



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, 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: 2105 Pine St	Case No.: 2013.0624V
Cross Street(s): Buchanan & Pine	Building Permit: 201306200109
Block / Lot No.: 0661/028	Applicant/Agent: Ahmad Larizadeh
Zoning District(s): RH-2 / 40-X	Telephone: 415.716.9099
Area Plan: N/A	E-Mail: banainc@aol.com

PROJECT DESCRIPTION

The proposal is to construct an angled deck and spiral stairs at the rear of the second floor of the four-story, single-family dwelling. The deck and stairs would extend 14 feet into the required rear yard.

Section 134 of the Planning Code requires a minimum rear yard depth of approximately 18 feet for the subject property, measured from the rear property line. The subject property currently provides a 16 foot rear yard. The proposed project would remove stairs along the east side of the property and provide an angled deck that results in a 4 foot rear yard.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Kanishka Burns** Telephone: **415-575-9112** Mail: kanishka.burns@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/2013.0624V.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. **The mailing of such notification will be performed separately.**

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.

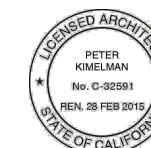
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

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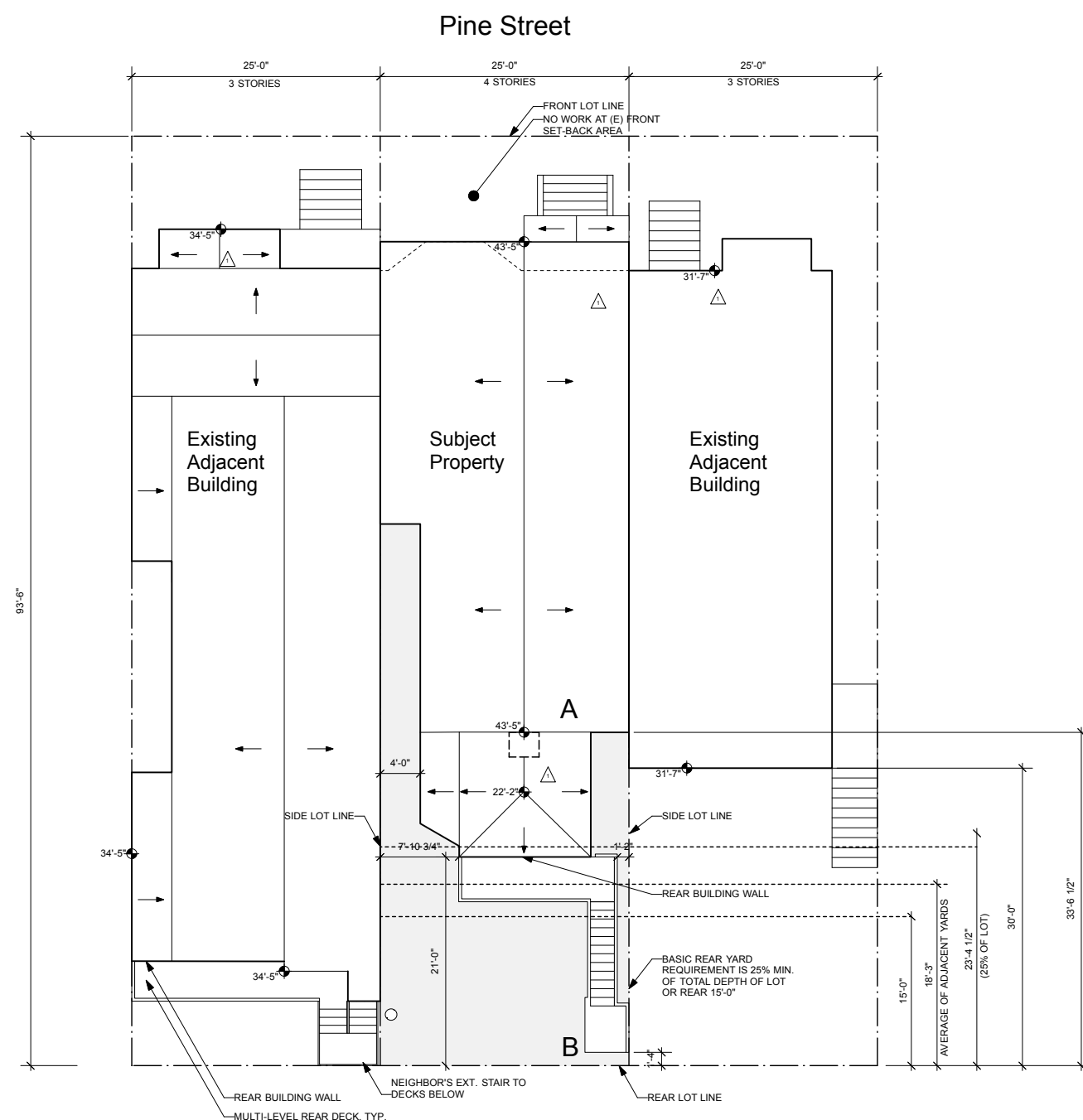
architect: Hulburd Design
375 Alabama Street - Suite 240
San Francisco CA 94110
tel: 415.440.0801
fax: 415.440.0805
Holly Hulburd, Principal
Peter Kimelman, Architect

