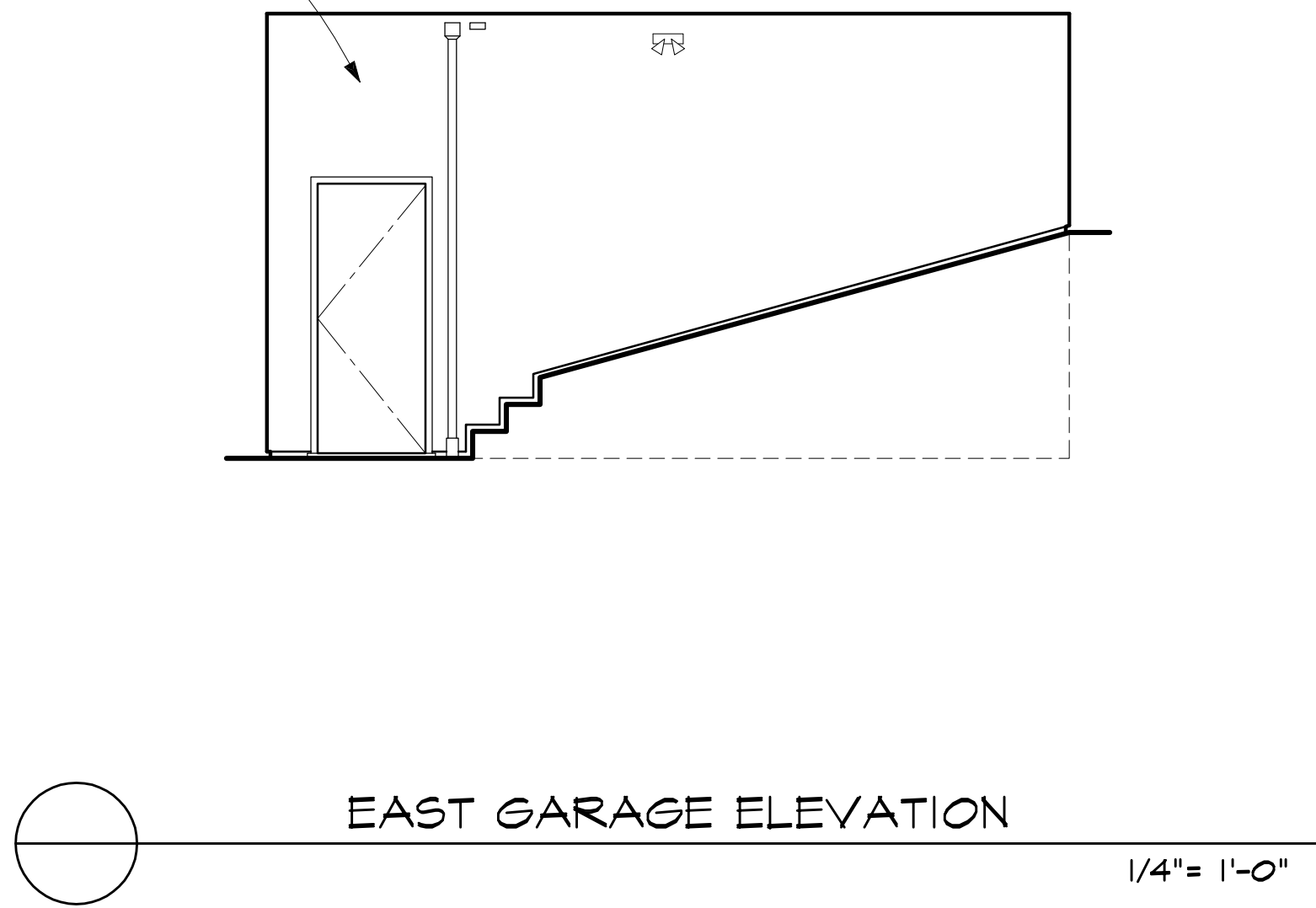
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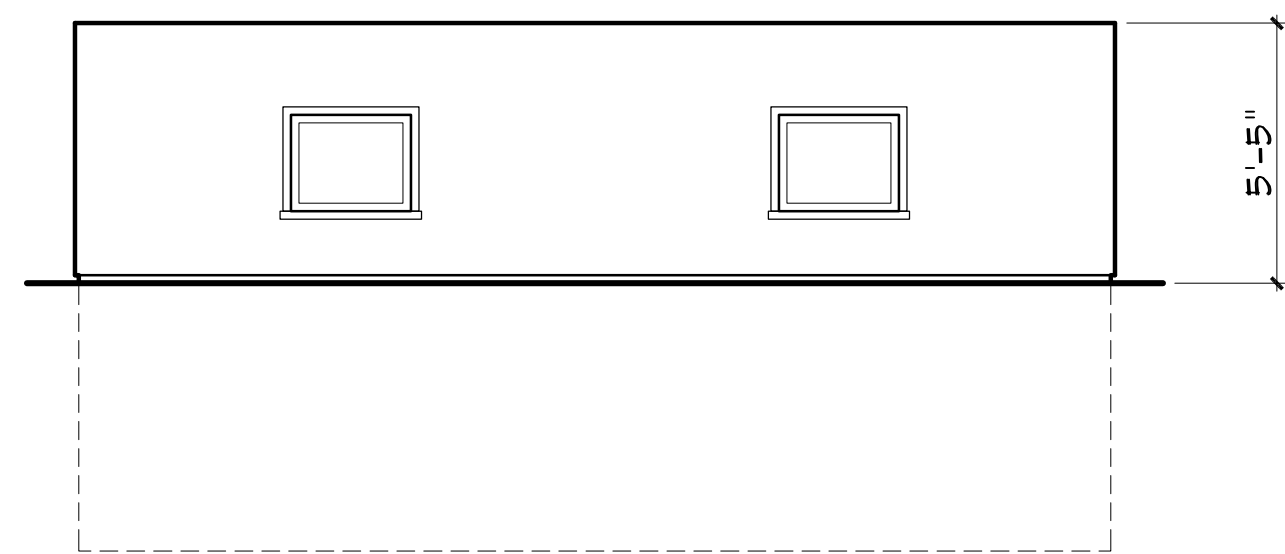




