



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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SAN FRANCISCO PLANNING DEPARTMENT

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NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, February 27, 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: 439 - 441 Broderick St	Case No.: 2012.1510V
Cross Street(s): Hayes And Fell Streets	Building Permit: 2012.08.20.7818
Block / Lot No.: 1205/005	Applicant/Agent: Darren Lee
Zoning District(s): RH-3 / 40-X	Telephone: 415-271-0528
Area Plan: Not Applicable	E-Mail: darrenlee77@aol.com

PROJECT DESCRIPTION

The proposal is to replace and reconfigure the existing rear decks and staircase of the three-story, four-unit building by relocating the three-story staircase from the southwest corner to the center of the rear facade, reducing the width of the second and third floor decks by one foot on the south side and expanding their width by one foot on the north side. The reconfigured decks and staircase would be set back five feet from each side property line.

Planning Code Section 134 requires a rear yard depth of 24 feet. The existing building encroaches 5 feet into the required rear yard. The reconfigured decks and staircase would extend an additional 11 feet into the required rear yard, leaving a 8-foot deep rear yard.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **mary woods** Telephone: **415-558-6315** Mail: mary.woods@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/2012.1510V.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 18, 2013, the Department issued the required Section 311 notification for this project (expires February 16, 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

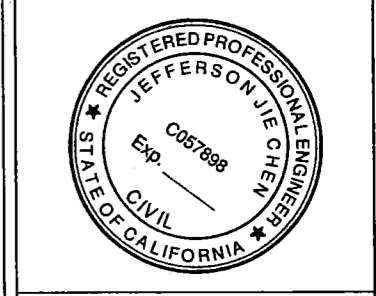
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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



