



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

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, May 22, 2013**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance(Mass Reduction and Parking)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	672 Moultrie Street	Case No.:	2013.0143V
Cross Street(s):	Ogden and Tompkins Ave	Building Permit:	201203166192
Block / Lot No.:	5722/013	Applicant/Agent:	Ariel Gessler
Zoning District(s):	RH-1 / 40-X	Telephone:	415-216-5648
Area Plan:	N/A	E-Mail:	ariel@arielgessler.com

PROJECT DESCRIPTION

The proposal is to construct an approximately 19-foot rear horizontal expansion of the existing second floor.

PER SECTION 242(e)(3) OF THE PLANNING CODE the subject property must provide at least 650 square feet of mass reduction. The proposal provides less than 100 square feet of mass reduction. Therefore, the project requires a mass reduction variance.

PER SECTION 242(e)(4) OF THE PLANNING CODE the subject property must provide at least 2 independently accessible off-street parking spaces. The existing house contains no garage or off-street parking, and the proposal does not add any parking. Therefore, the project requires a parking variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Corey Teague** Telephone: **415-575-9081** Mail: corey.teague@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/2013.0143V.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 April 29, 2013, the Department issued the required Section 311 notification for this project (expires May 29, 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.

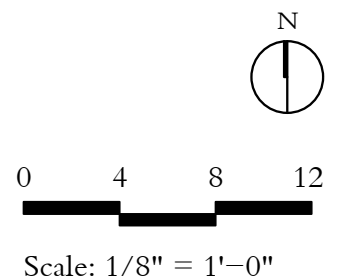
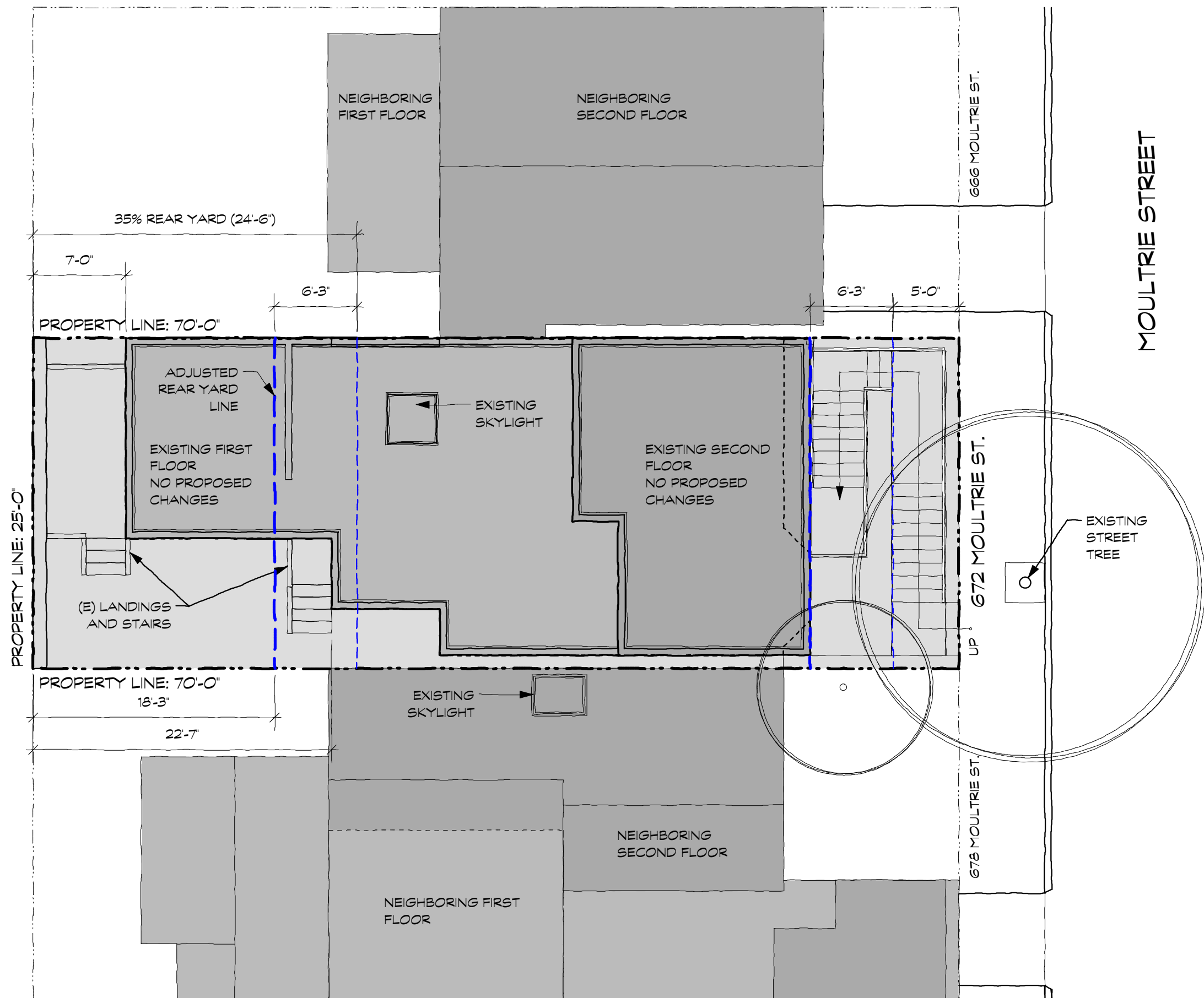
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



