



# 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**

Fax:  
**415.558.6409**

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, April 24, 2013**

Time: **9:30 AM**

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

Case Type: **Variance(Front Setback and Parking Screening Variance)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>160 Belgrave Av</b>	Case No.:	<b>2013.0157V</b>
Cross Street(s):	<b>Stanyan &amp; Shrader Street</b>	Building Permit:	<b>200907142610</b>
Block / Lot No.:	<b>1289/032</b>	Applicant/Agent:	<b>Merry Kanawyer Tissier</b>
Zoning District(s):	<b>RH-1(D) / 40-X</b>	Telephone:	<b>650-756-7217</b>
Area Plan:	<b>n/a</b>	E-Mail:	<b>msmrytca@comcast.net</b>
PROJECT DESCRIPTION			
<p>The project proposes the construction of a 22-foot deep by 15-foot wide by 3-foot tall parking pad within the required front setback.</p> <p><b>Per Planning Code Section 132</b>, the required front setback for the subject lot is 15 feet. The project proposes off-street parking and a solid fence more than 3 feet in height, which are not permitted within the required front setback; therefore, a variance is required.</p> <p><b>Planning Code Section 142</b> requires off-street parking spaces to be screened from view. The project proposes to screen the parking space with a sliding gate at the front property line that does not adequately screen the off-street parking; therefore, a variance is required.</p>			
ADDITIONAL INFORMATION			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b></p> <p>Planner: <b>glenn cabreros</b> Telephone: <b>415-558-6169</b> Mail: <a href="mailto:glenn.cabreros@sfgov.org">glenn.cabreros@sfgov.org</a></p>			
<p><b>ARCHITECTURAL PLANS:</b> The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2013.0157V.pdf">http://sf-planning.org/ftp/files/notice/2013.0157V.pdf</a></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

There is no associated Building Permit Application with this Variance request.

## 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.

LOT INFORMATION	
SITE	160 BELGRAVE AVENUE, SAN FRANCISCO, CA. 94117
A.P.N.	
ZONING	RH-1(D)
LOT SIZE	111,460.00 SQ. FT.
(E) BUILDING AREA	2,814.00 SQ. FT.
(N) UNCOVERED PATIO (SLAB)	506.00 SQ. FT.