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REVISIONS	BY
NAME	



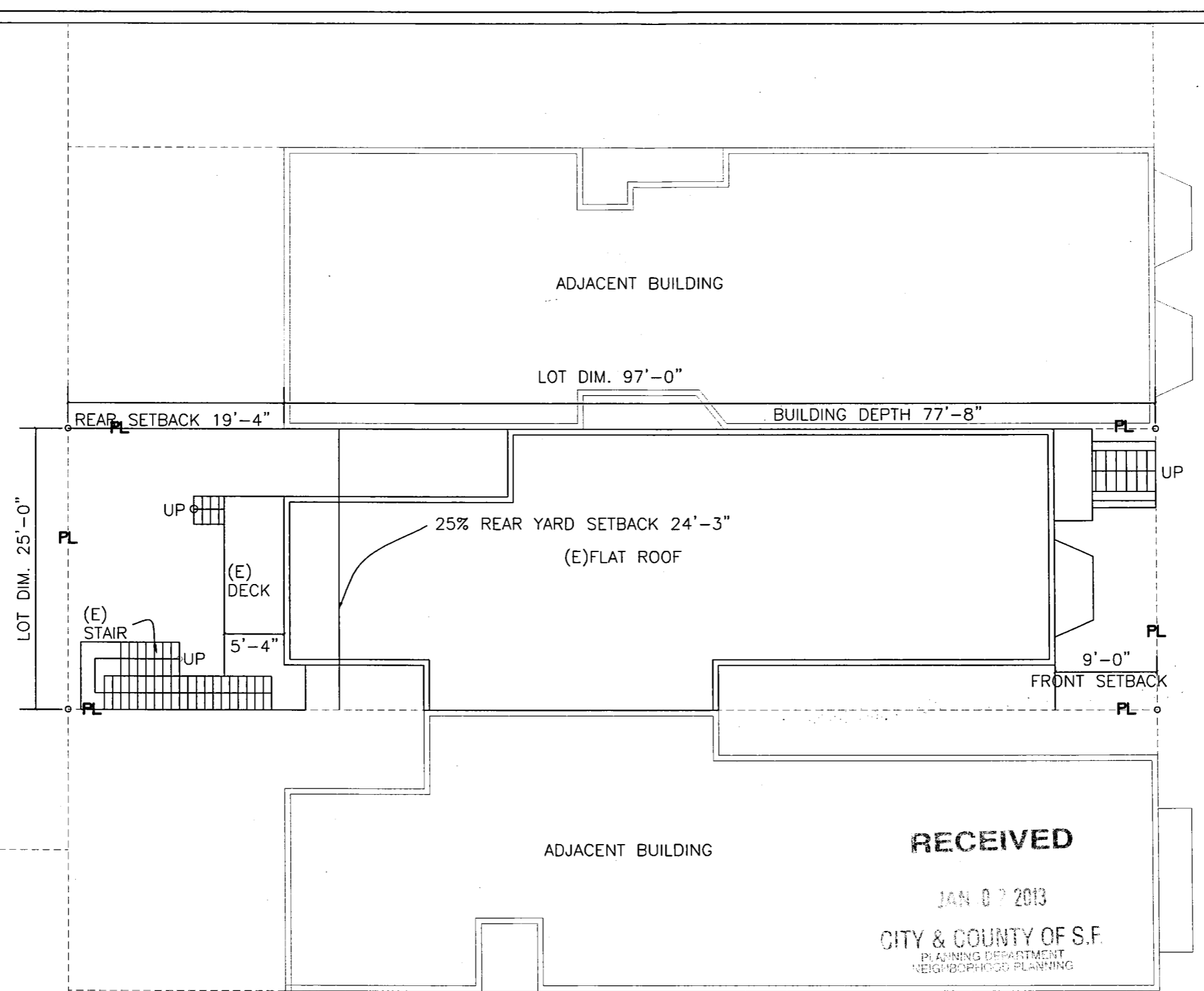
EXISTING SITE PLAN

NEW WOOD STAIR
 439-441 BRODERICK ST
 SAN FRANCISCO, CA

Date:	9/17/12
Scale:	AS SHOWN
Drawn By:	JC
Job No:	----

A1

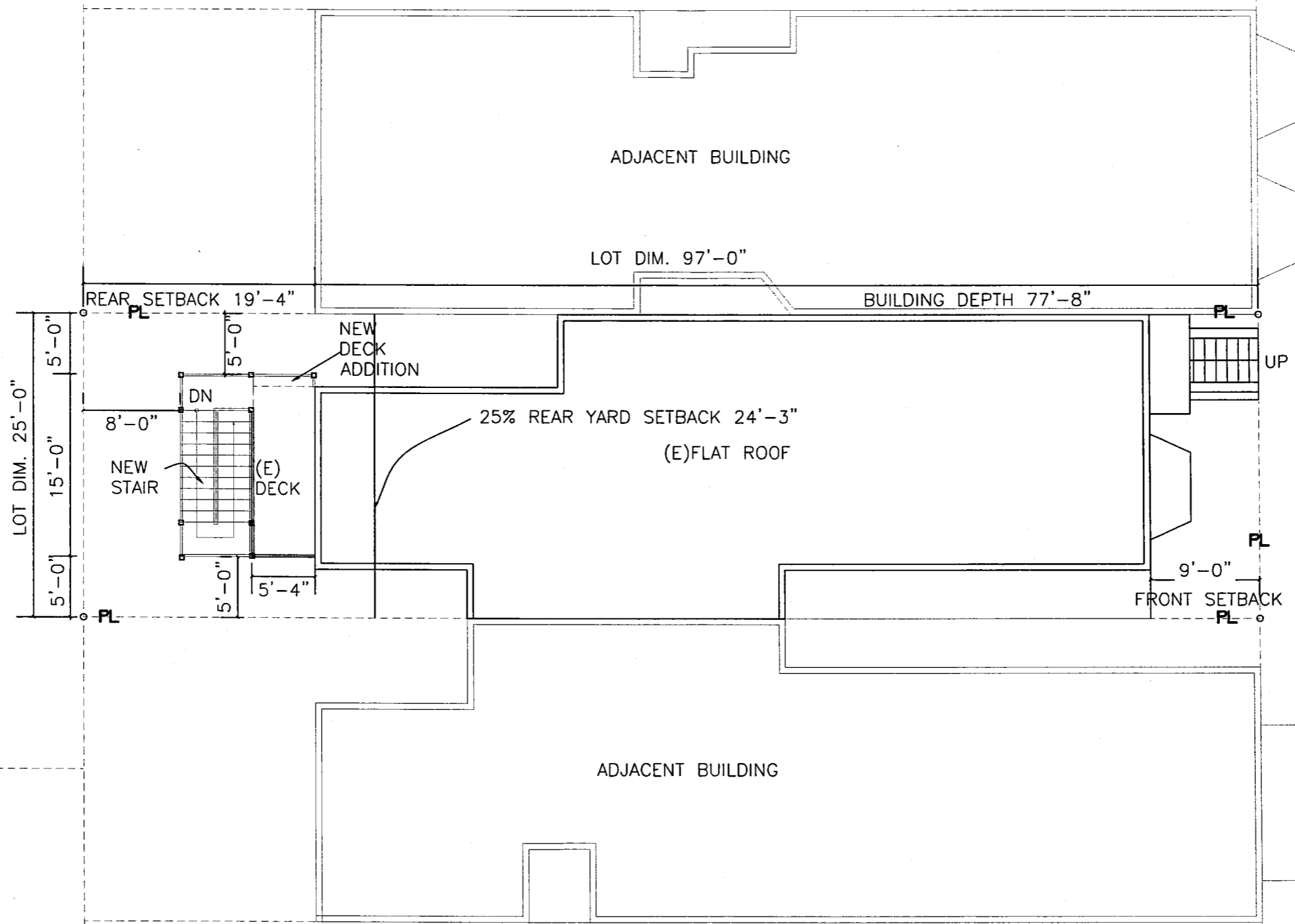
BRODERICK ST.



RECEIVED
 JAN 07 2013
 CITY & COUNTY OF S.F.
 PLANNING DEPARTMENT
 NEIGHBORHOOD PLANNING

EXISTING SITE PLAN
 SCALE: 3/32" = 1'-0"

1



PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

1



BRODERICK ST.



