



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.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

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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, August 28, 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: | 1157 Washington Street | Case No.: | 2012.1460V |
| Cross Street(s): | Taylor/Mason | Building Permit: | 201301228473 |
| Block / Lot No.: | 0213/024 | Applicant/Agent: | Bridgett Shank |
| Zoning District(s): | RM-3 / 65-A | Telephone: | 415-200-8106 |
| Area Plan: | | E-Mail: | bridgettshank@gmail.com |
| PROJECT DESCRIPTION | | | |
| <p>The project includes a one-story vertical addition to a two-story non-complying single-family dwelling on a land-locked lot. The existing building and proposed third story addition are partially located within the required rear yard.</p> <p>PLANNING CODE SECTION 134 requires a 15'-0" rear yard. Currently, the existing building is non-complying because it extends to the rear property line and occupies the entire required rear yard. The proposed third story addition encroaches approximately 9'-4" into the required rear yard; therefore, a variance is required.</p> | | | |
| ADDITIONAL INFORMATION | | | |
| <p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</p> <p>Planner: Kate Conner Telephone: 415-575-6914 Mail: kate.conner@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/2012.1460V.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 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 August 2, 2013, the Department issued the required Section 311 notification for this project (expires August 31, 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.

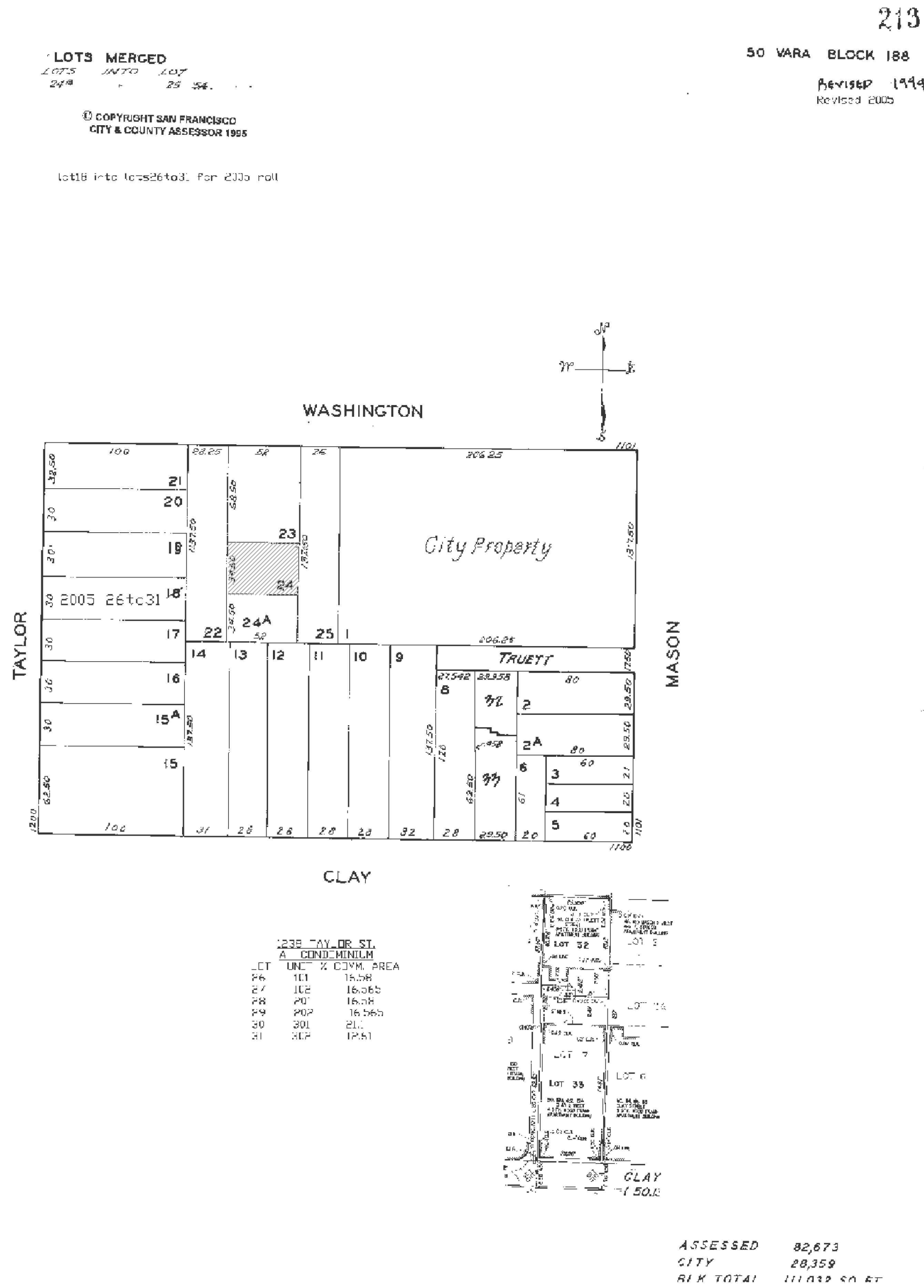
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.



1157 WASHINGTON PHOTO - B



1157 WASHINGTON PHOTO - A



Bridgett Shank
architect

419 Merritt Ave. #D
Oakland, CA 94610

bridgettshank@gmail.com
p 415 200 8106



PROJECT
1157 Washington

ADDRESS
1157 Washington Street
San Francisco, CA 94108

OWNER
Clayton Timbrell
p 415 602 8715

CURRENT RELEASE DATE
January 16, 2013

CURRENT RELEASE SET
Permit Application /
Planning Review

PREVIOUS RELEASE

SHEET TITLE
COVER SHEET

SCALE 1/8" = 1'-0"
JOB NUMBER 12-1157
DRAWN BY TL

A0.0

VICINITY MAP

N.T.S.



PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF: NEW FLOOR AREA AT THIRD FLOOR INCLUDES OFFICE, MASTER BEDROOM AND ONE BATHROOM. ADDITION OF (2) WINDOWS AND A PAIR OF DOORS TO EXISTING ROOF DECK.

ABBREVIATIONS

| | |
|--------|--------------------------------------|
| CL | CENTERLINE |
| (E) | EXISTING |
| OFCI | OWNER FURNISHED CONTRACTOR INSTALLED |
| PL | PROPERTY LINE |
| PROP. | PROPOSED |
| U.N.O. | UNLESS NOTED OTHERWISE |
| (N) | NEW |
| (E) | EXISTING |
| (R) | RENOVATED |
| TYP. | TYPICAL |
| REQ'D | REQUIRED |

PROJECT TEAM

CONTRACTOR: CLAYTON TIMBRELL & CO.
ARCHITECT: BRIDGETT SHANK
STRUCTURAL ENGINEER: DOUBLE D ENGINEERING
ENERGY CONSULTANT:

PROJECT DATA

PROPERTY ADDRESS: 1157 WASHINGTON STREET
SAN FRANCISCO, CA 94108
BLOCK / LOT: 0213 / 024

OWNERS: CLAYTON TIMBRELL

OWNERS' PHONE NUMBER: (415) 602-8715

ZONING DISTRICT: RM-3

LOT AREA: 1,799 SQ. FT.

EXISTING BUILDING AREA: 1,596 SQ. FT.
PROPOSED BUILDING AREA: 1,596 SQ. FT. + 537 SQ. FT. at THIRD FLOOR = 2,133 SQ. FT.

OF STORIES:
EXISTING - 2 STORIES
PROPOSED - 3 STORIES

YARD SETBACKS:
FRONT YARD SET BACK - AVERAGE OF ADJACENT PROPERTIES
SIDE YARD SETBACK - 0 FEET
REAR YARD SETBACK - 25% OF LOT DEPTH 15 FEET - (WHICHEVER IS GREATER)

HEIGHT LIMIT:
ALLOWED - 65 FEET
EXISTING - +/- 28'-6"
PROPOSED - +/- 36'-0"

APPLICABLE CODES:
2009 INTERNATIONAL BUILDING CODE, 2009 IRC, 2009 UPC, UMC, 2008 NEC AND 2010 T-24 AS AMENDED BY THE STATE OF CALIFORNIA (THE 2010 CALIFORNIA BUILDING CODES) AND ALL APPLICABLE CITY OF SAN FRANCISCO ORDINANCES.