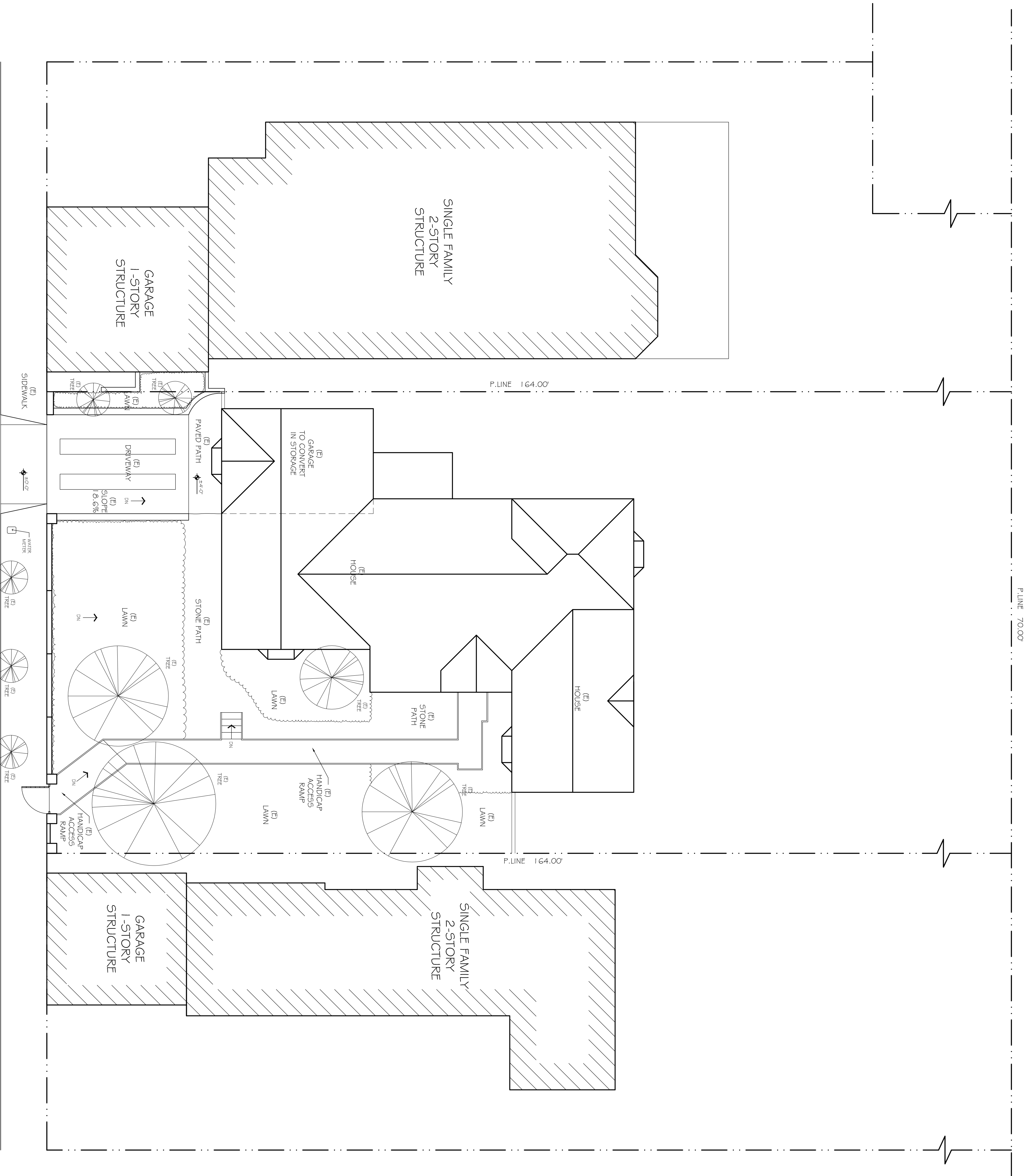
SCOPE OF WORK  
(N) 506 SQ. FT. FOR UNCOVERED  
PARKING PAD ON SLAB

PLANS SHALL COMPLY WITH  
CODE 2007 (CBC) AND  
SAN FRANCISCO AMENDMENTS

INDEX SHEET

- A-1: (E) LOT PLAN, LOT INFORMATION AND SCOPE OF WORK  
A-2: (N) PARTIAL LOT PLAN & ELEVATIONS  
S-1: STRUCTURAL PLAN & DETAILS

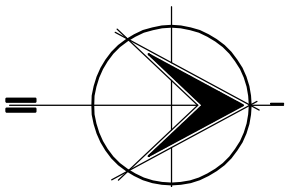
LEGEND  
(E) EXISTING  
(N) NEW



160 BELGRAVE AVENUE

(E) LOT PLAN

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



DESIGN BY: <b>DANIELA DI NUCCI</b>	1143 HOLLY OAK CIRCLE SAN JOSE, 95120 Ph: (510) 703-7074 arddaniela10@gmail.com	DATE: 03/28/13	OWNER:	<b>MERRY TISSIER</b> 160 BELGRAVE AVENUE SAN FRANCISCO, CA. 94117 (415) 710-5534	SHEET NAME: LOT INFORMATION EXISTING LOT PLAN	REVISIONS BY	CAD DRAWN BY: D.D.	CHECKED BY:	SHEET No: <b>A-1</b>
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DESIGN BY:

**DANIELA  
DI NUCCI**

1143 HOLLY OAK CIRCLE  
SAN JOSE, 95120  
Ph: (510) 703-7074  
ardaniela10@gmail.com

DATE:

03/28/13

OWNER:

**MERRY**  
**TISSIER**

160 BELGRAVE AVENUE  
SAN FRANCISCO, CA, 94117  
(415) 710-5534

SHEET NAME:

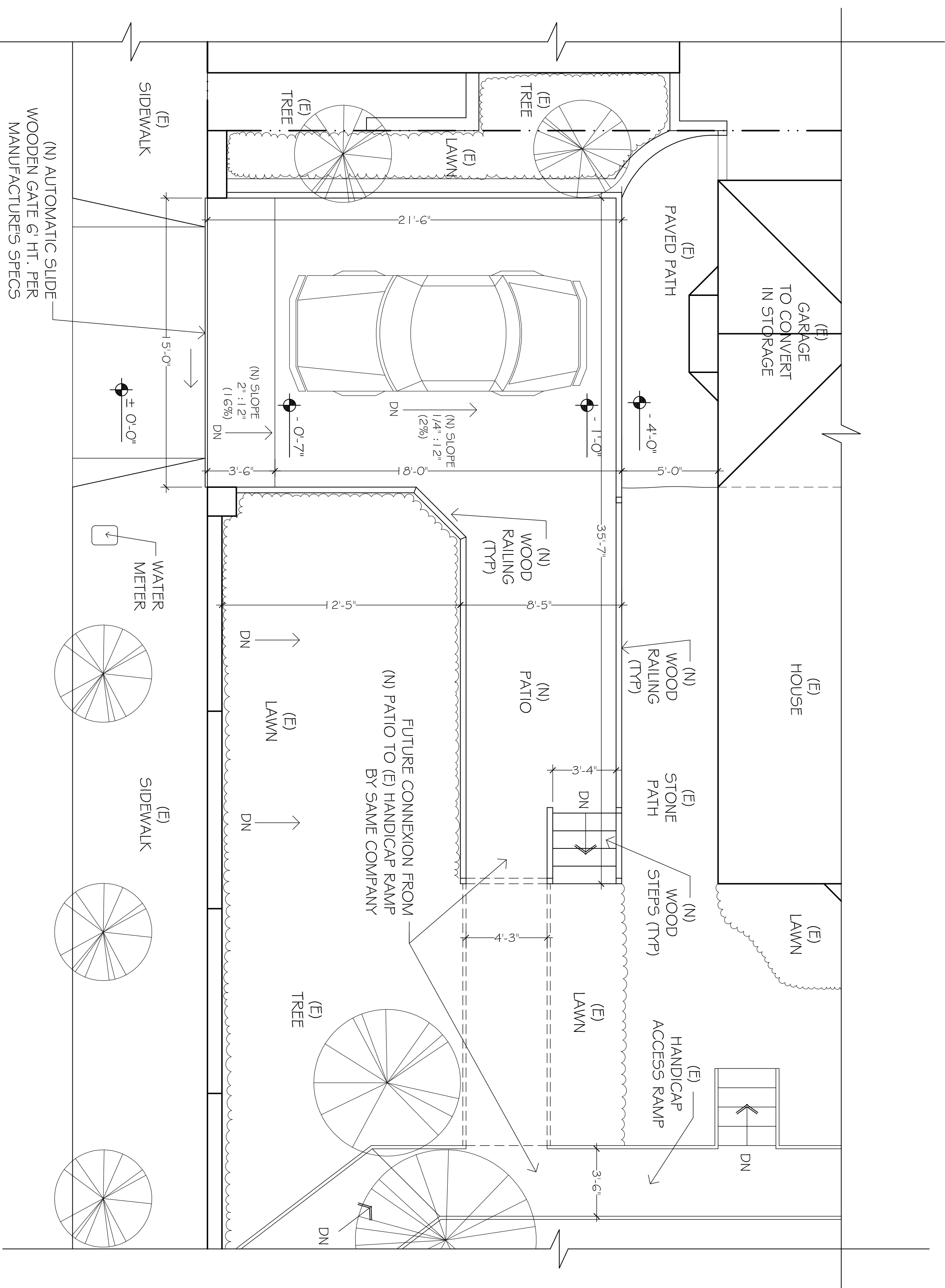
(N)  
- LOT PLAN  
VATIONS

[illegible]