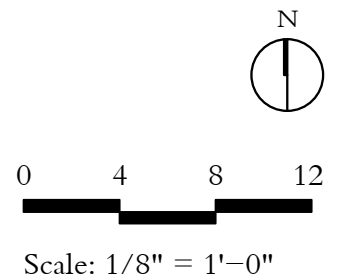
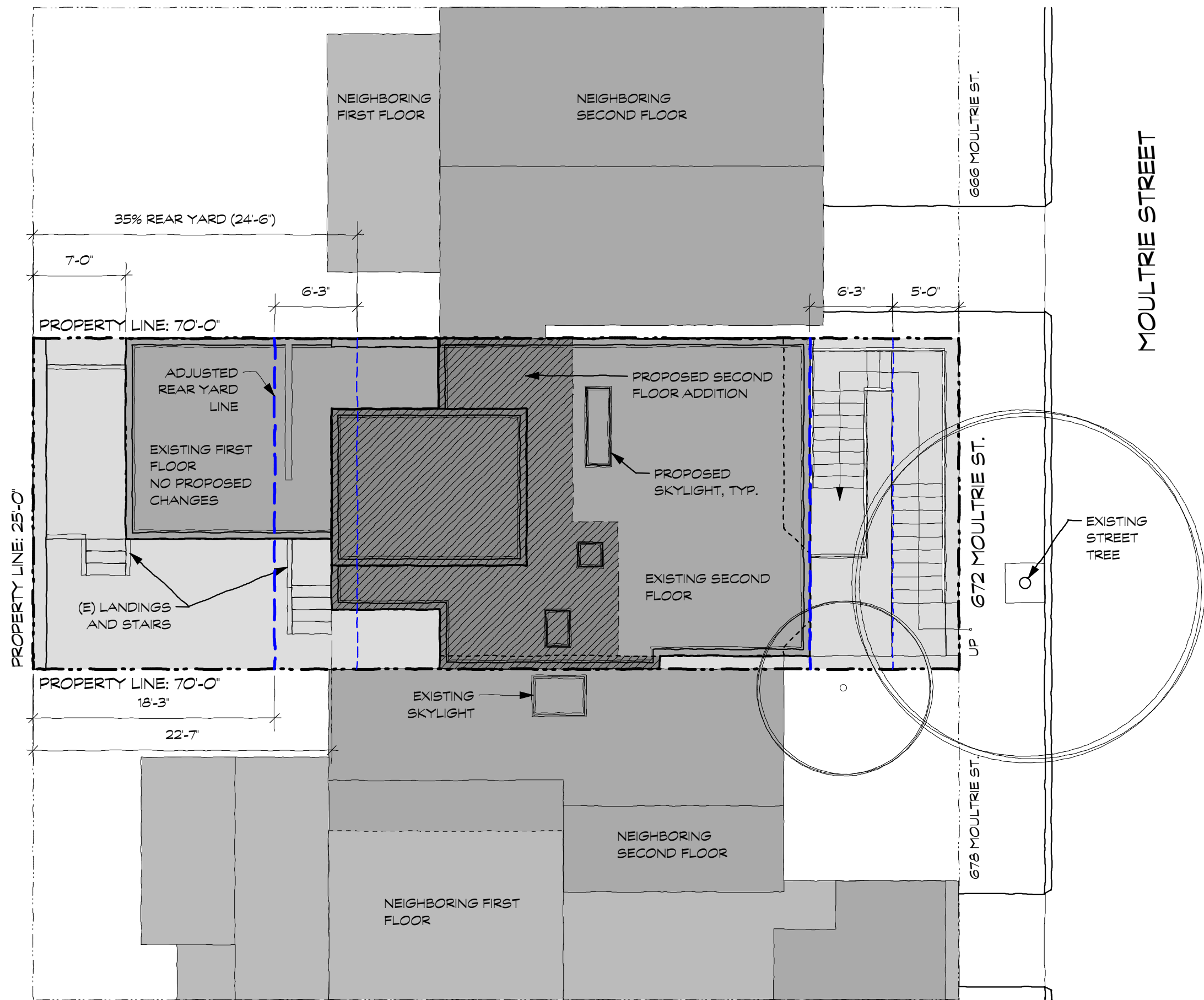
Twyman Residence