SHEET INDEX

| | |
|------|---|
| A0.0 | COVER SHEET |
| A1.0 | EXISTING / PROPOSED SITE PLAN (no change) |
| A1.1 | EXISTING AND PROPOSED SITE SECTION |
| A2.0 | EXISTING FIRST and SECOND FLOOR PLAN |
| A2.1 | EXISTING AND PROPOSED ROOF PLAN AND PROPOSED THIRD FLOOR PLAN |
| A3.0 | EXISTING AND PROPOSED EXTERIOR ELEVATIONS |
| A3.1 | EXISTING AND PROPOSED EXTERIOR ELEVATIONS |
| A4.0 | EXISTING AND PROPOSED BUILDING SECTIONS |



PROJECT 1157 Washington

ADDRESS
1157 Washington Street
San Francisco, CA 94108

OWNER
Clayton Timbrell
p 415 602 8715

CURRENT RELEASE DATE
January 16, 2013

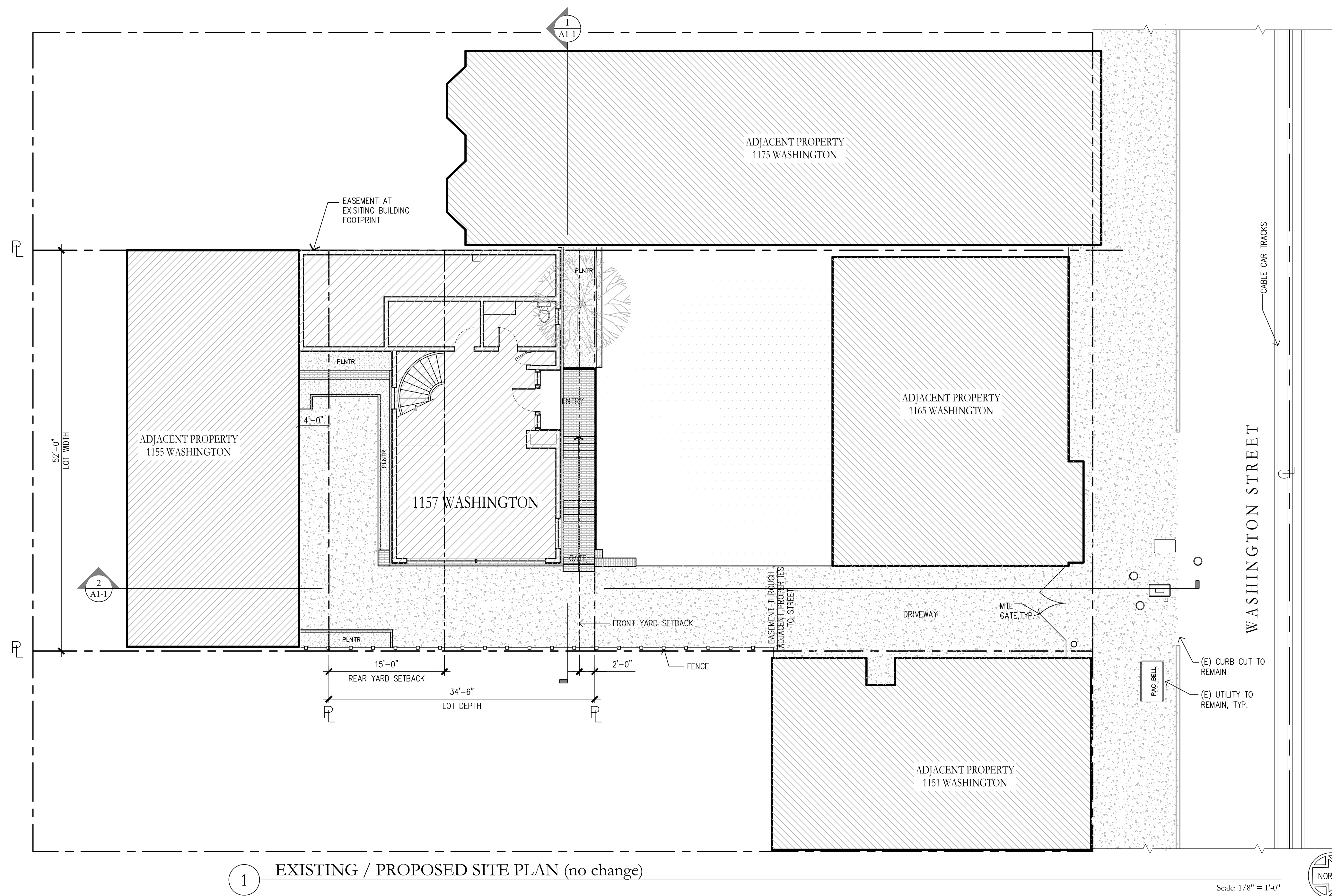
CURRENT RELEASE SET
Permit Application /
Planning Review

PREVIOUS RELEASE

SHEET TITLE
**EXISTING / PROPOSED
SITE PLAN**

| | |
|------------|--------------|
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 12-1157 |
| DRAWN BY | TL |

AI.0





PROJECT 1157 Washington

AI.I



Scale: $3/16" = 1'-0"$



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1157 Washington

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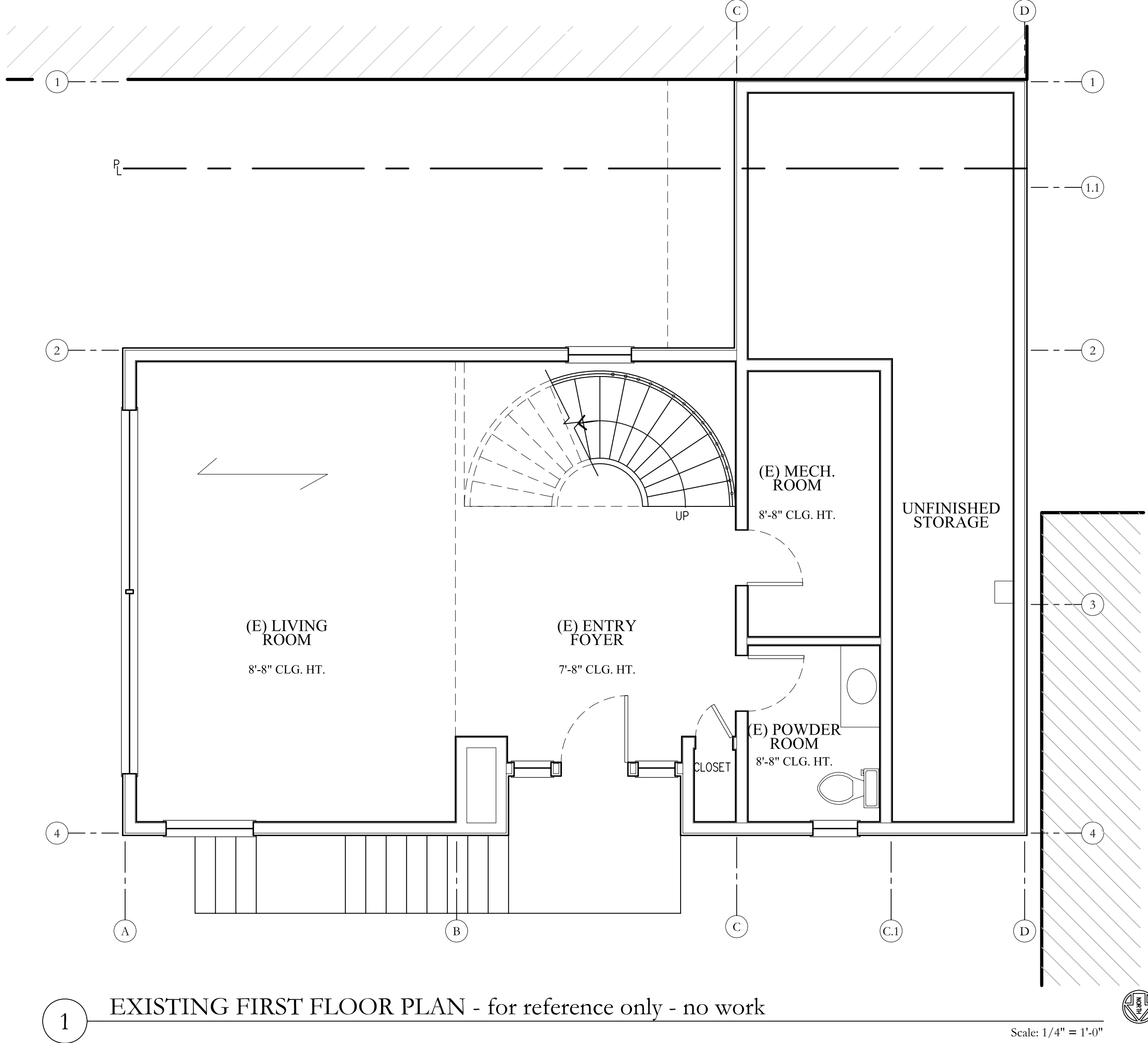
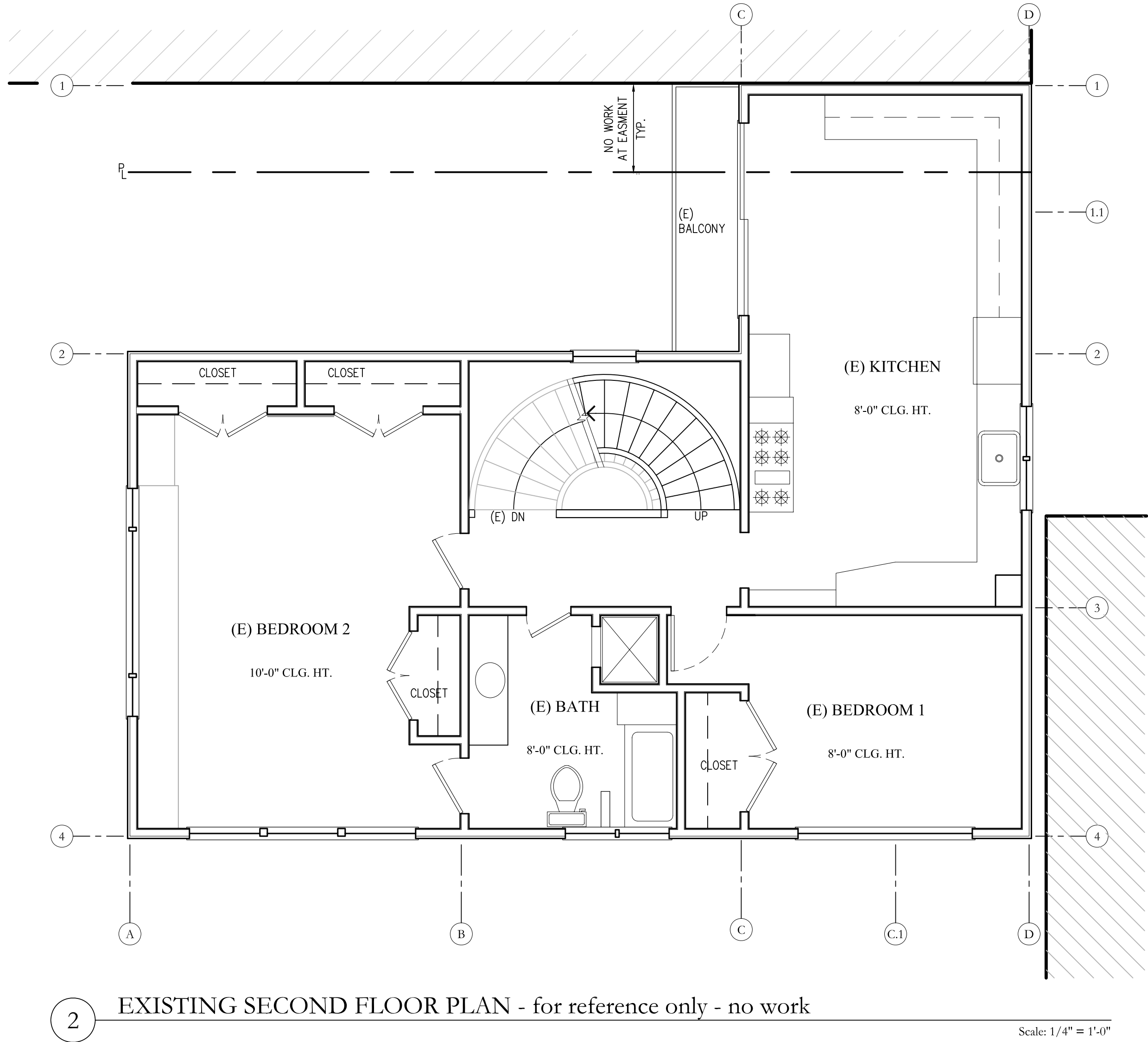
CURRENT RELEASE SET
**Permit Application /
Planning Review**