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PROPOSED SITE
PLAN

NEW WOOD STAIR
 439-441 BRODERICK ST
 SAN FRANCISCO, CA

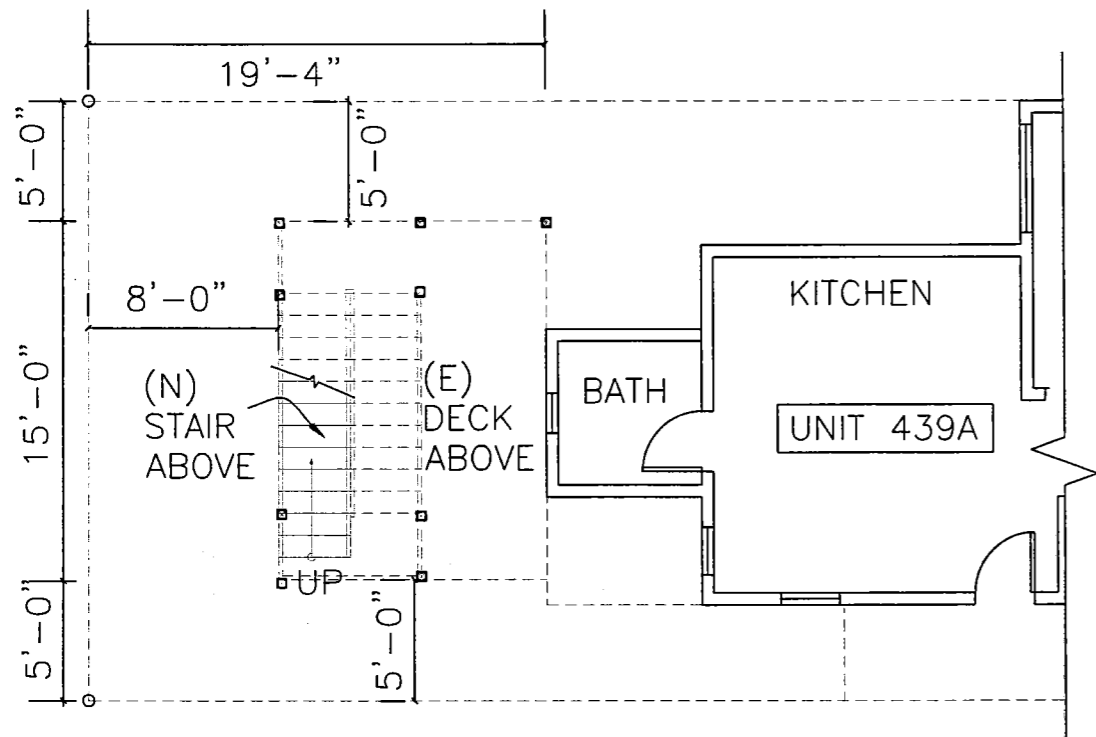
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Scale: AS SHOWN