CHECKED BY:

SHEET No:

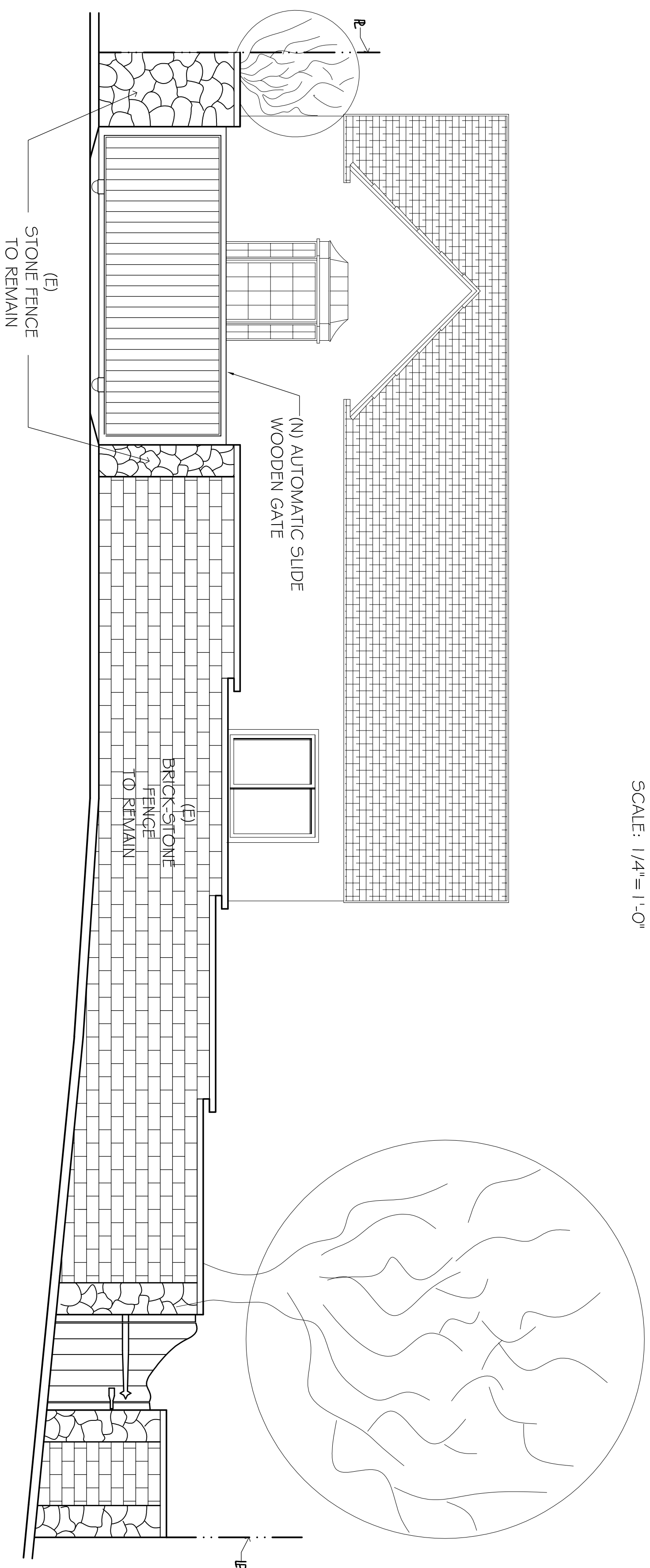
# A-2



160 BELGRAVE AVENUE

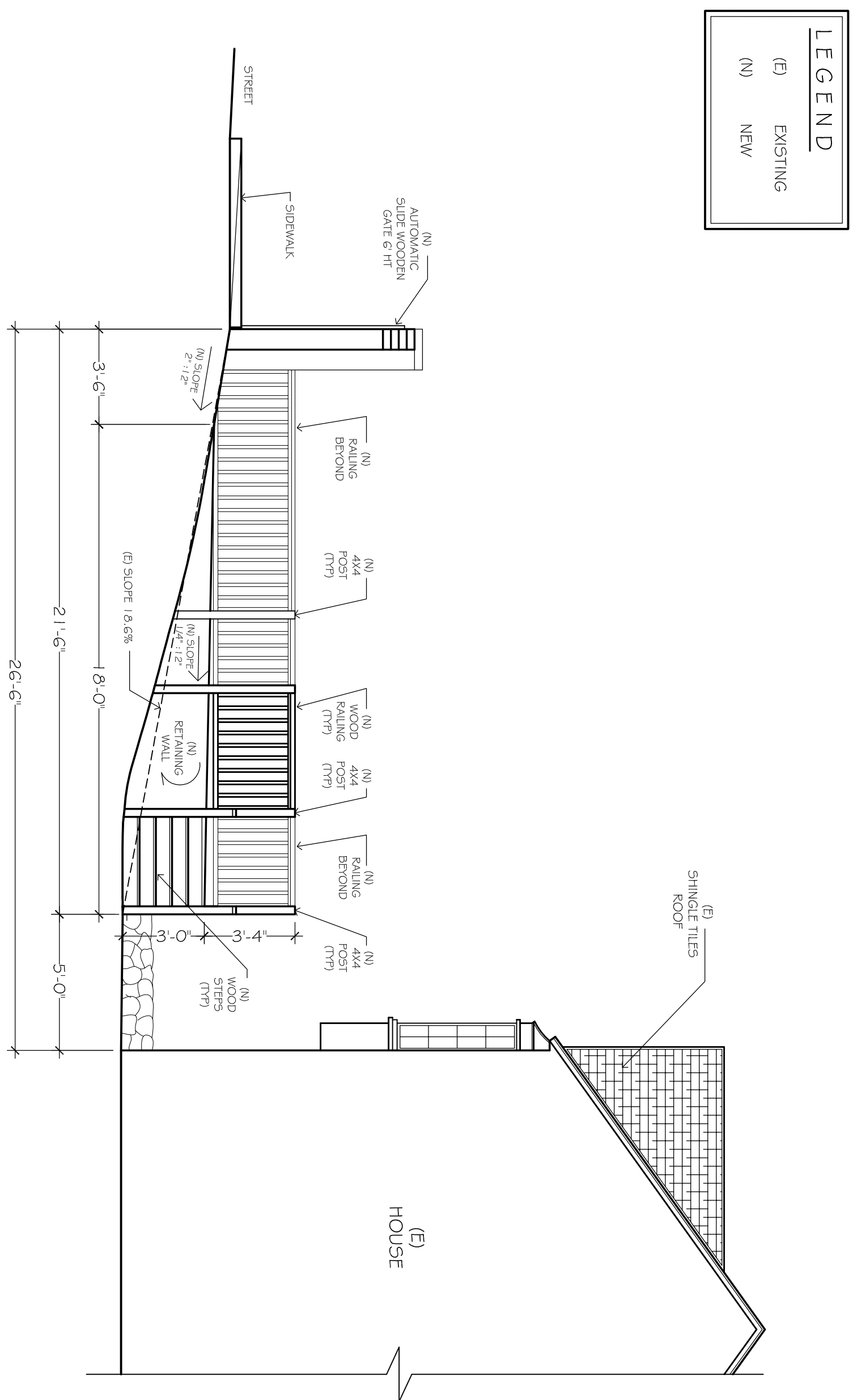
**(N) PARTIAL LOT PLAN**

