



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, July 24, 2013**

Time: **Beginning at 9:30 AM**

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

Case Type: **Variances (Rear Yard and Exposure)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1825-27 Scott Street Cross Street(s): Pine/Bush Street Zoning District(s): RH-2/ 40-X Area Plan: N/A	Case No.: 2013.0436V Building Permit: 2013.05.13.6729 2013.05.13.6725 Applicant/Agent: Patrick Perez, Architect Telephone: (415) 370-7269 E-Mail: patrick@designpad.net

PROJECT DESCRIPTION

The two-story subject building is situated on two lots (006A and 006B), and is divided by a party wall into two components, each containing one dwelling unit. The proposal is to add a second dwelling unit to lot 006B (1825 Scott Street) and to construct a third-story vertical addition with roof deck and a single-story horizontal rear addition at the garage level of the entire building.

PER SECTION 134 OF THE PLANNING CODE lots 006A (1827 Scott St) and 006B (1825 Scott St) are required to maintain rear yards of approximately 24 feet, 6 inches, and 33 feet (respectively), where approximately 9 feet, 6 inches, and 12 feet (respectively) are provided. The proposed horizontal rear additions at the garage level are located within the required rear yards.

PER SECTION 140 OF THE PLANNING CODE all dwelling units shall face a Code-complying rear yard, an open area no less than 25 feet in every horizontal dimension or a public street. The proposed new dwelling unit at 1825 Scott Street would be located behind the existing garage would not face a Code-complying rear yard or open area.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Sharon Lai** Telephone: **(415) 575-9087** E-Mail: sharon.w.lai@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/2013.0436V.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, 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 15, 2013, the Department issued the required Section 311 notification for this project (expires May 14, 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.

Casper Yestrau Residence
1825-1827 Scott Street
San Francisco, CA 94115
Block 1050 lots 006B & 006A
Variance R1 2013 05 07

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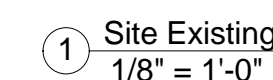
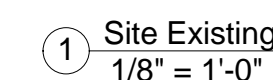
1825-1827 Scott st San Francisco CA

Unnamed

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Drawn by	Author
Checked by	Checker

A0.0

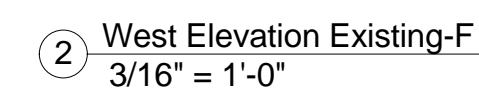
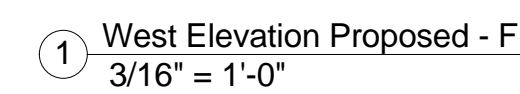
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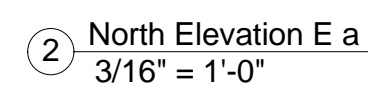
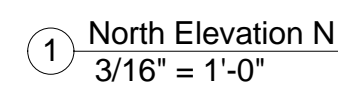


Casper Yestrau
1825-1827 Scott st San Francisco CA

Project number	0313
Date	2013 05 07
Drawn by	Author
Checked by	Checker

Scale $1/8" = 1'-0"$





Consultant
Address
Address
Phone
Fax
e-mail

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