Drawn By: JC

Job No: ----

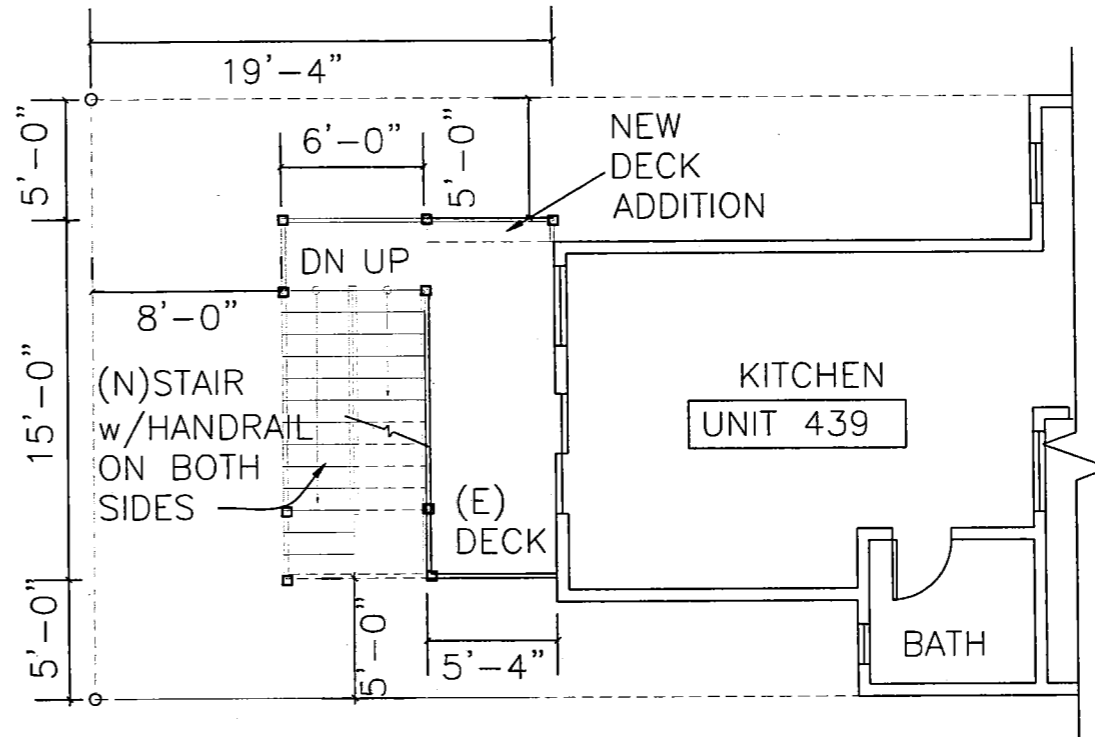
A 2



PROPOSED PARTIAL 1ST FLOOR PLAN

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

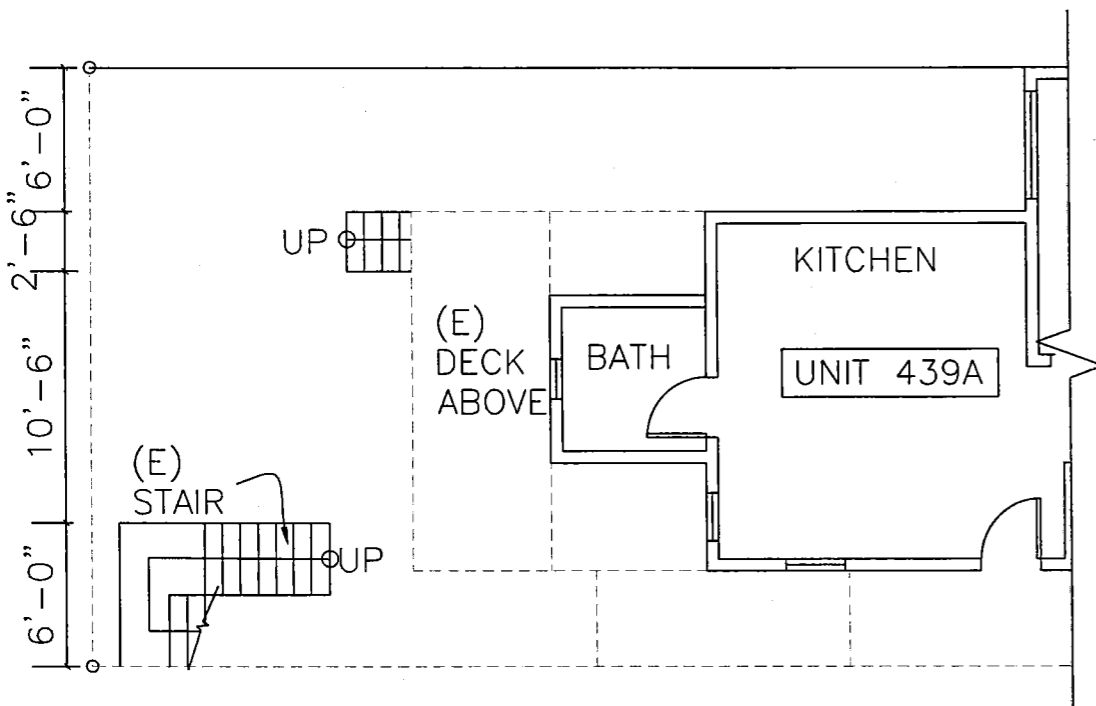
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PROPOSED PARTIAL 2ND FLOOR PLAN