PREVIOUS RELEASE
Permit 01/20/2012

SHEET TITLE
**EXISTING FIRST AND
SECOND FLOOR PLAN**

SCALE 1/4" = 1'-0"
JOB NUMBER 12-1157
DRAWN BY TL

A2.0





PROJECT
1157 Washington

ADDRESS
1157 Vashington Street
San Francisco, CA 94108

OWNER
Clayton Timbrell
p 415 602 8715

CURRENT RELEASE DATE
January 16, 2013

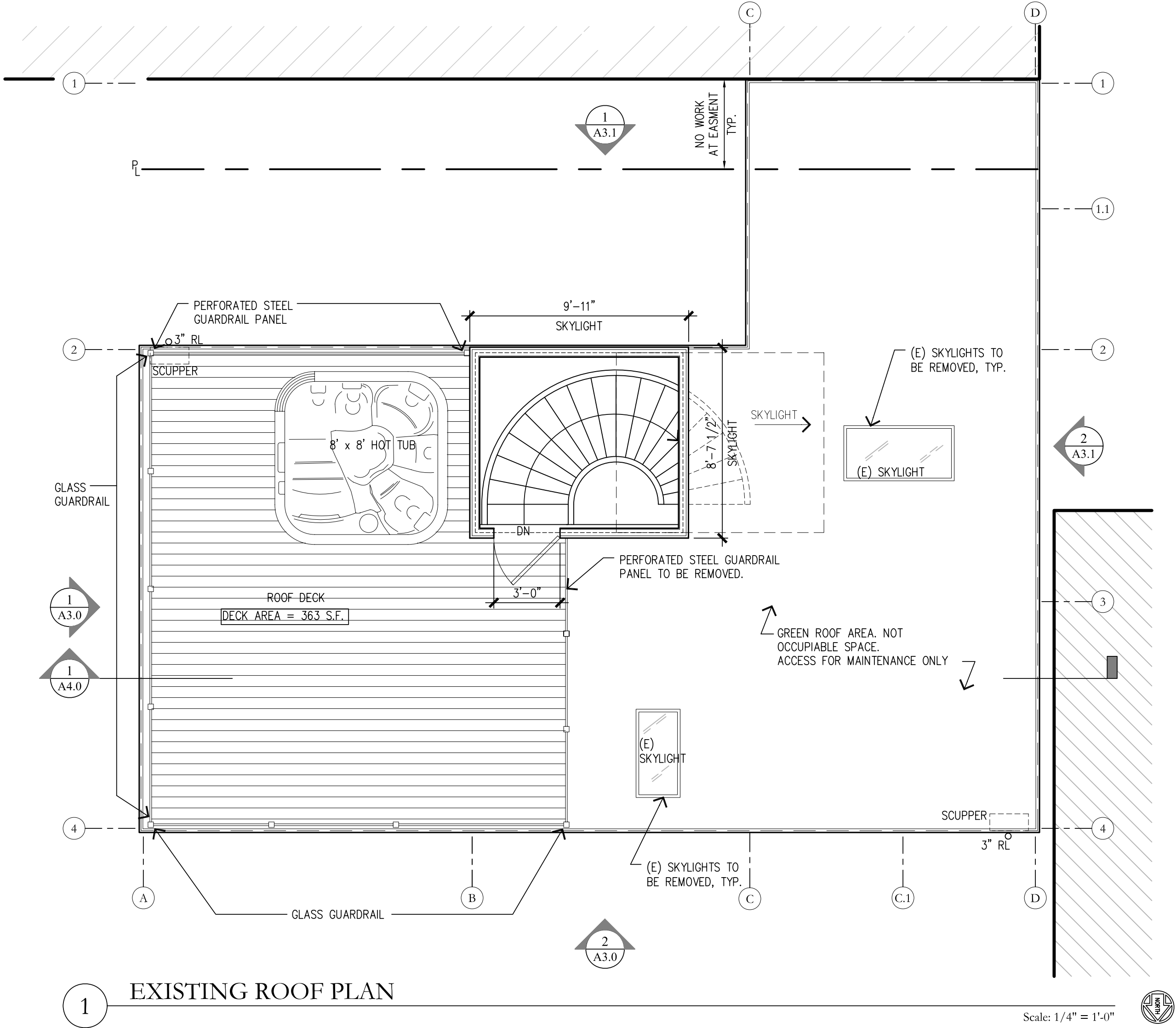
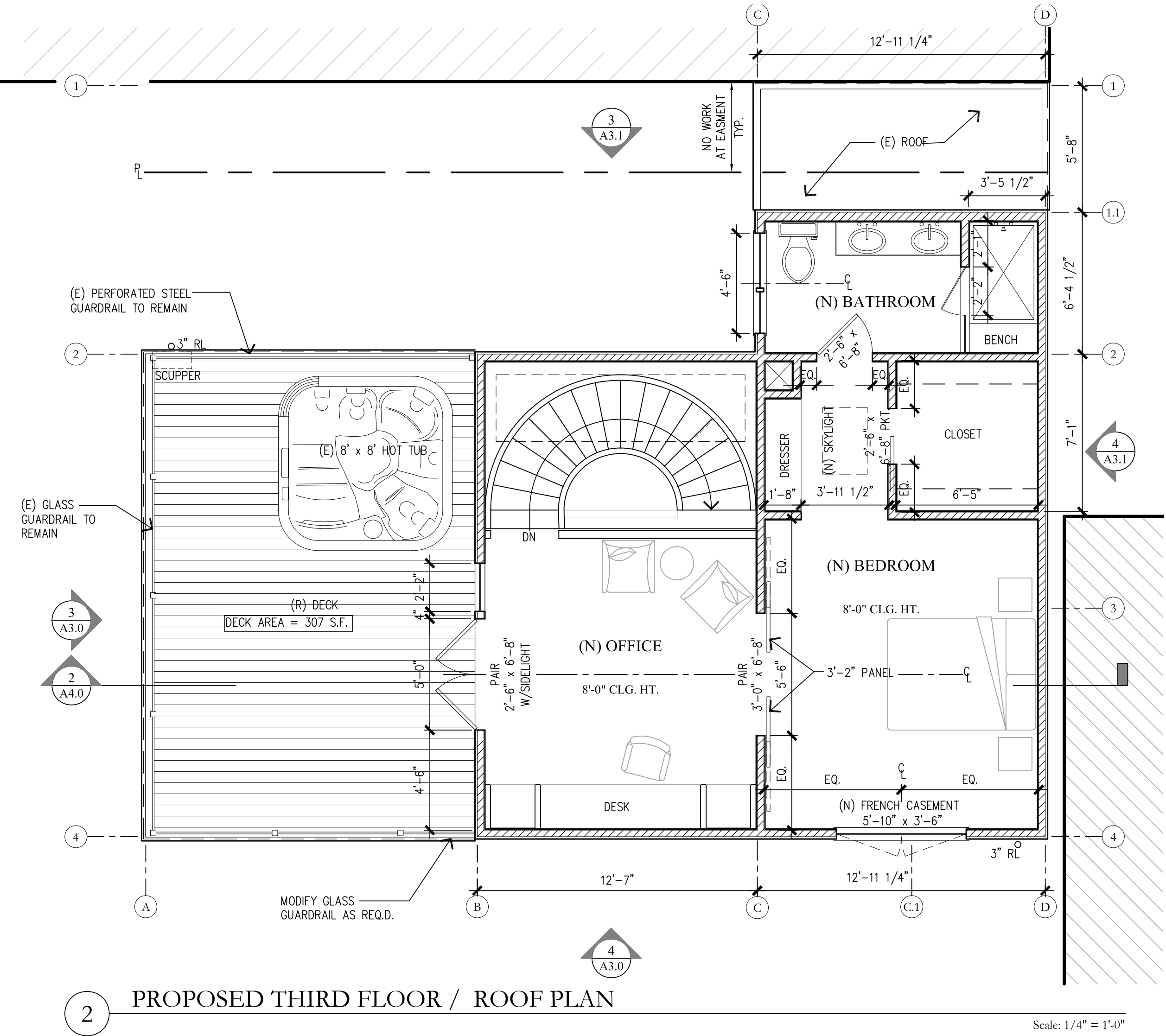
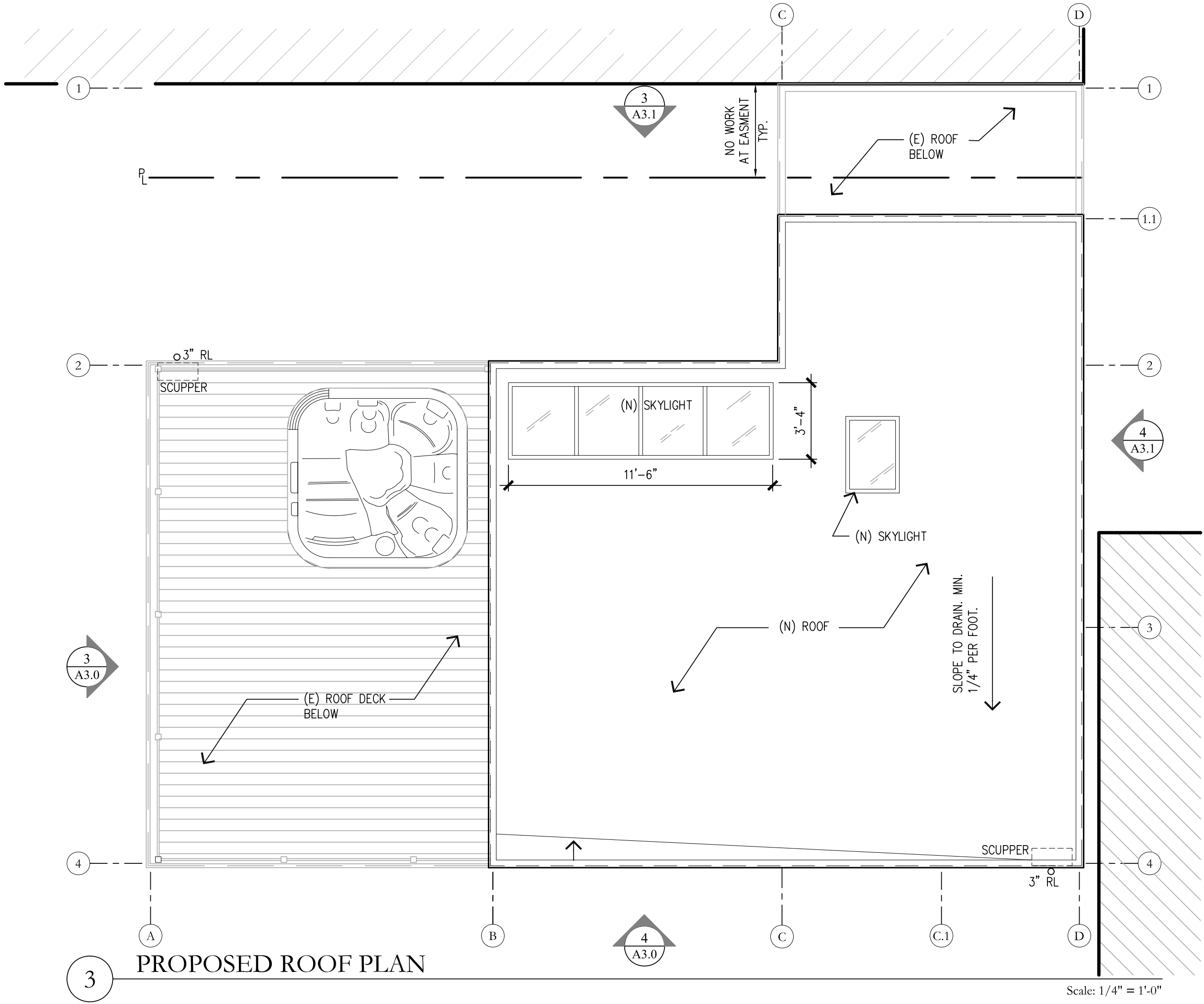
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PREVIOUS RELEASE
Permit 01/20/2012