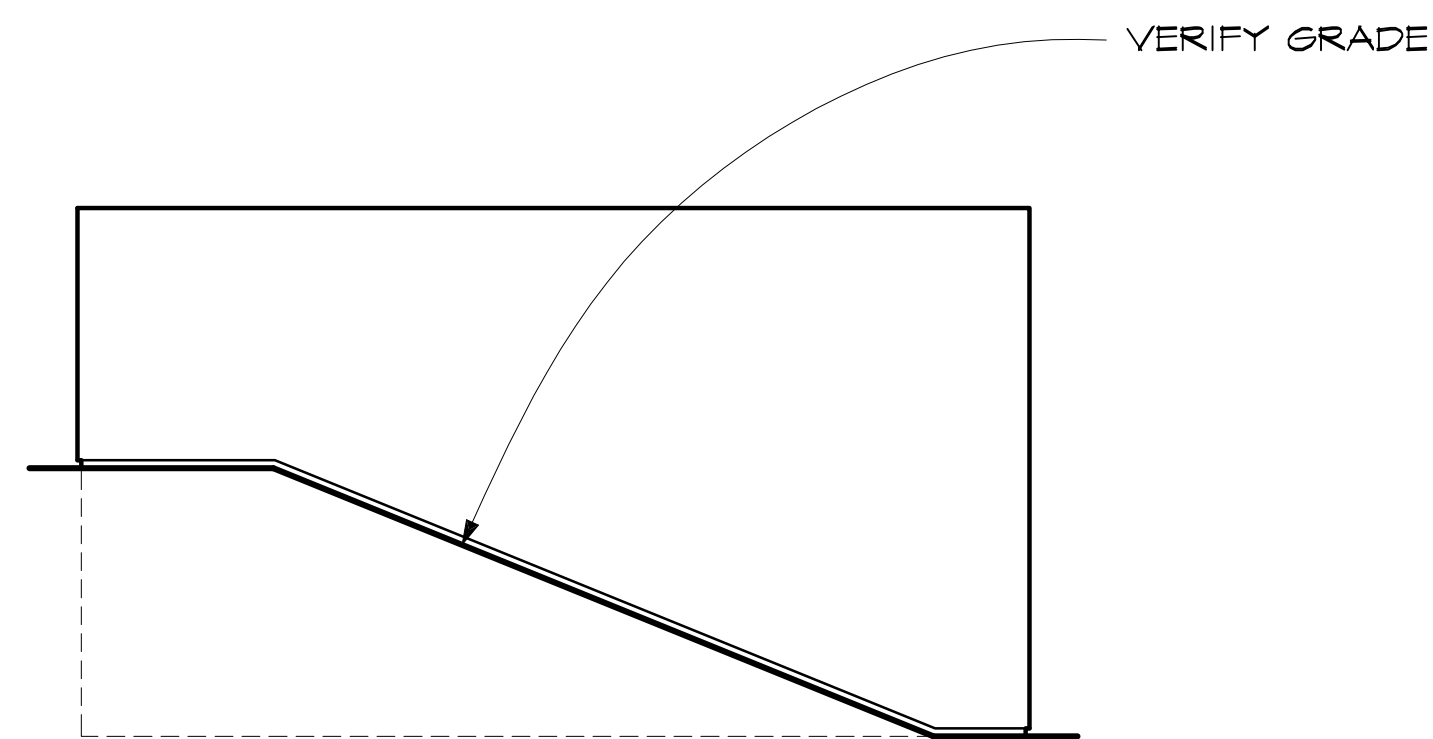
SOUTH GARAGE ELEVATION  
1/4" = 1'-0"