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

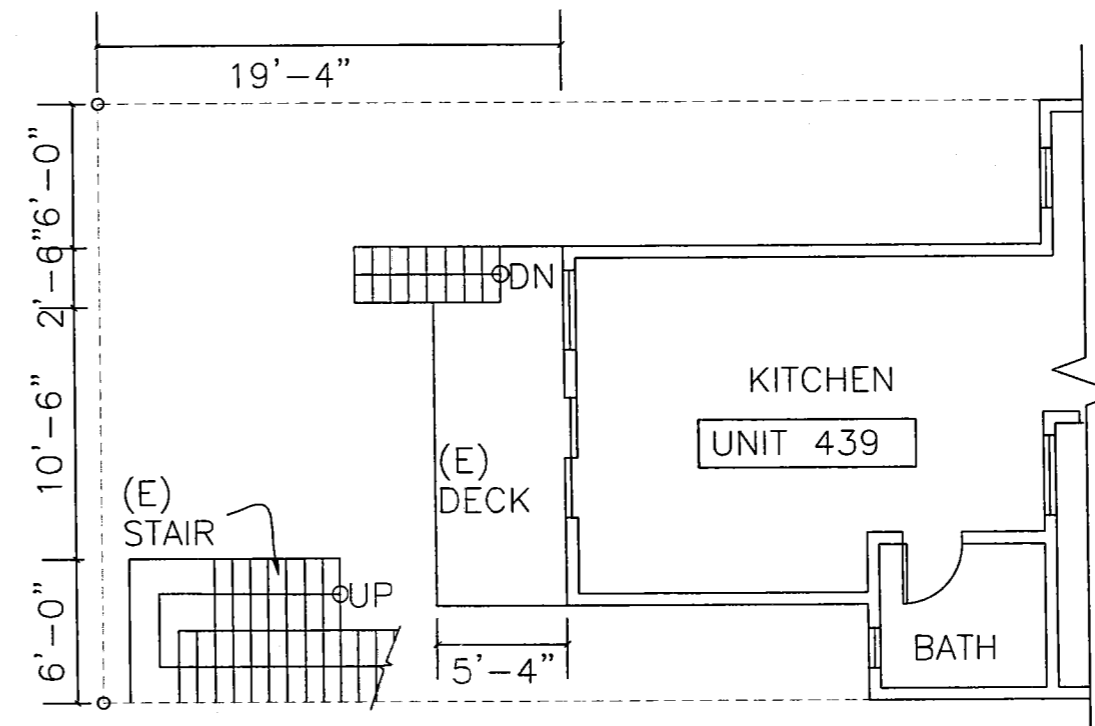
4



EXISTING PARTIAL 1ST FLOOR PLAN

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

1



EXISTING PARTIAL 2ND FLOOR PLAN

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

3



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EXISTING & PROPOSED
PARTIAL 1ST & 2ND
FLOOR PLANS

NEW WOOD STAIR
439-441 BRODERICK ST
SAN FRANCISCO, CA

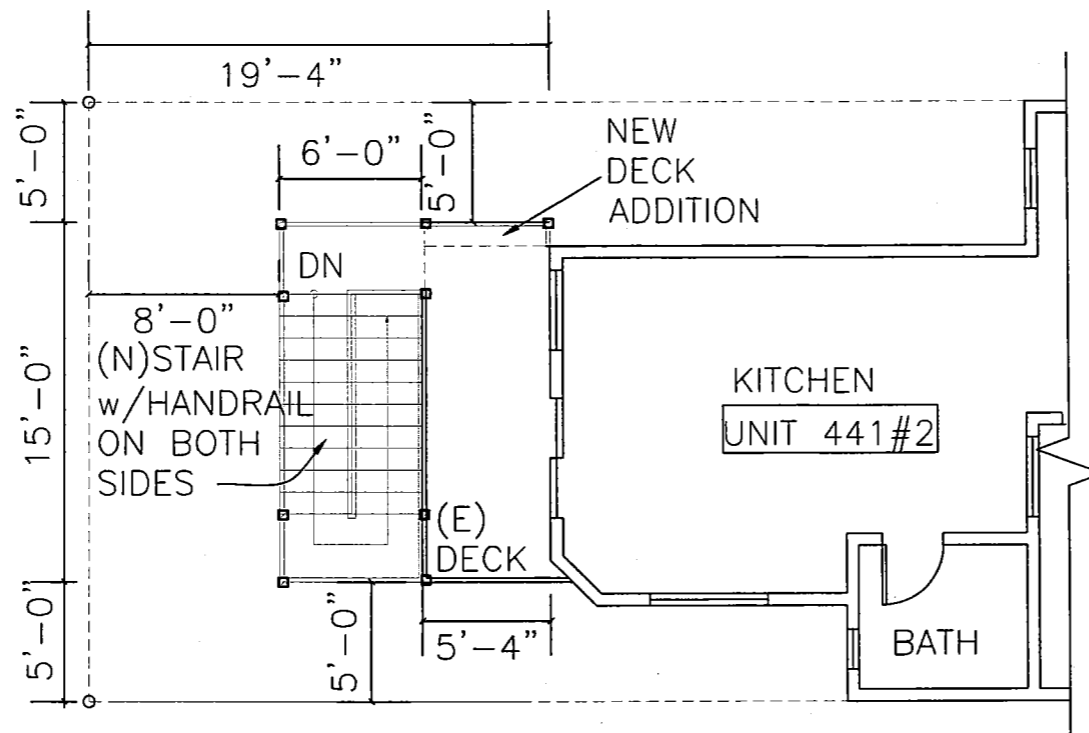
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Scale: AS SHOWN

Drawn By: JC

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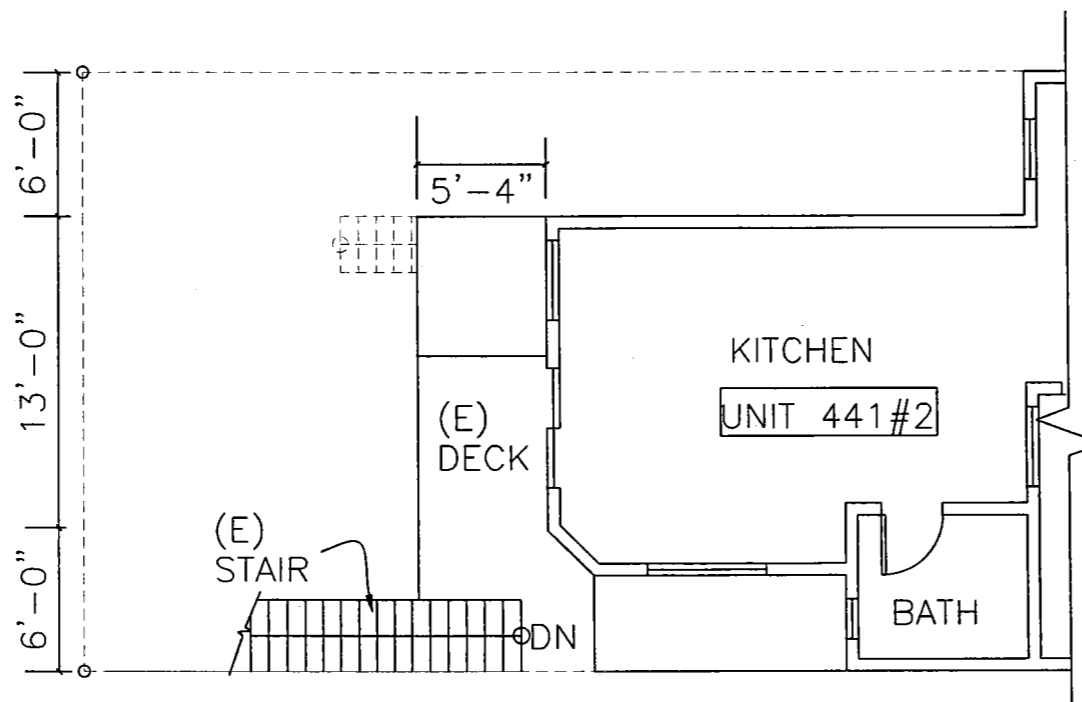
A 3