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



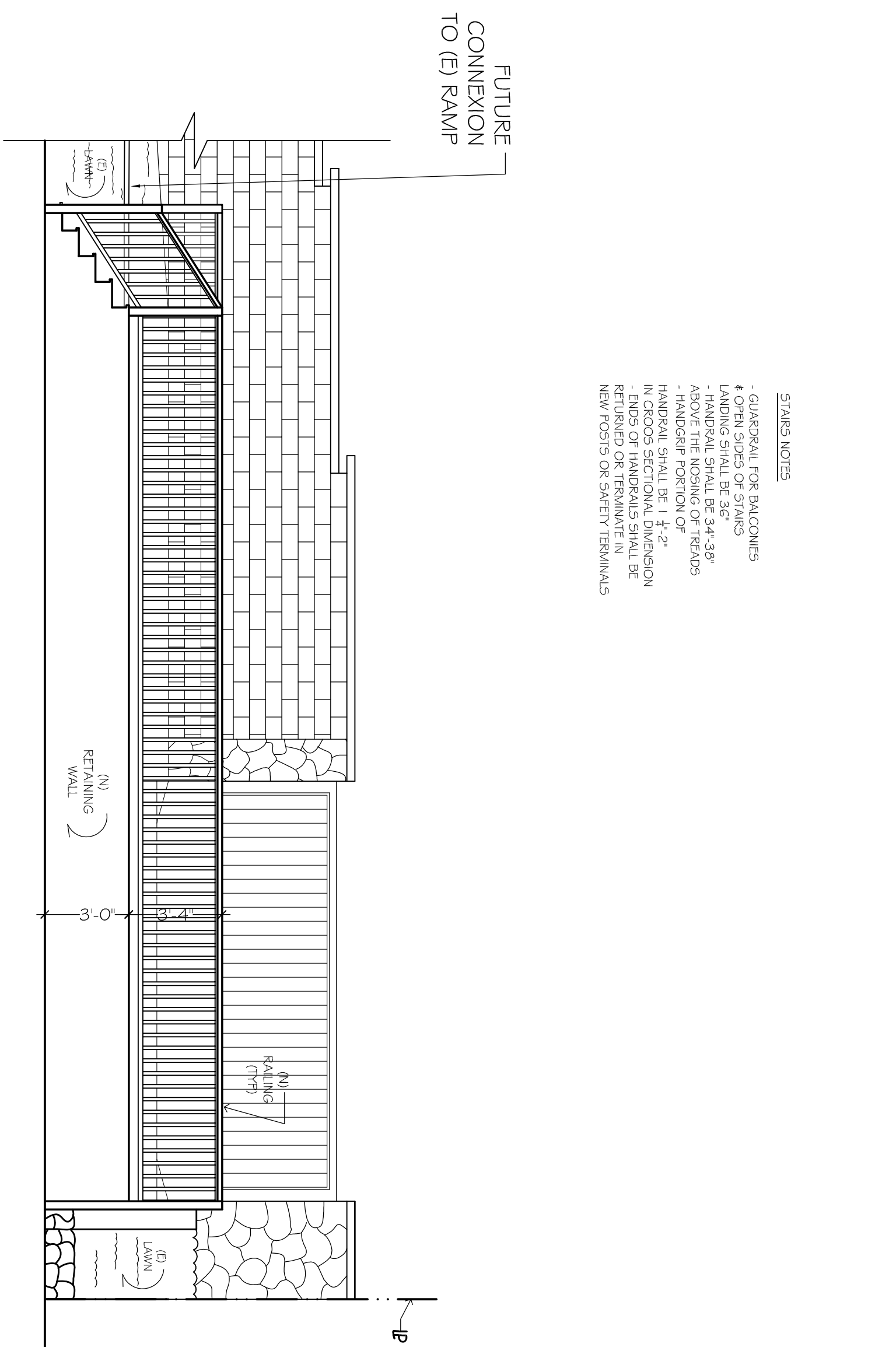
**(N) FRONT ELEVATION**

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



## (N) RIGHT ELEVATION

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



## (N) REAR ELEVATION

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