672 Moultrie Street, San Francisco, California

ARIEL GESSLER ARCHITECTS
SAN FRANCISCO, CALIFORNIA

Existing Site Plan A1.0

February 7, 2013



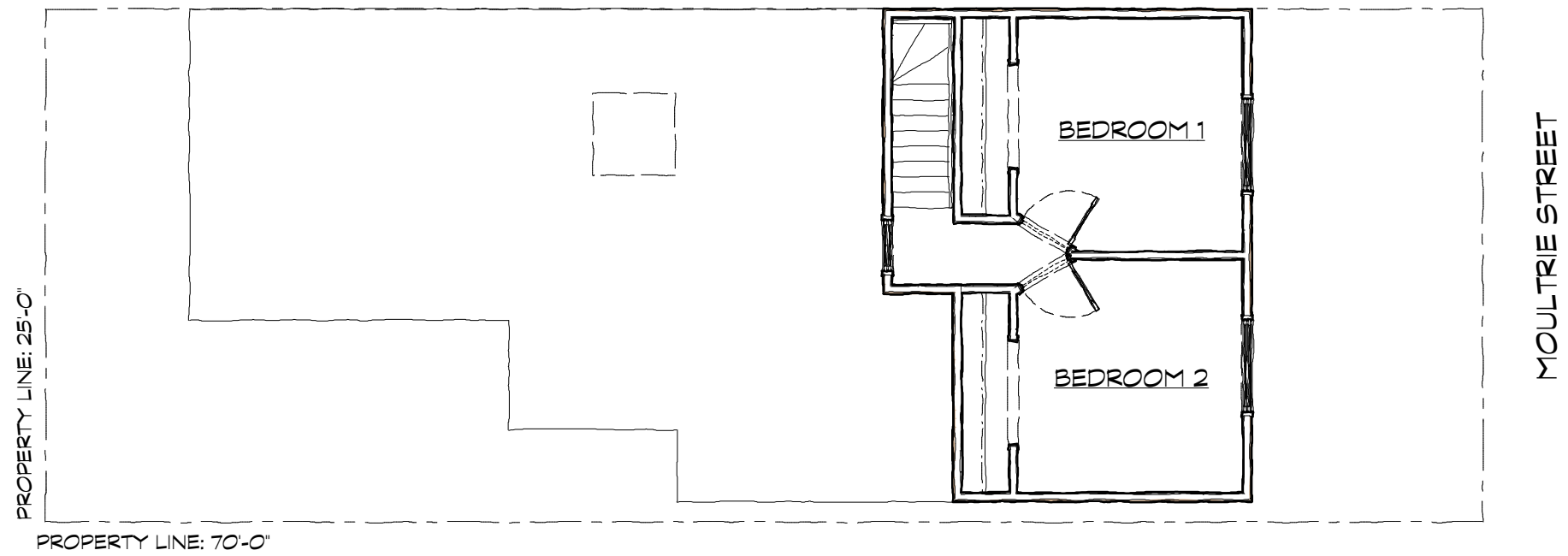
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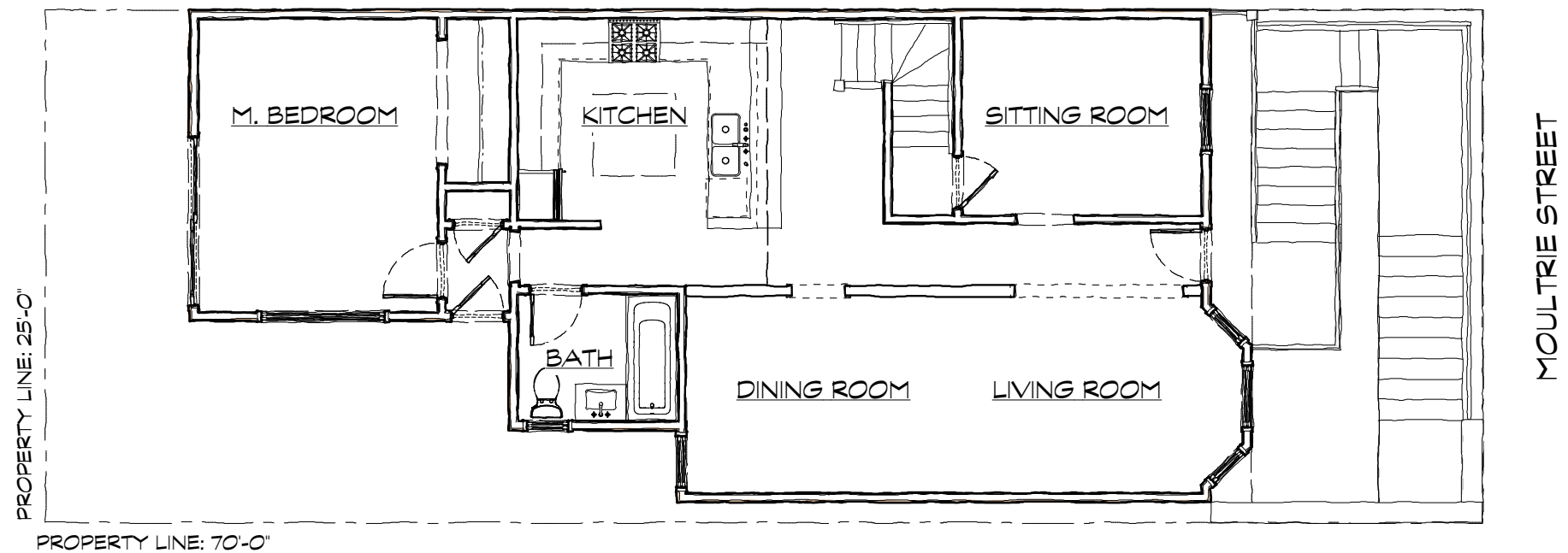
ARIEL GESSLER ARCHITECTS
SAN FRANCISCO, CALIFORNIA

Proposed Site Plan A1.1

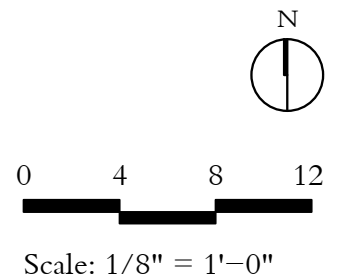
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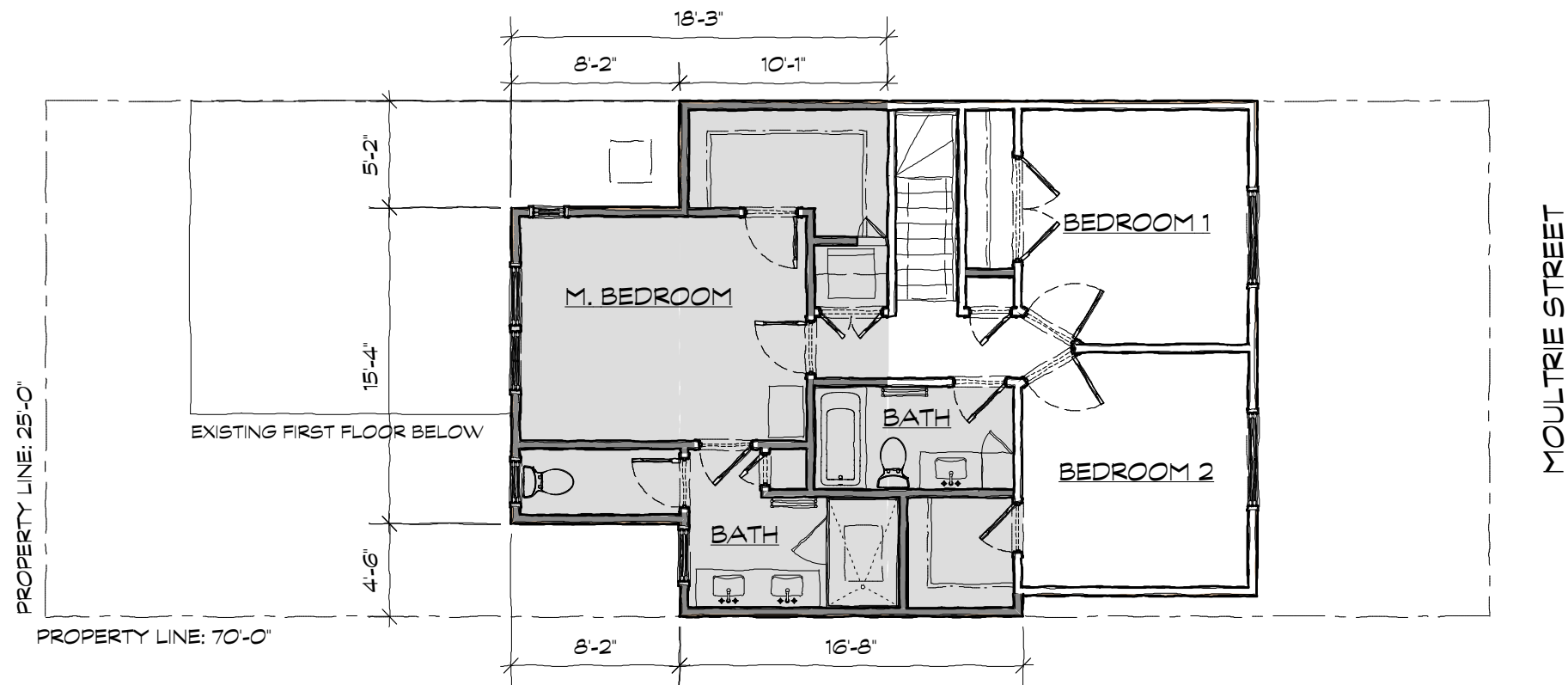