PROPOSED PARTIAL 3RD FLOOR PLAN

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

2



EXISTING PARTIAL 3RD FLOOR PLAN

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

1



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EXISTING & PROPOSED
PARTIAL 3RD FLOOR
PLANS

NEW WOOD STAIR

439-441 BRODERICK ST
SAN FRANCISCO, CA

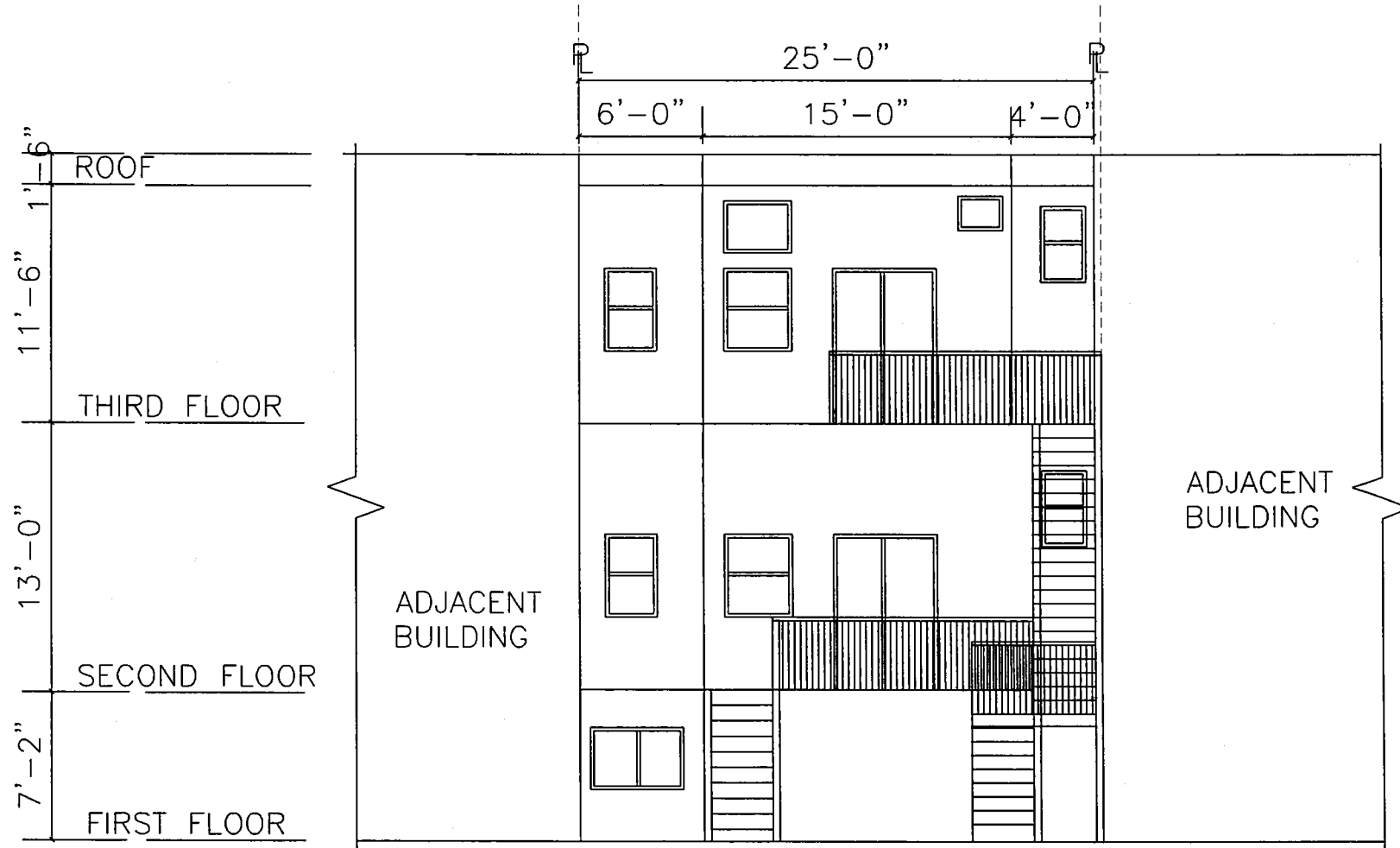
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Drawn By: JC