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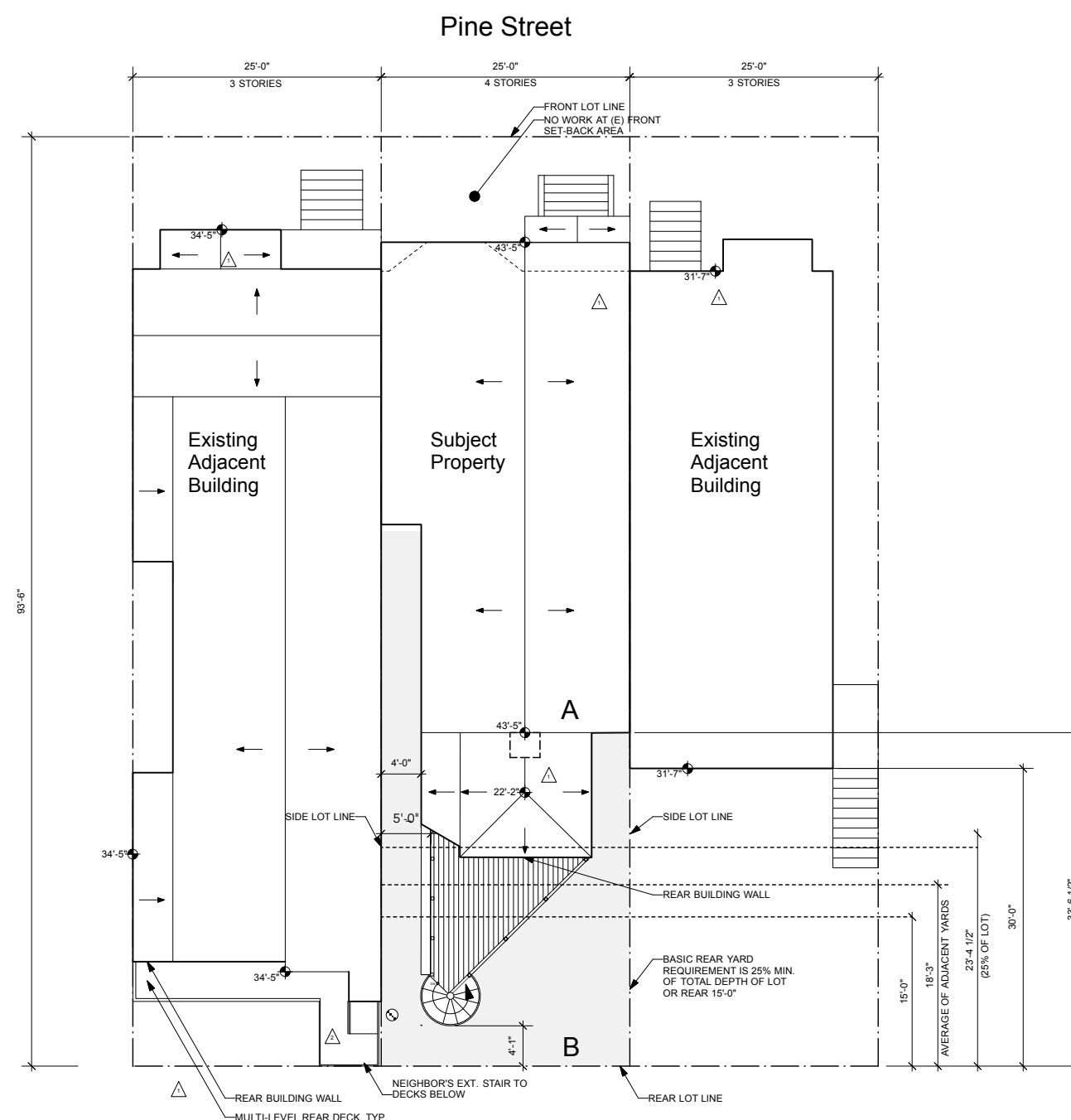
PROPOSED SITE PLAN

PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

A1.1



EXISTING SITE PLAN 2



PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"



BERKOWITZ RESIDENCE
2105 PINE STREET
SAN FRANCISCO, CA 94115

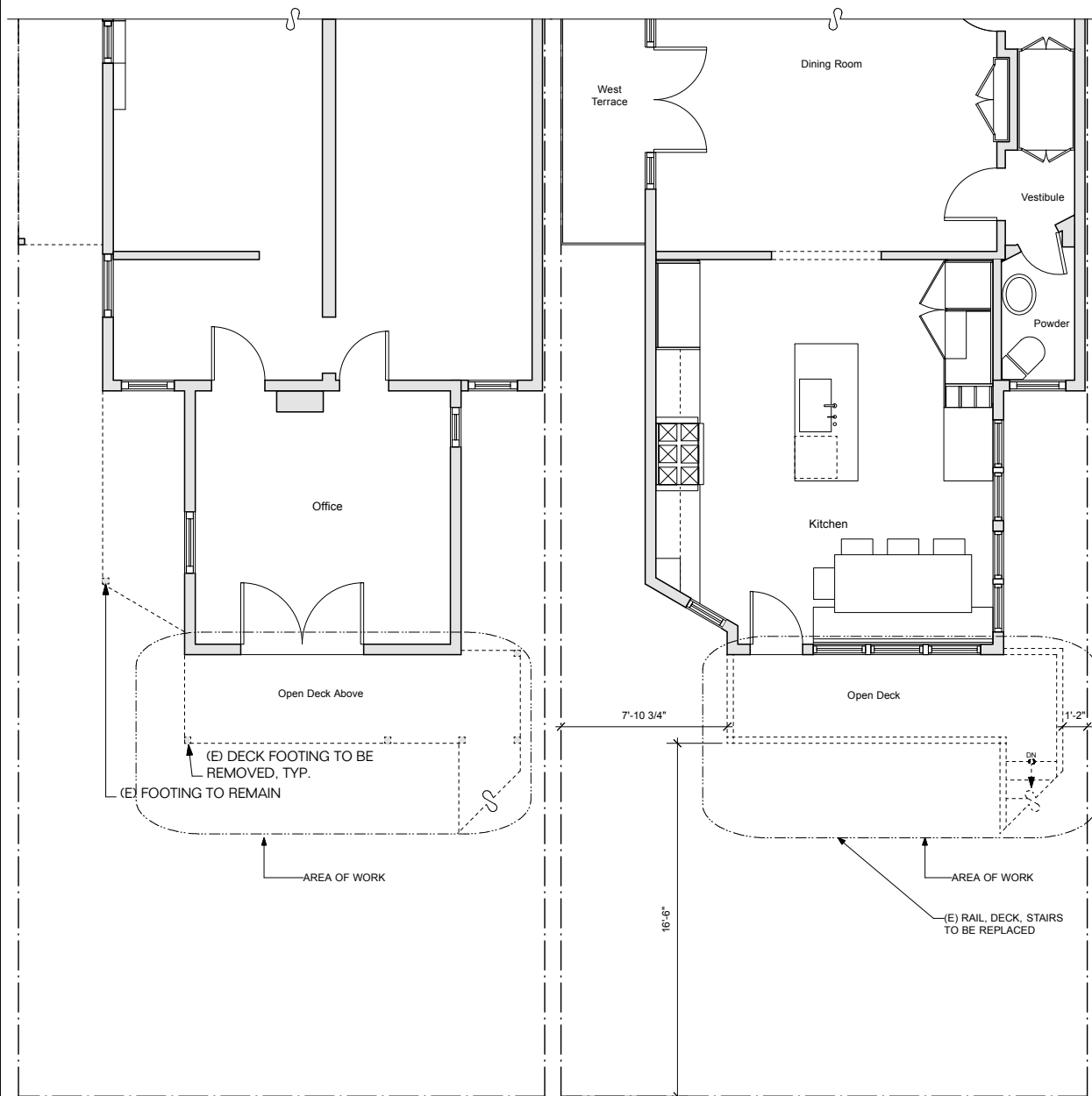
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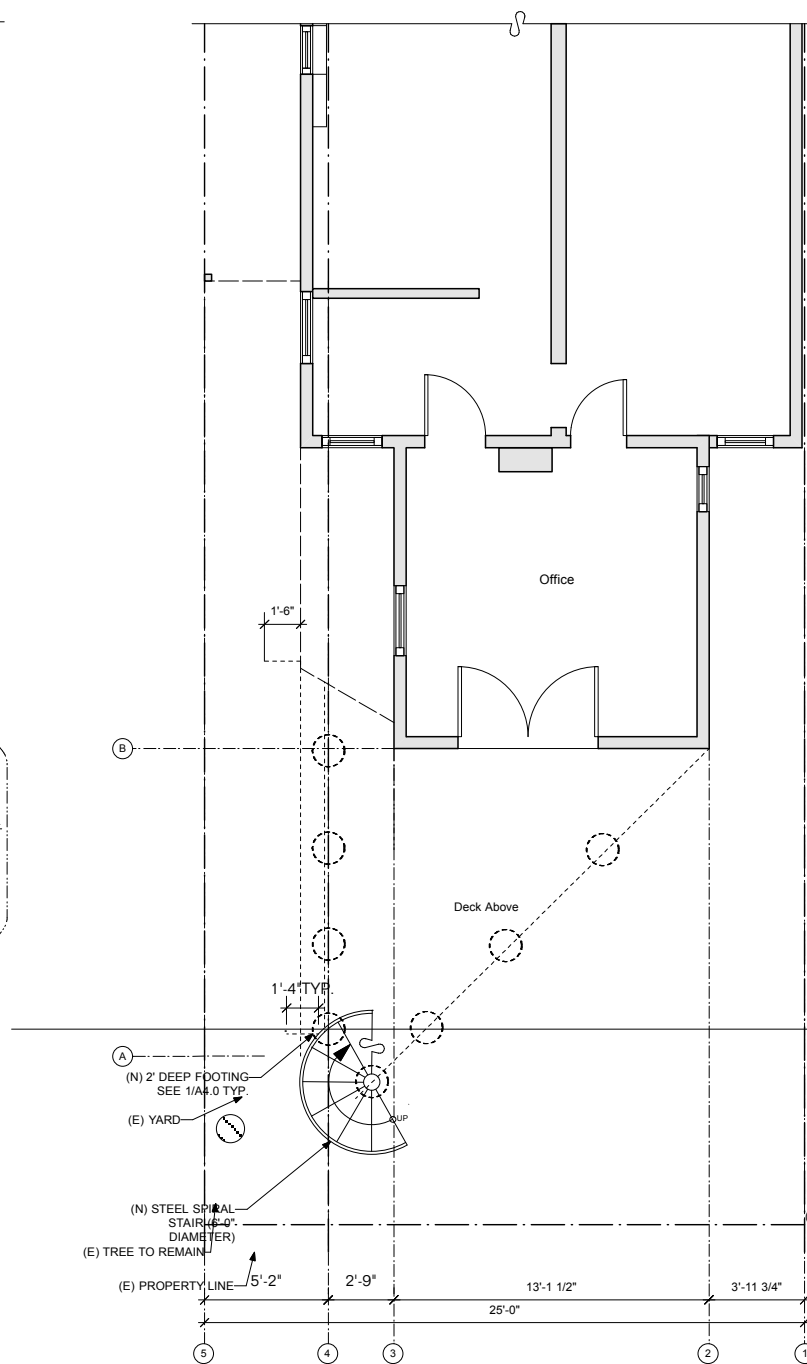
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EXISTING & PROPOSED PLANS