2 SECOND FLOOR PLAN

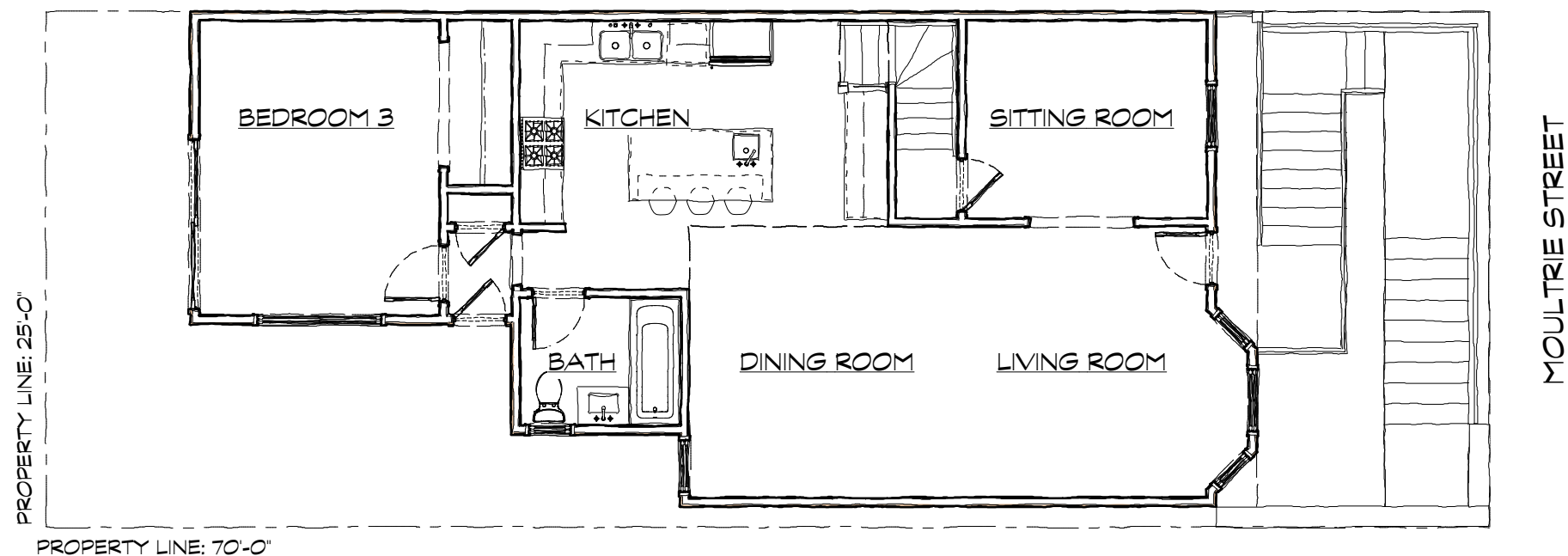


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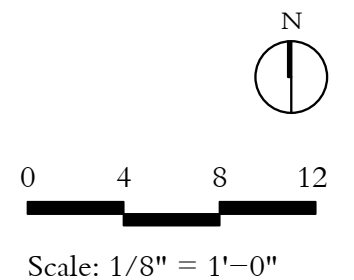