SHEET TITLE
**EXISTING and
PROPOSED ROOF PLAN
PROPOSED THIRD
FLOOR PLAN**

SCALE 1/4" = 1'-0"
JOB NUMBER 12-1157
DRAWN BY TL

A2.1





PROJECT
1157 Washington

ADDRESS
1157 WWashington Street
San Francisco, CA 94108

OWNER
Clayton Timbrell
p 415 602 8715

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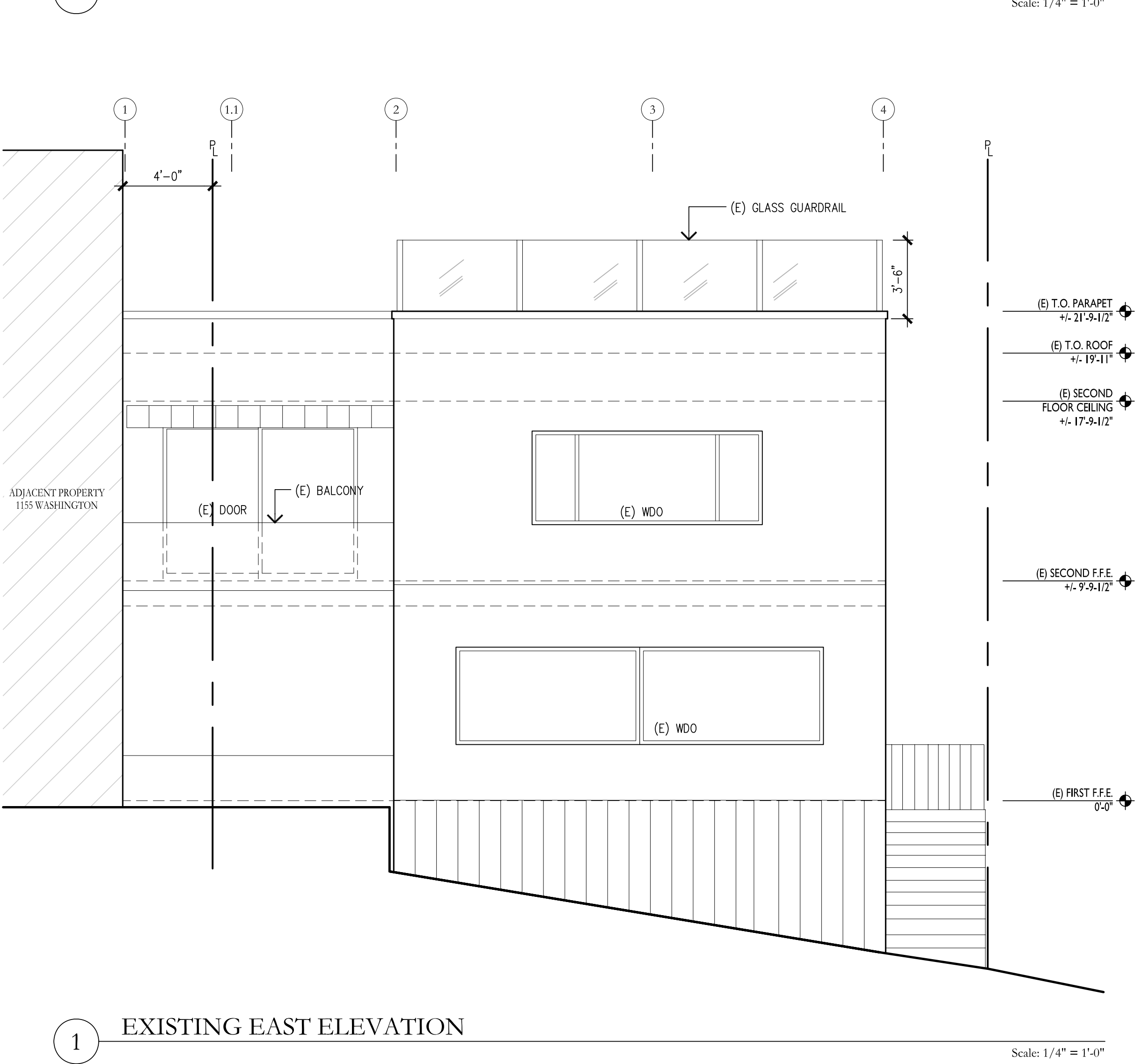
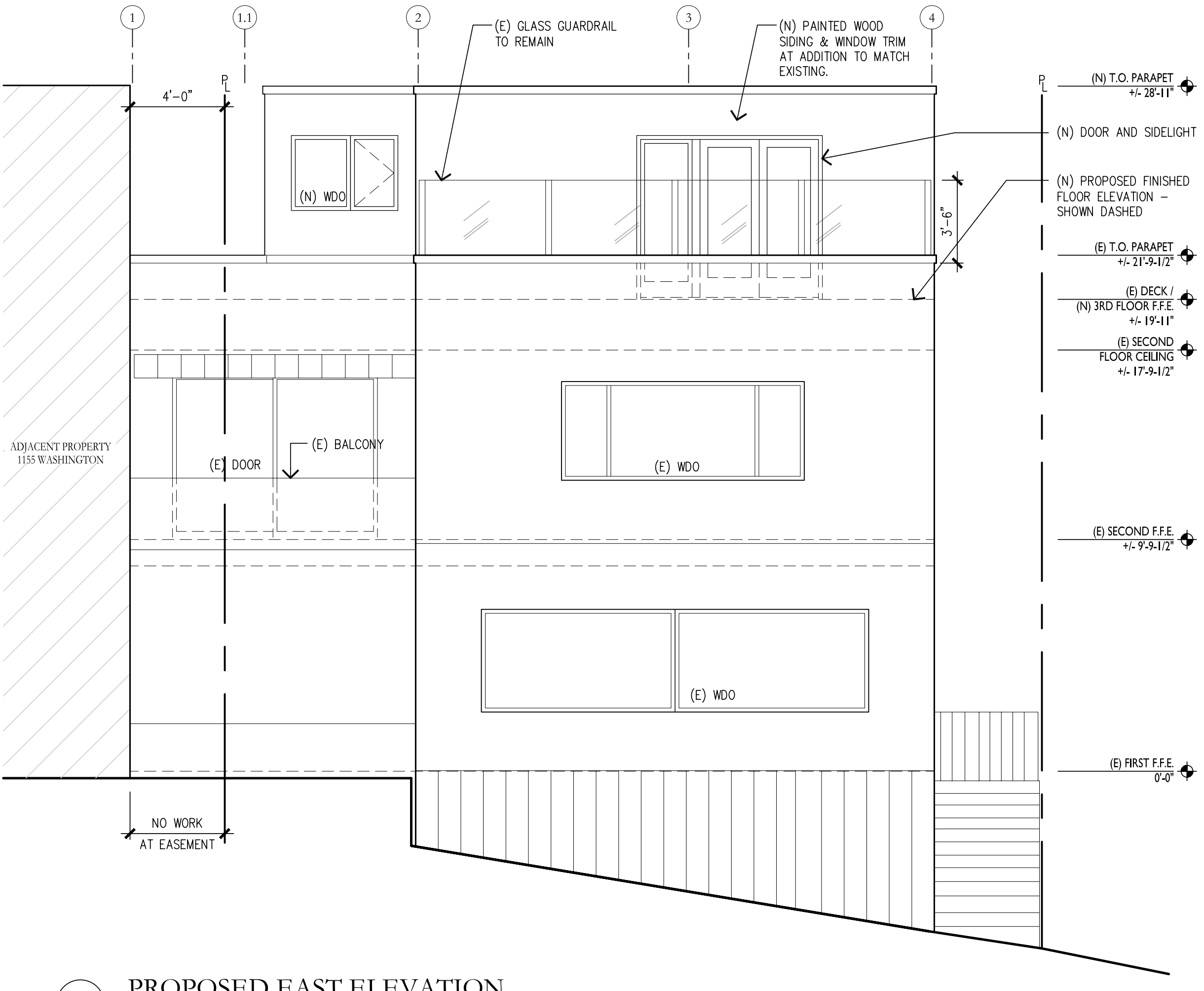
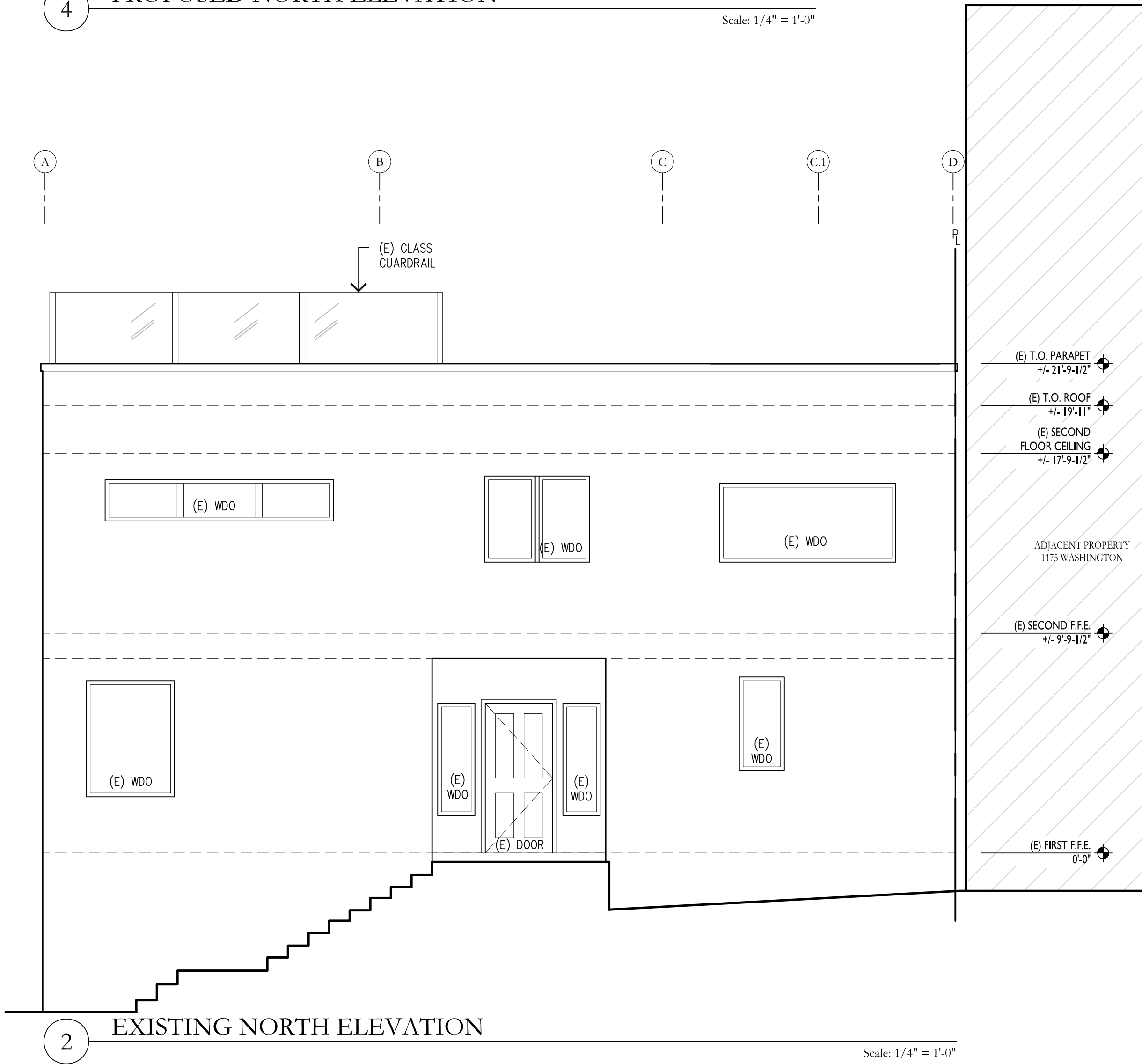
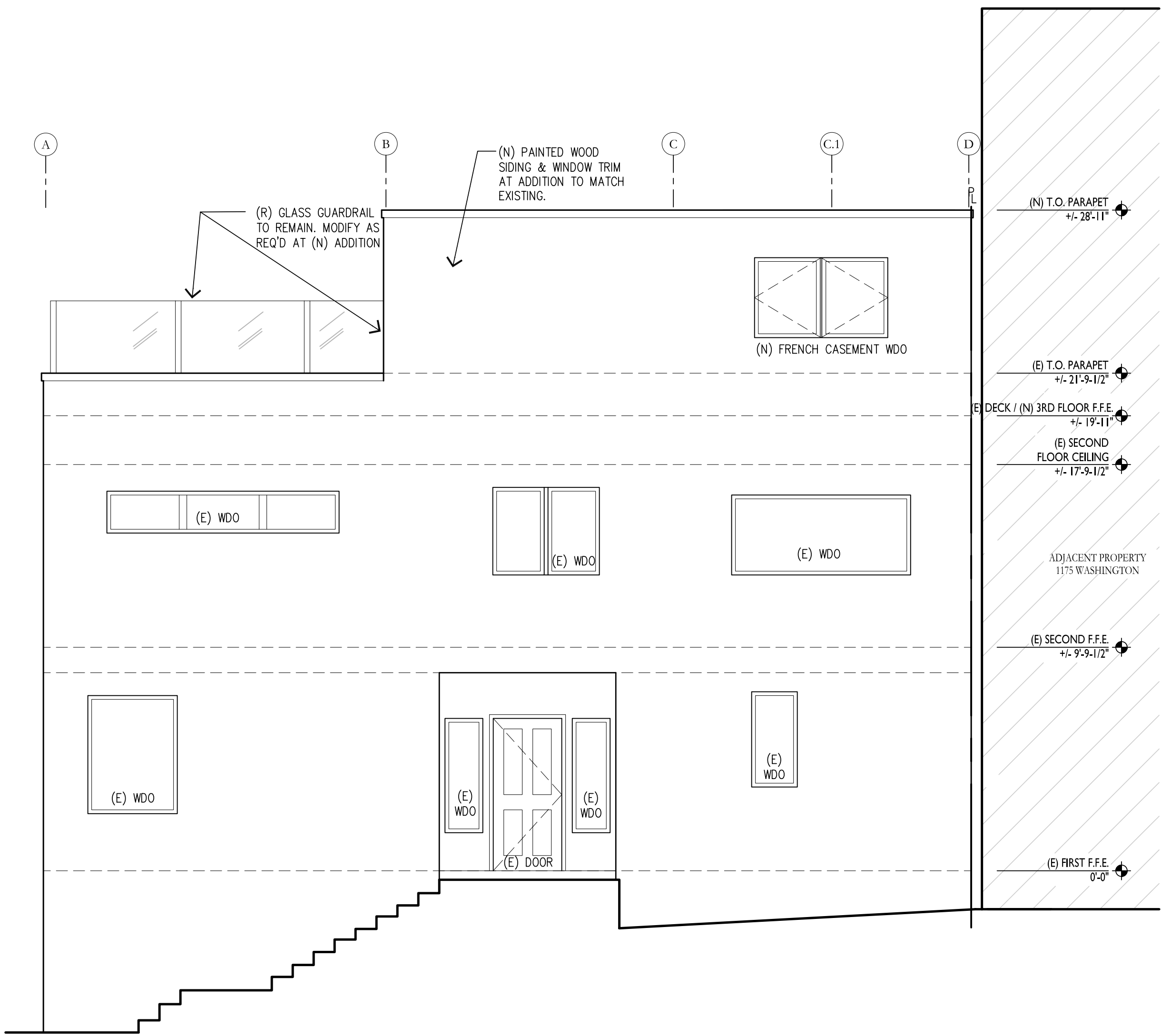
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SHEET TITLE
**EXISTING AND
PROPOSED EXTERIOR
ELEVATIONS**