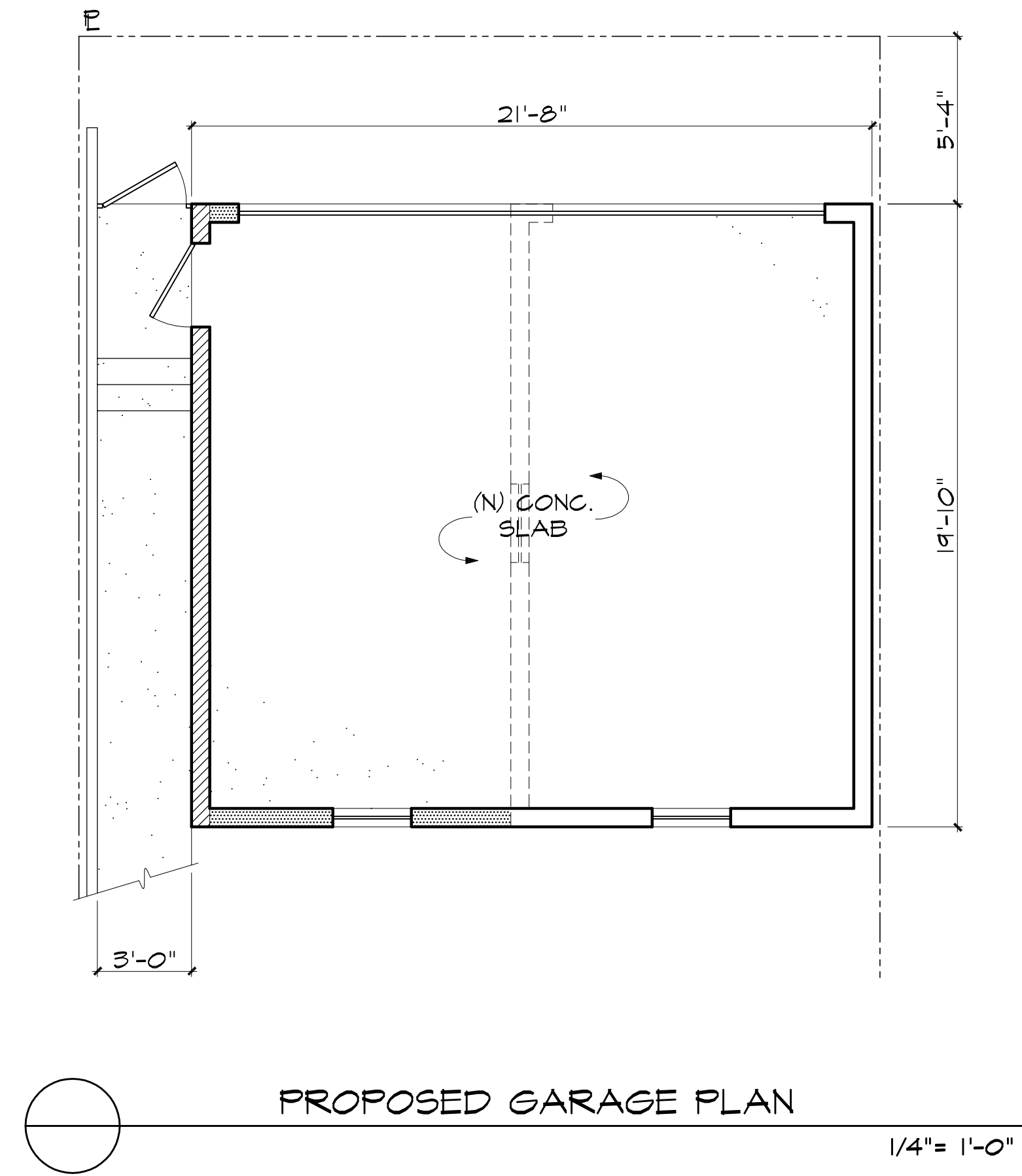
EAST GARAGE ELEVATION  
1/4" = 1'-0"