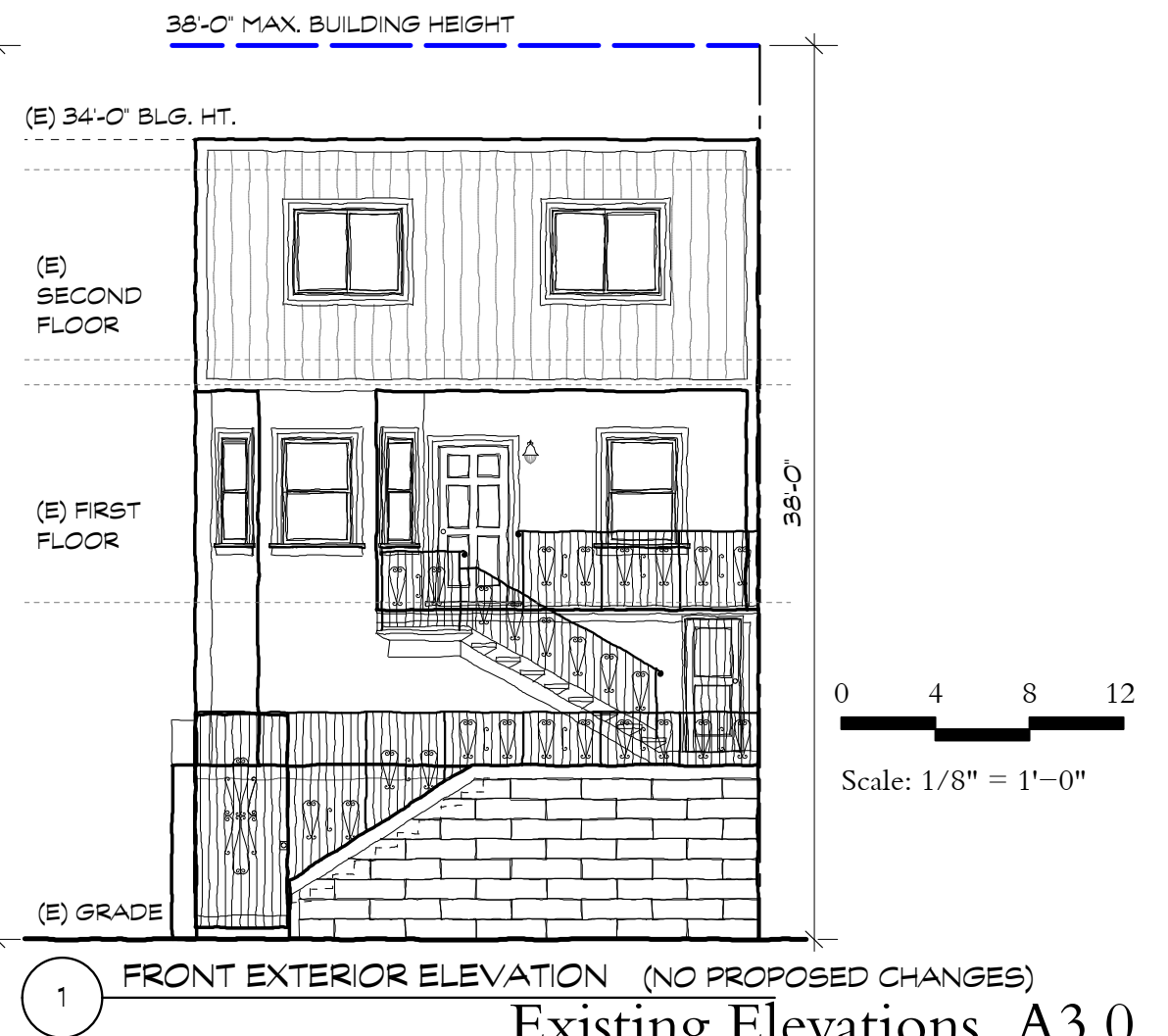
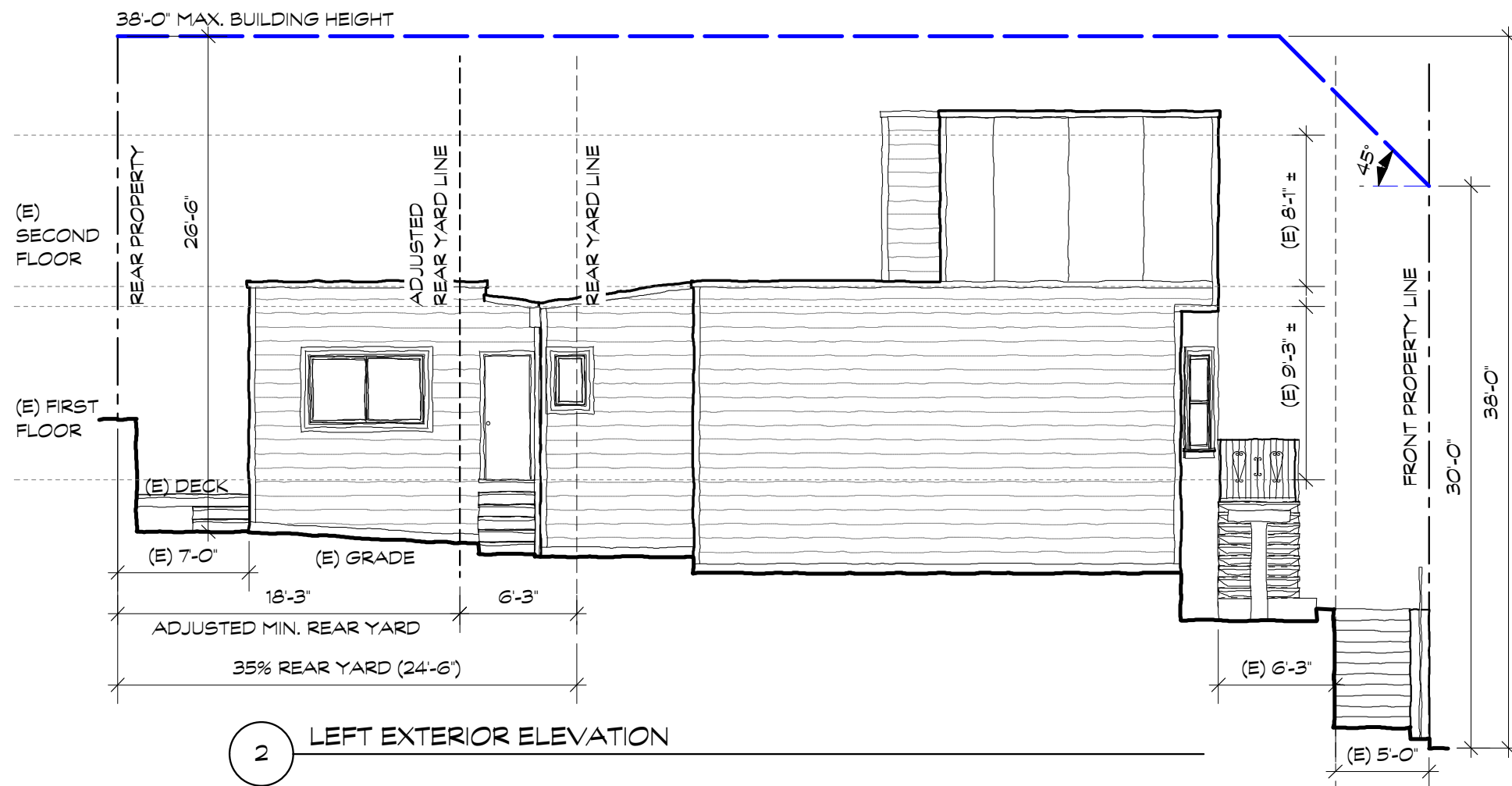