SCALE 1/4" = 1'-0"
JOB NUMBER 12-1157
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A3.0





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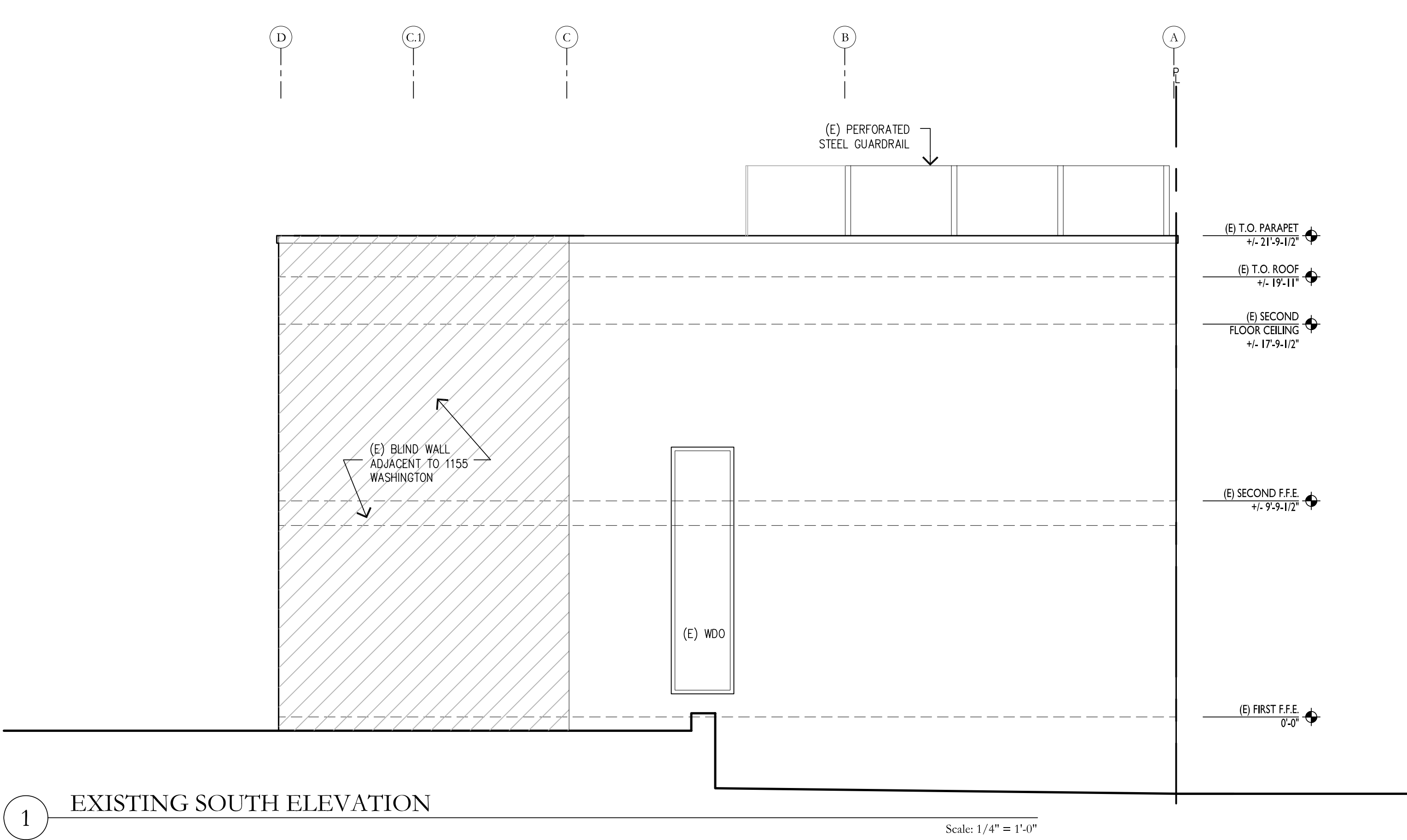
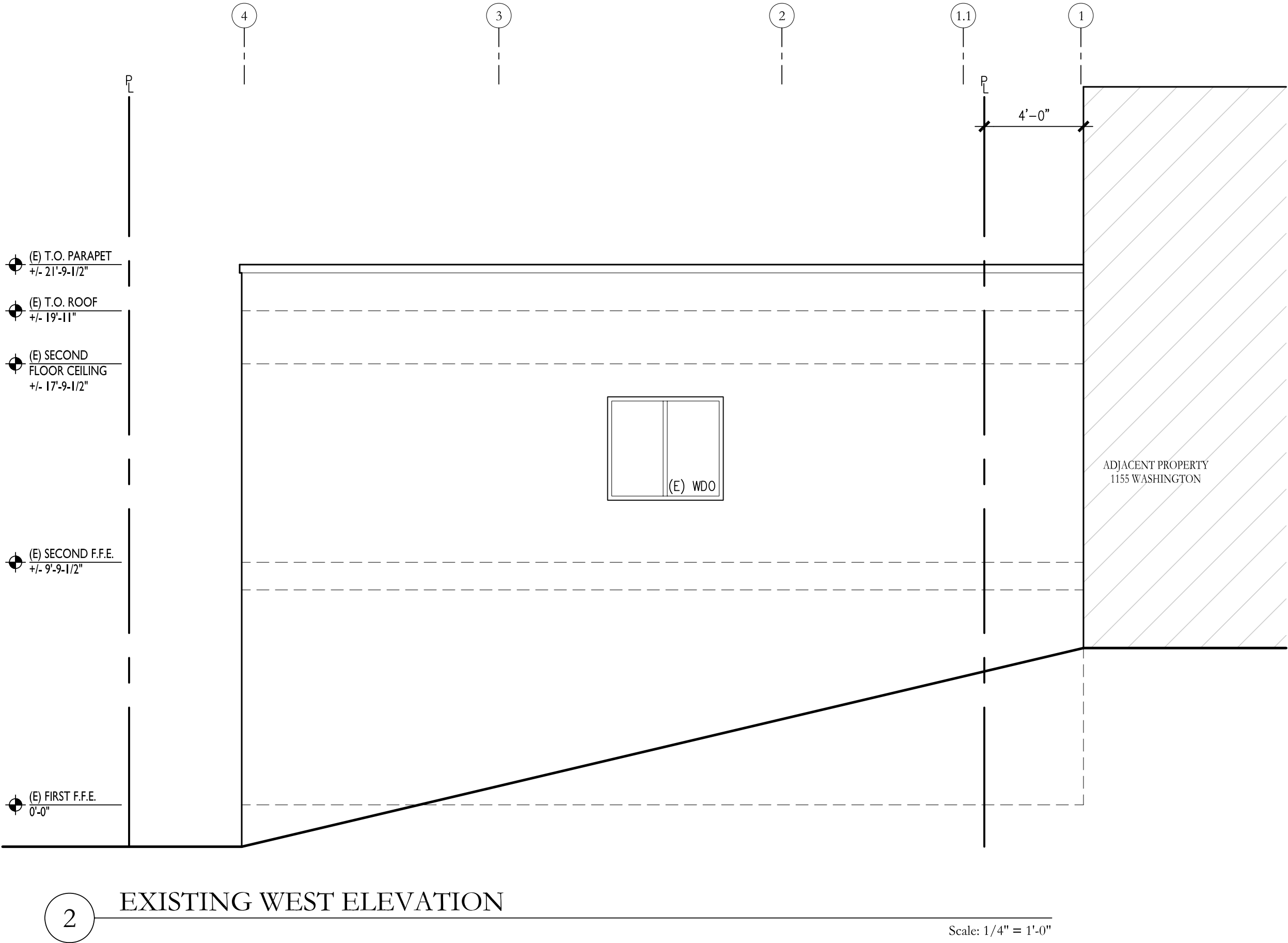