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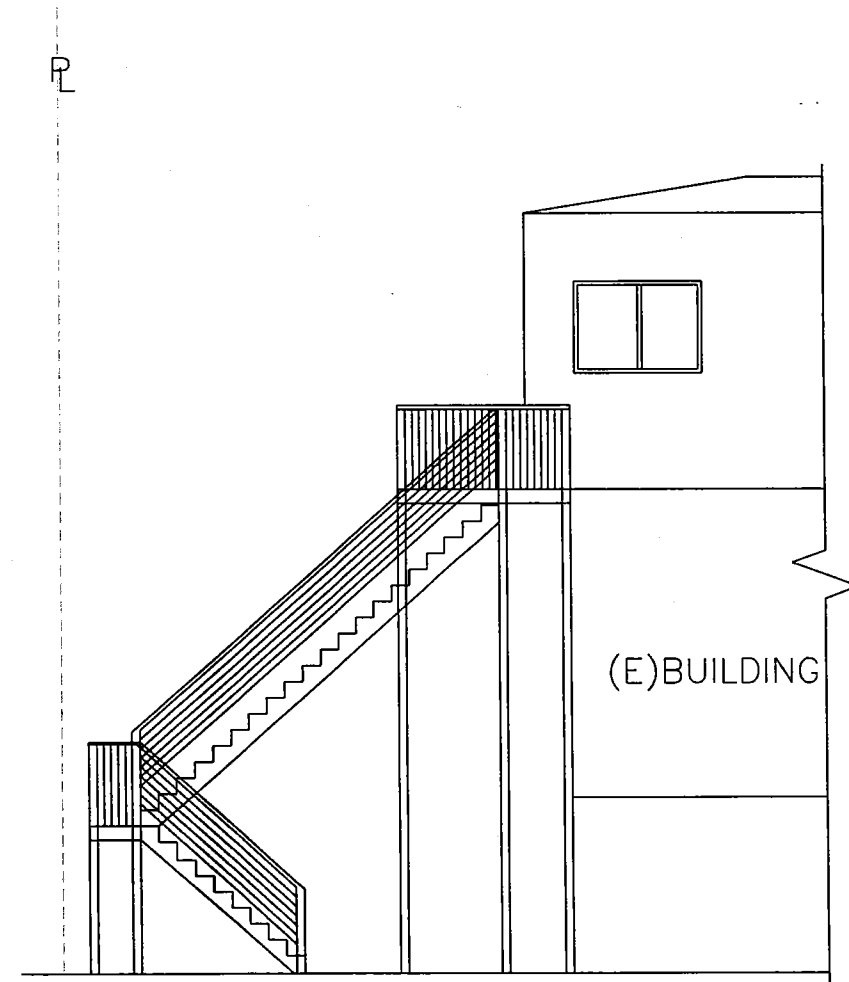
A 4



EXISTING REAR ELEVATION

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

1



EXISTING SOUTH ELEVATION

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

2



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EXISTING REAR &
SOUTH ELEVATIONS