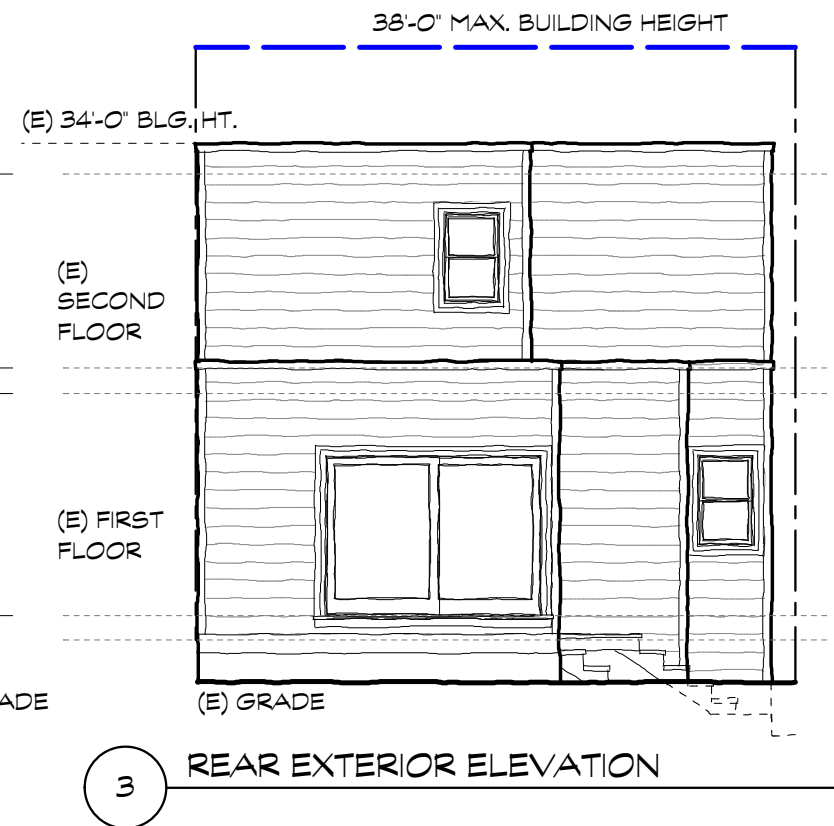
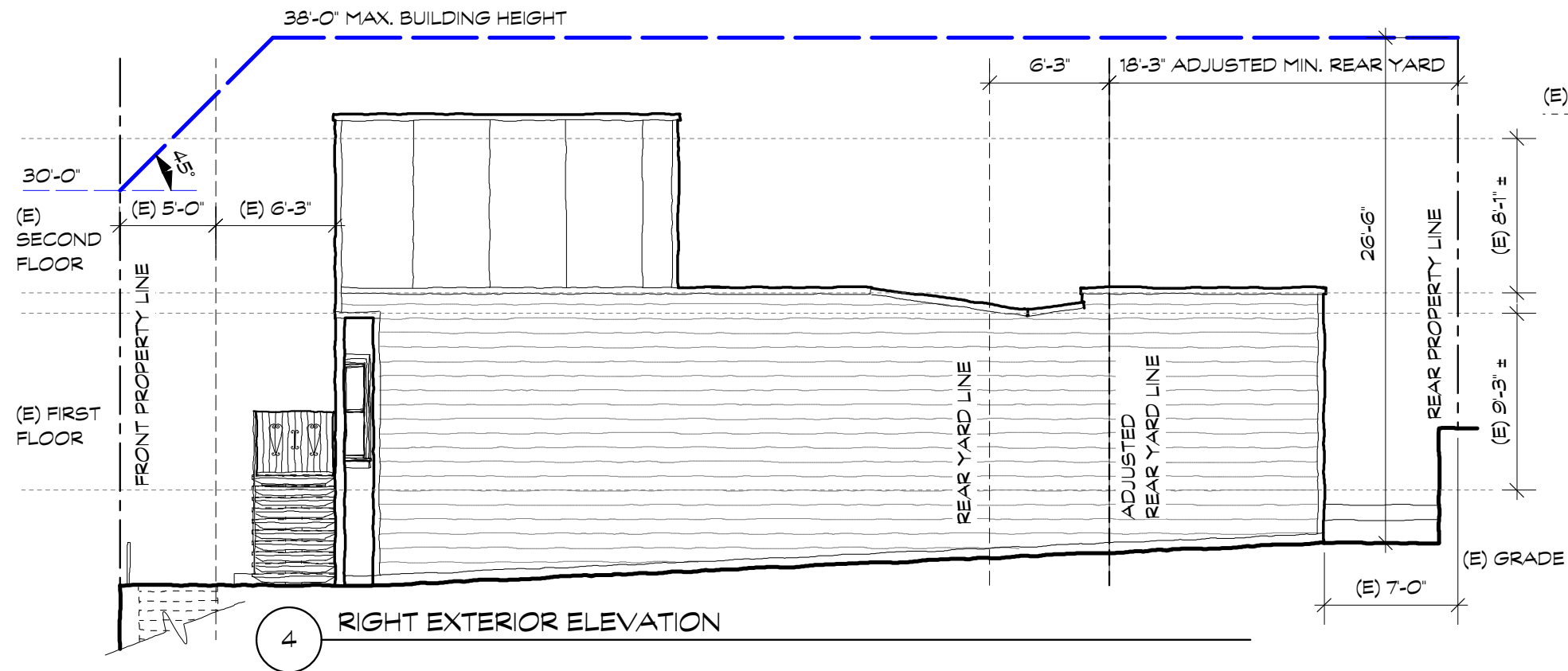