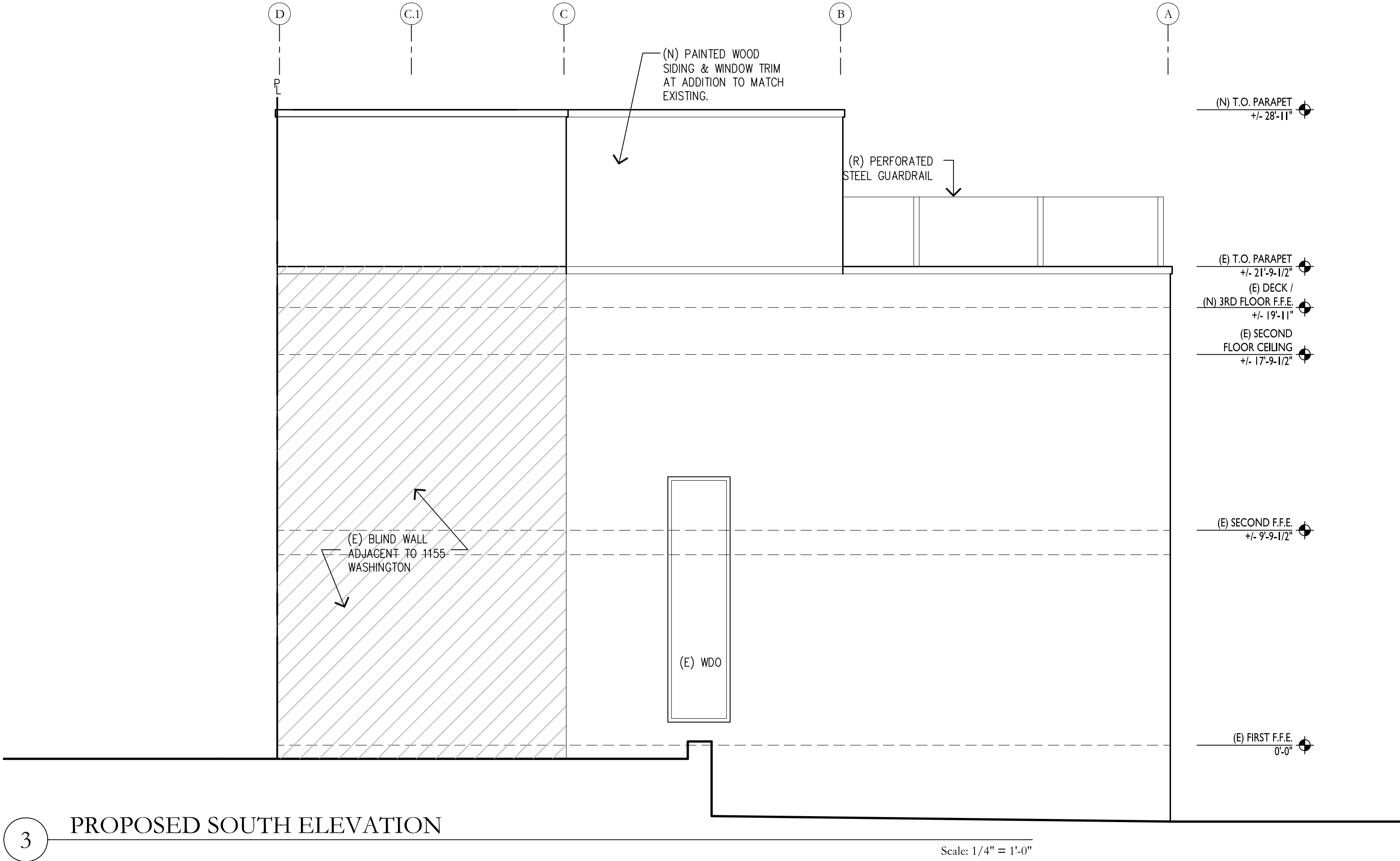
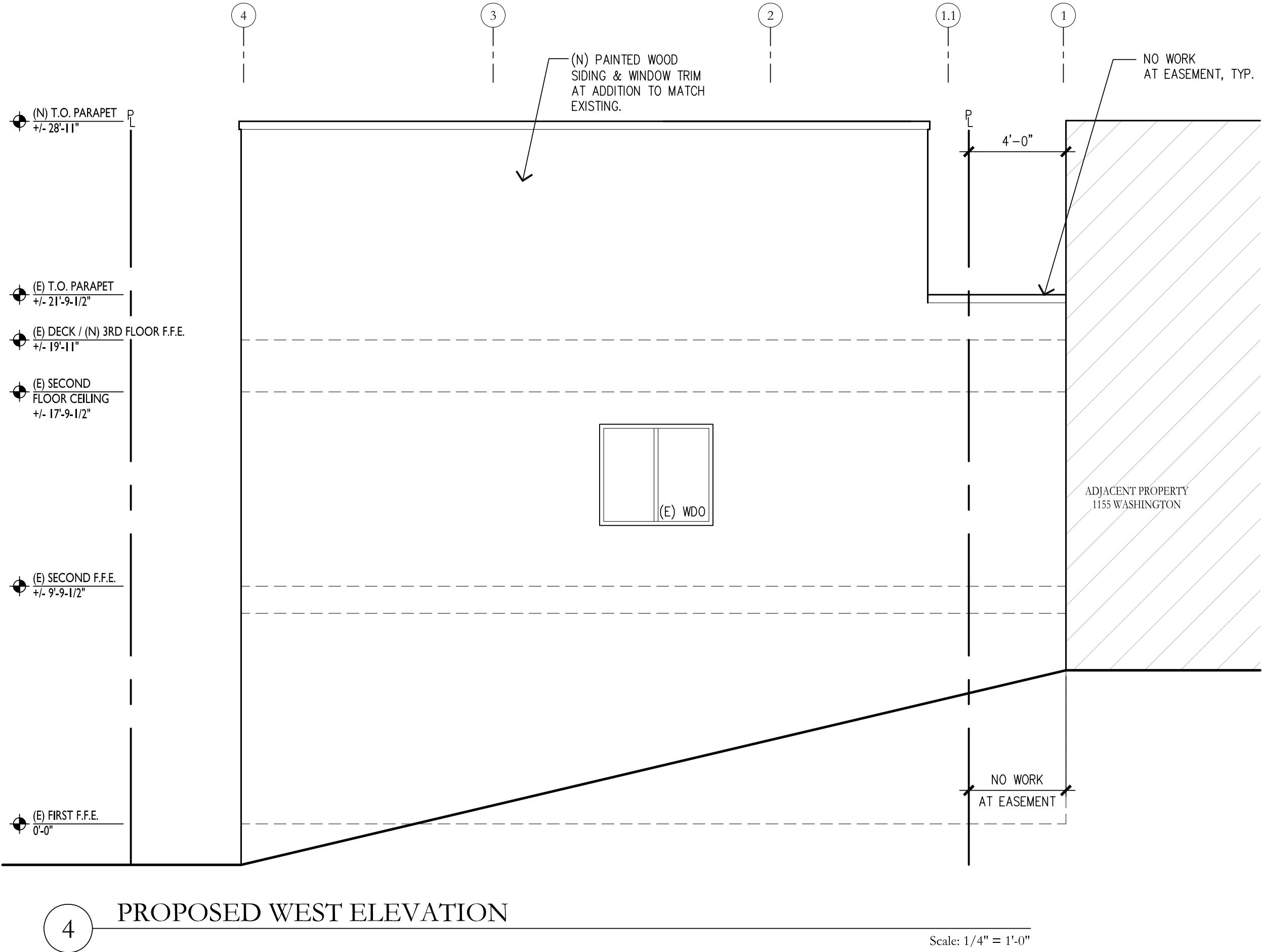
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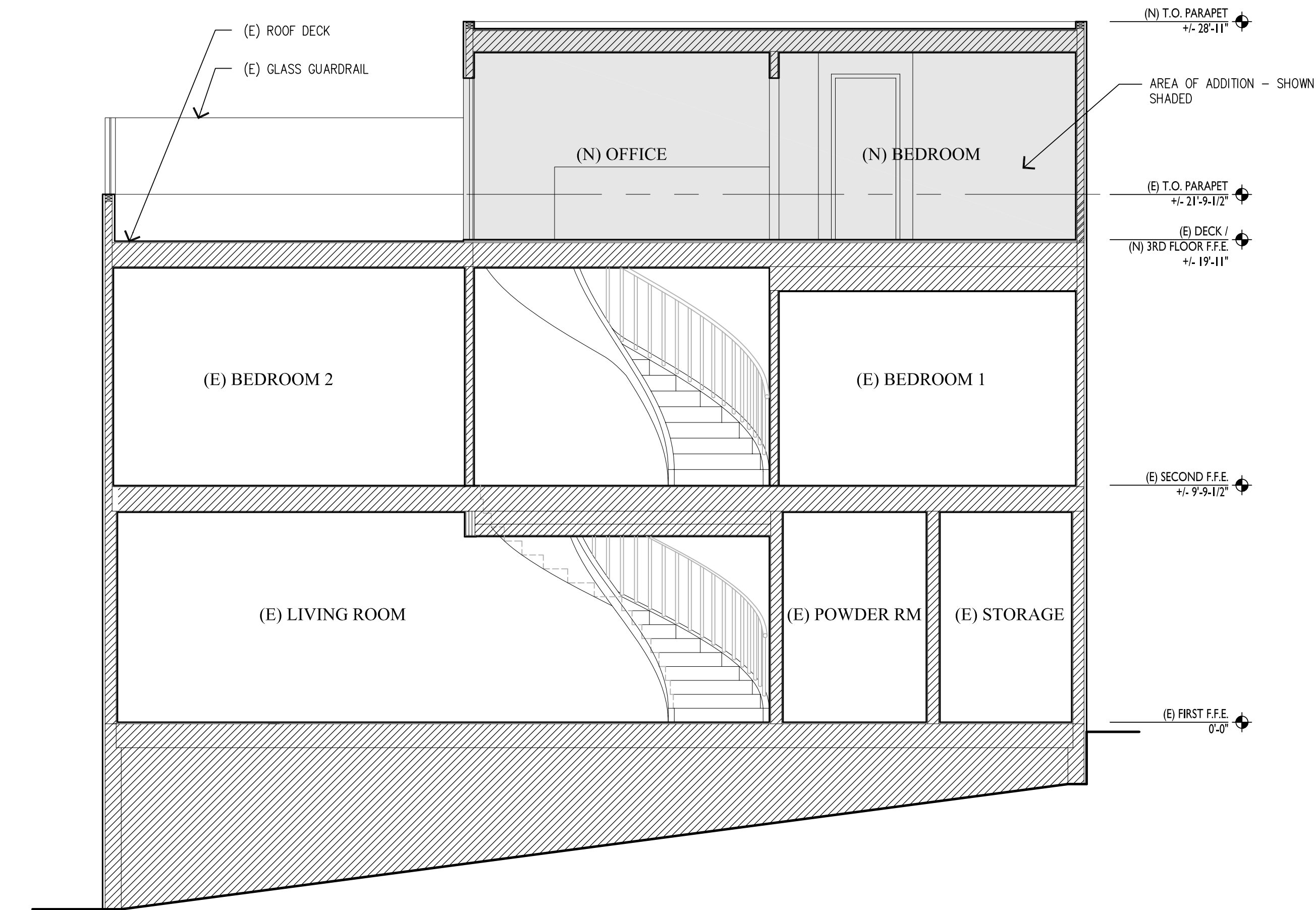
PREVIOUS RELEASE
Permit 01/20/2012