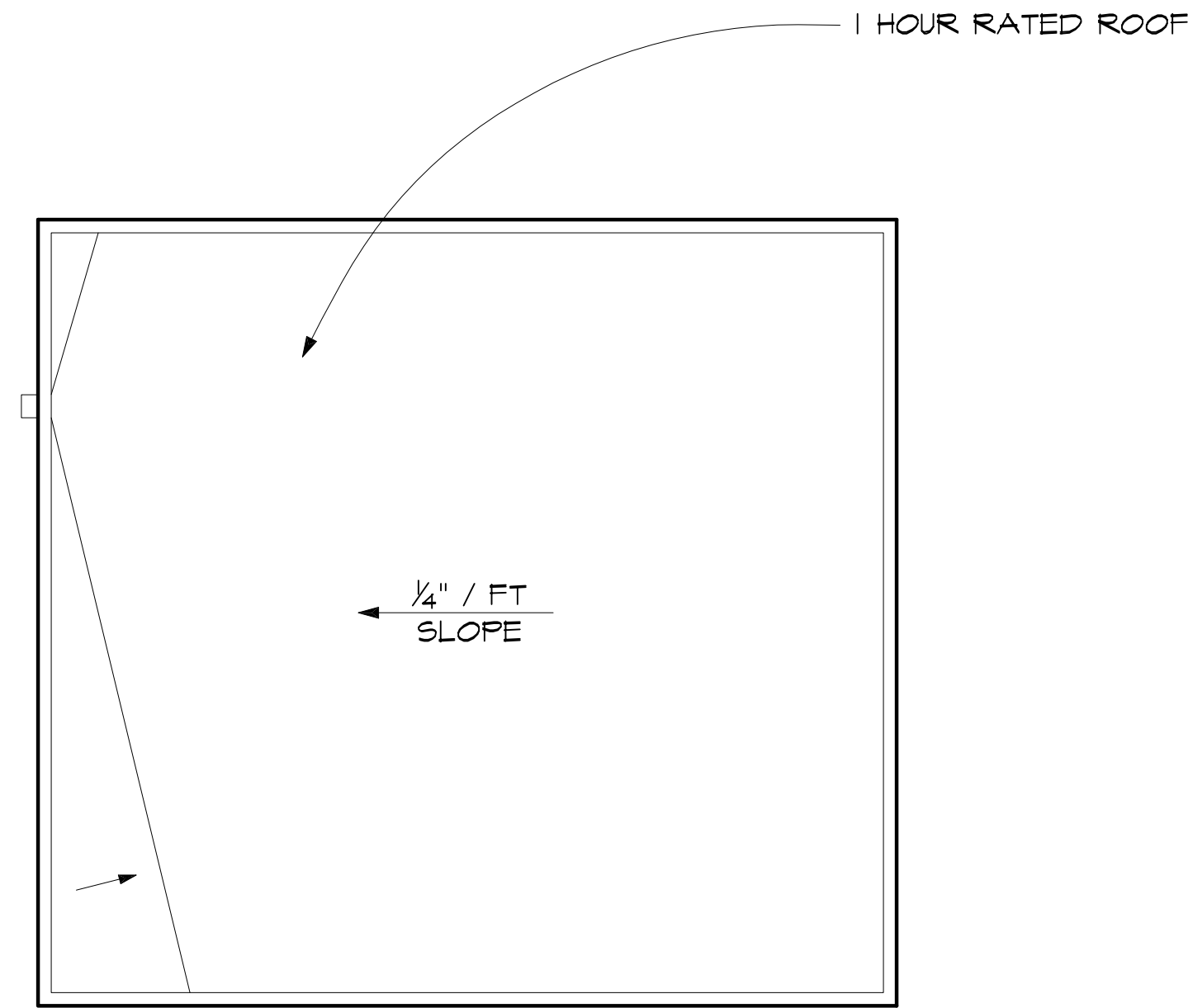
NORTH GARAGE ELEVATION  
1/4" = 1'-0"