2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN





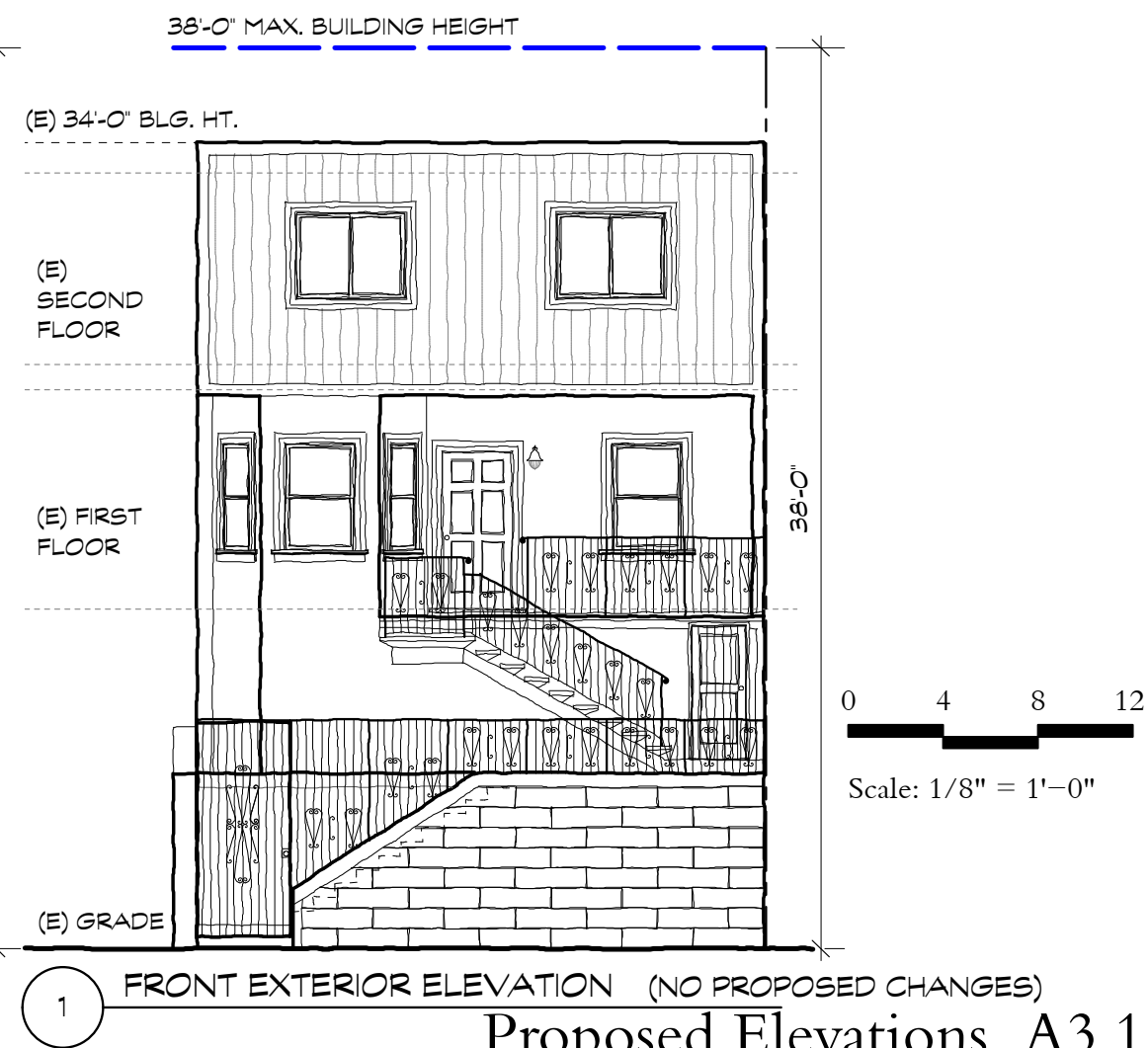
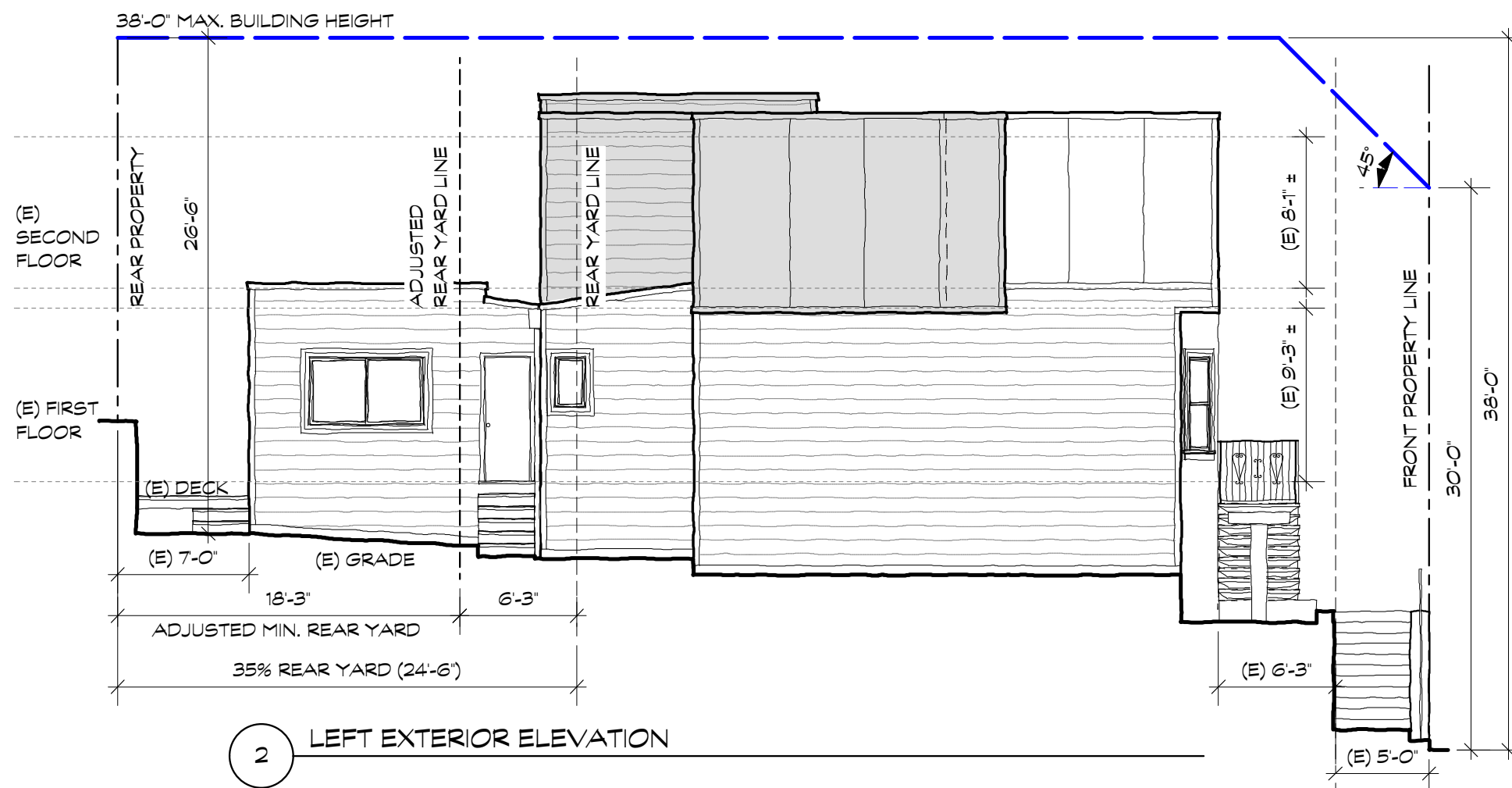
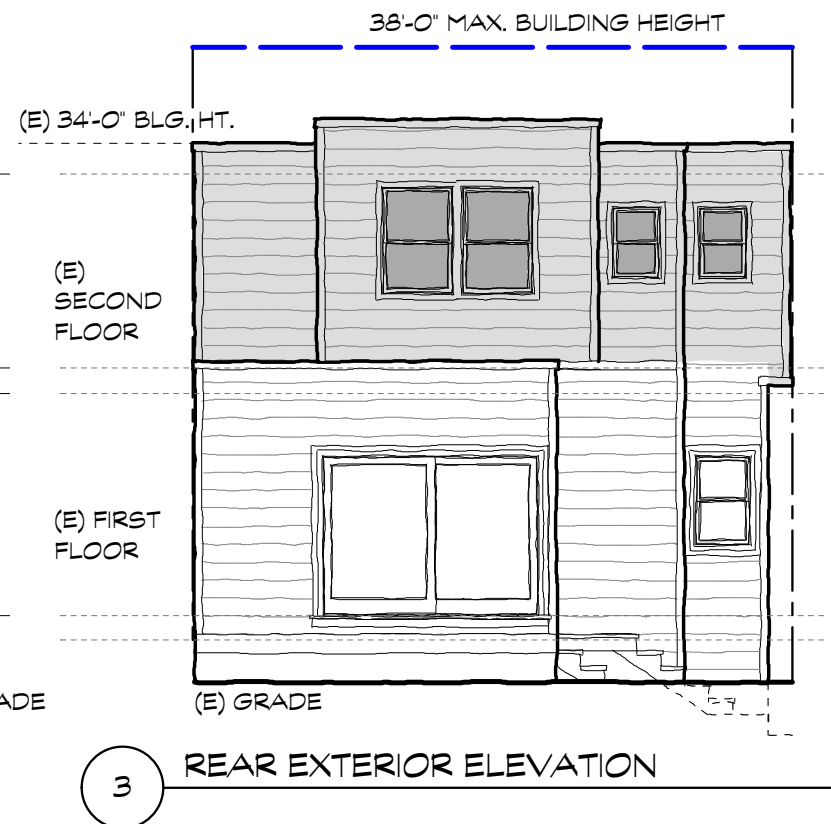
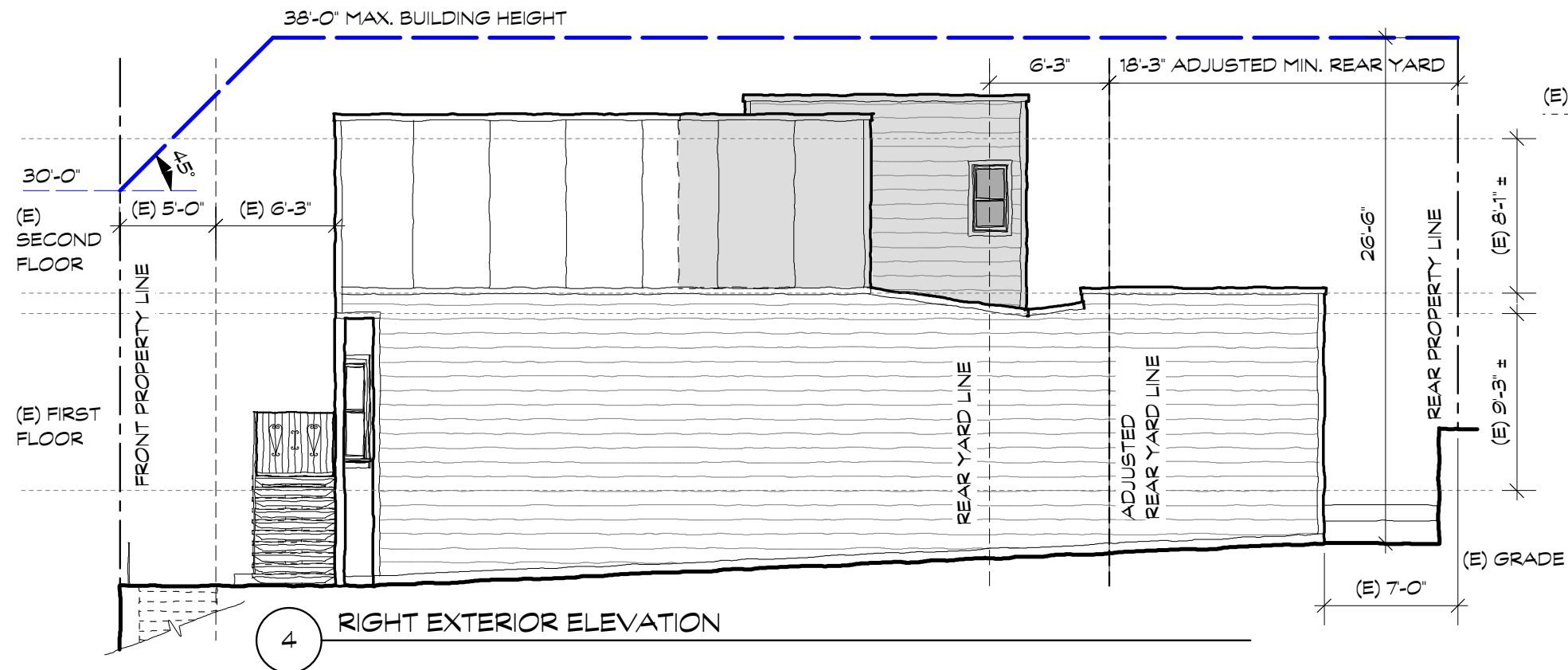
Twyman Residence

672 Moultrie Street, San Francisco, California

ARIEL GESSLER ARCHITECTS
SAN FRANCISCO, CALIFORNIA

February 7, 2013

Existing Elevations A3.0



Twyman Residence

672 Moultrie Street, San Francisco, California

ARIEL GESSLER ARCHITECTS
SAN FRANCISCO, CALIFORNIA

February 7, 2013

Proposed Elevations A3.1