NEW WOOD STAIR
439-441 BRODERICK ST
SAN FRANCISCO, CA

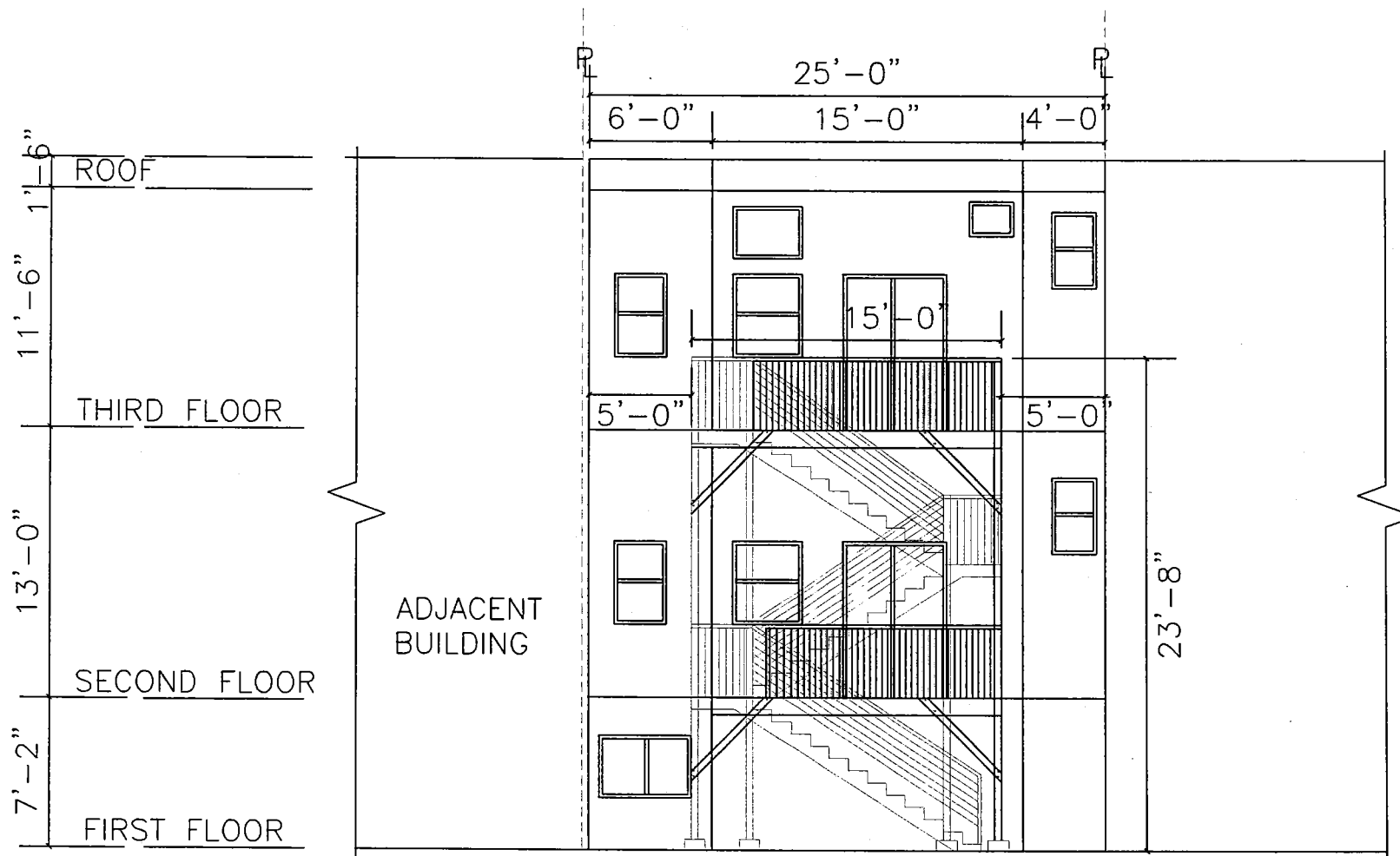
Date: 9/17/12

Scale: AS SHOWN

Drawn By: JC

Job No: ----

A 5

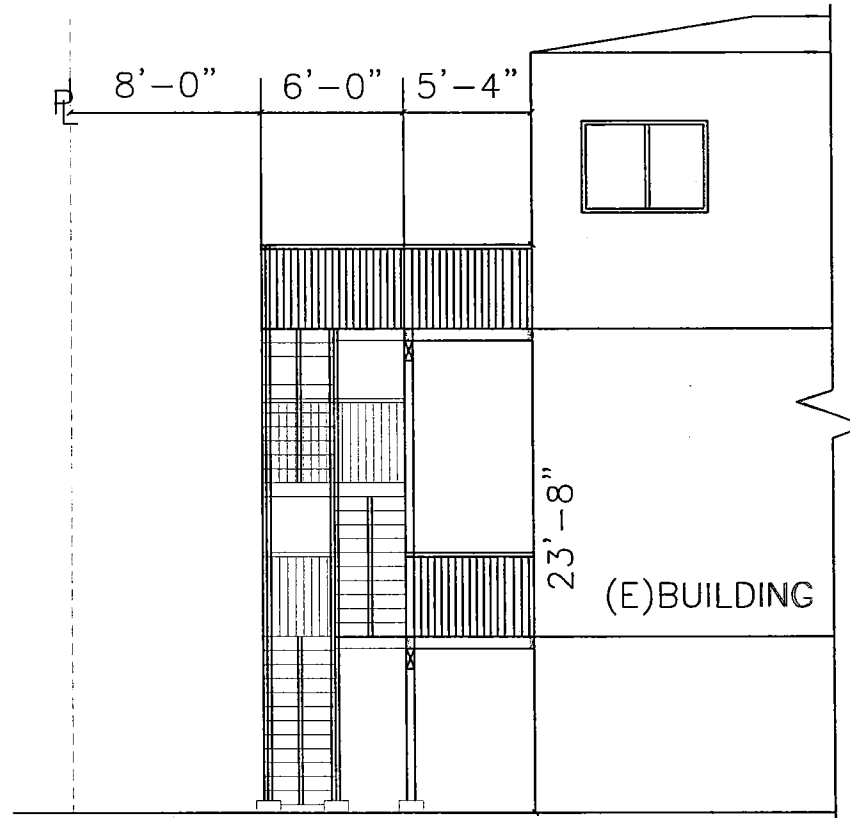


Proposed Rear

~~EXISTING SOUTH ELEVATION~~

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

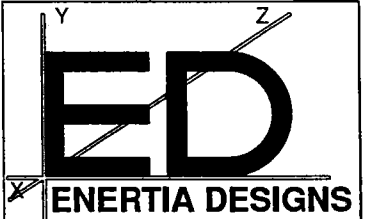
1



PROPOSED SOUTH ELEVATION

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

2



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PROPOSED REAR &
SOUTH ELEVATIONS

NEW WOOD STAIR
439-441 BRODERICK ST
SAN FRANCISCO, CA

Date: 9/17/12

Scale: AS SHOWN

Drawn By: JC

Job No: ----

A 6