SHEET TITLE
**EXISTING AND
PROPOSED EXTERIOR
ELEVATIONS**

SCALE 1/4" = 1'-0"
JOB NUMBER 12-1157
DRAWN BY TL

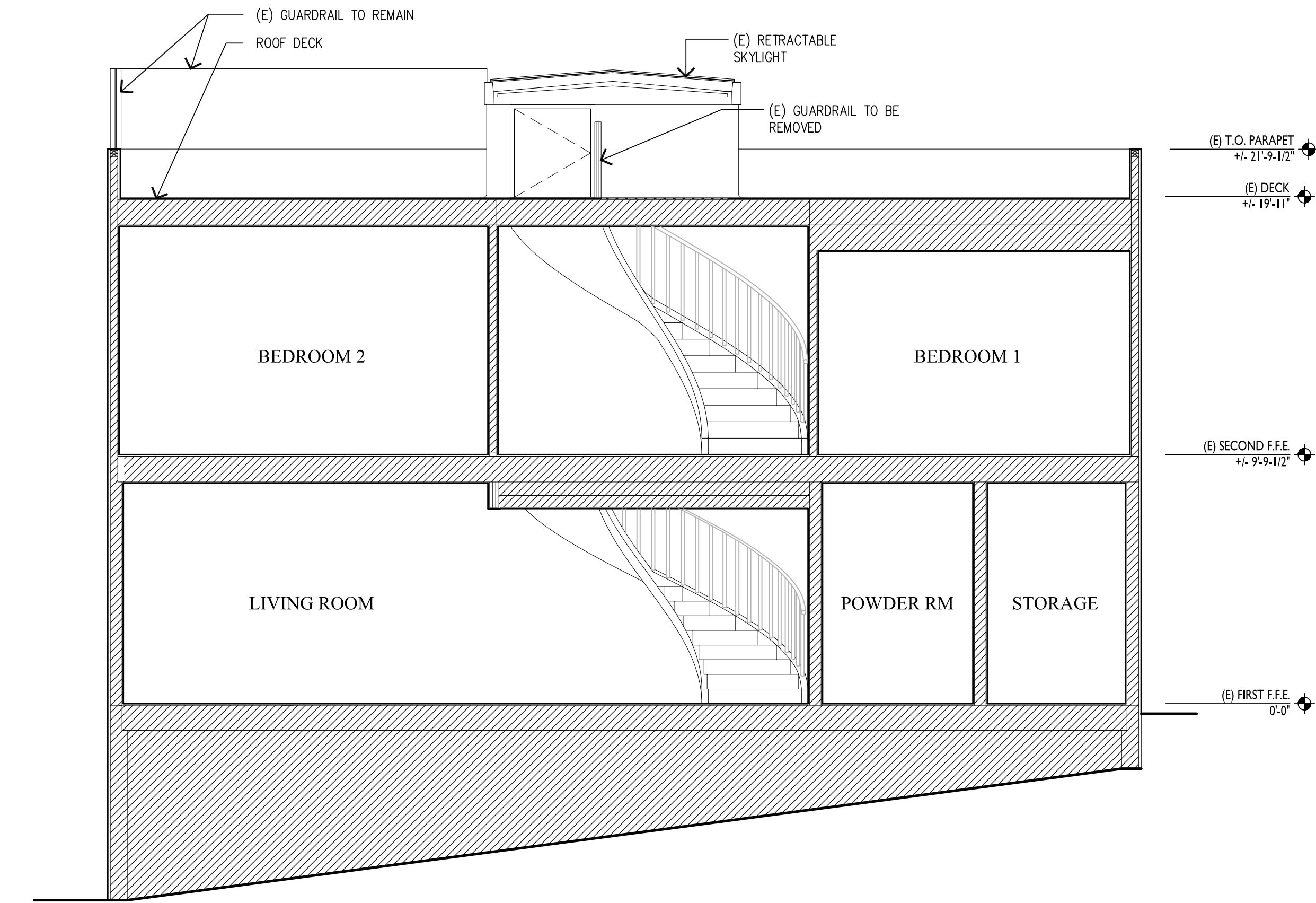
A3.1





2 PROPOSED BUILDING SECTION

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



1 EXISTING BUILDING SECTION

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

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SECTION

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DRAWN BY TL

A4.0