WEST GARAGE ELEVATION  
1/4" = 1'-0"



PROPOSED GARAGE PLAN  
1/4" = 1'-0"



ROOF PLAN  
1/4" = 1'-0"

- WALL LEGEND
- (E) WALL TO REMAIN
  - (N) WALL
  - (E) WALL TO BE DEMOLISHED
  - 1-HR. RATED WALL

REVISIONS	BY

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EXP. 10/31/12  
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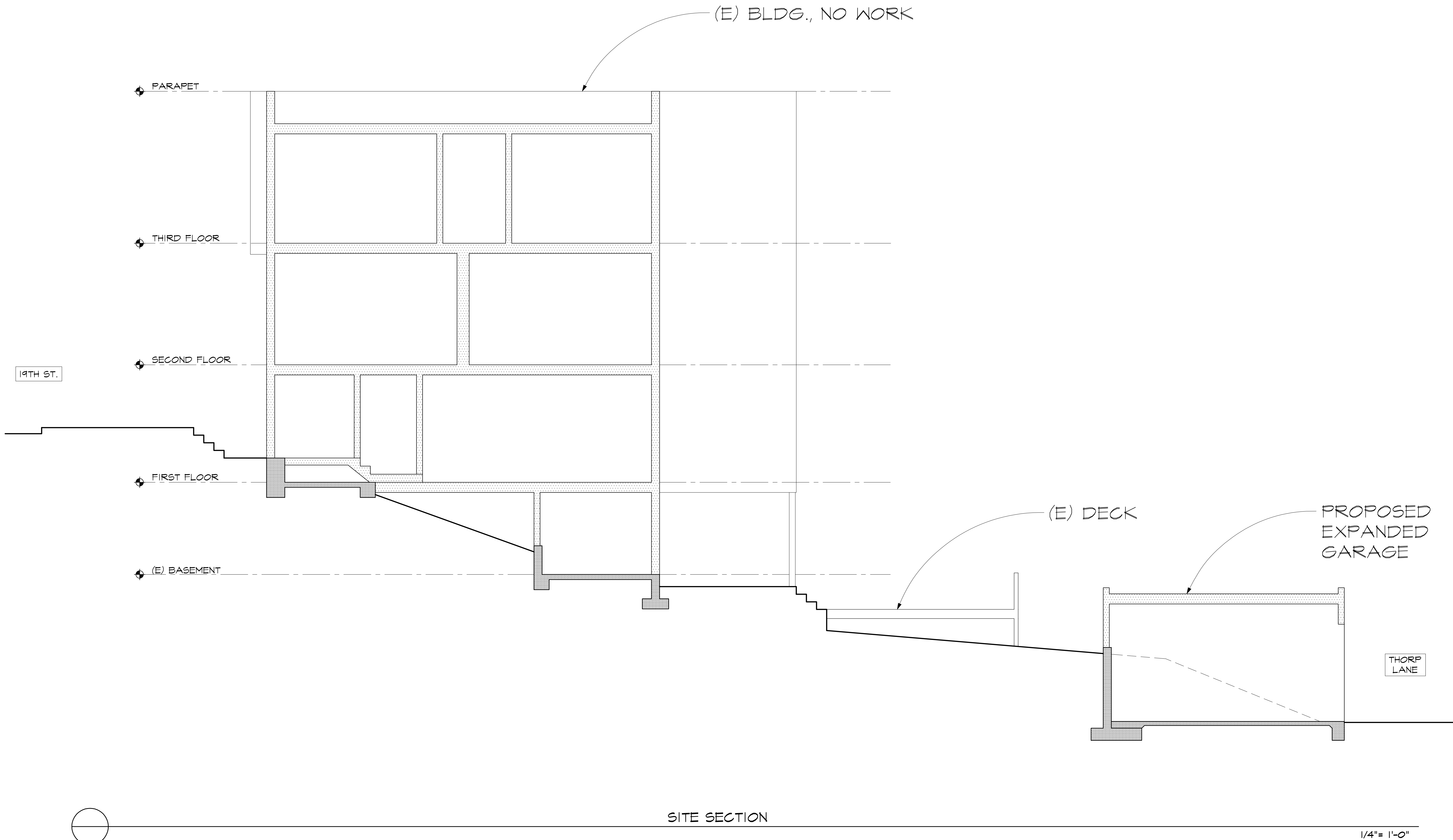
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