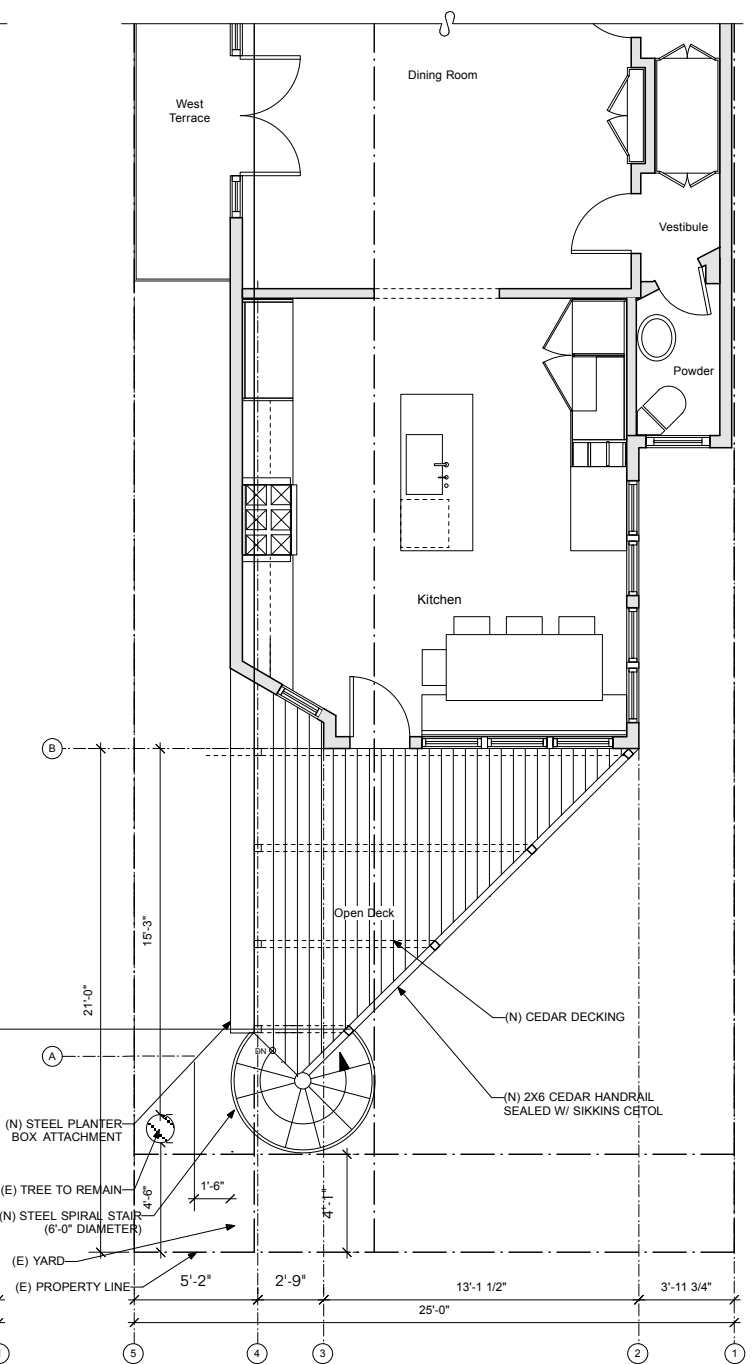
A2.1



EXISTING FIRST FLOOR PLAN	4
Scale: 1/4" = 1'-0"	



PROPOSED FIRST FLOOR PLAN	2
Scale: 1/4" = 1'-0"	



PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



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EXISTING EXTERIOR ELEVATIONS

EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"

A3.0



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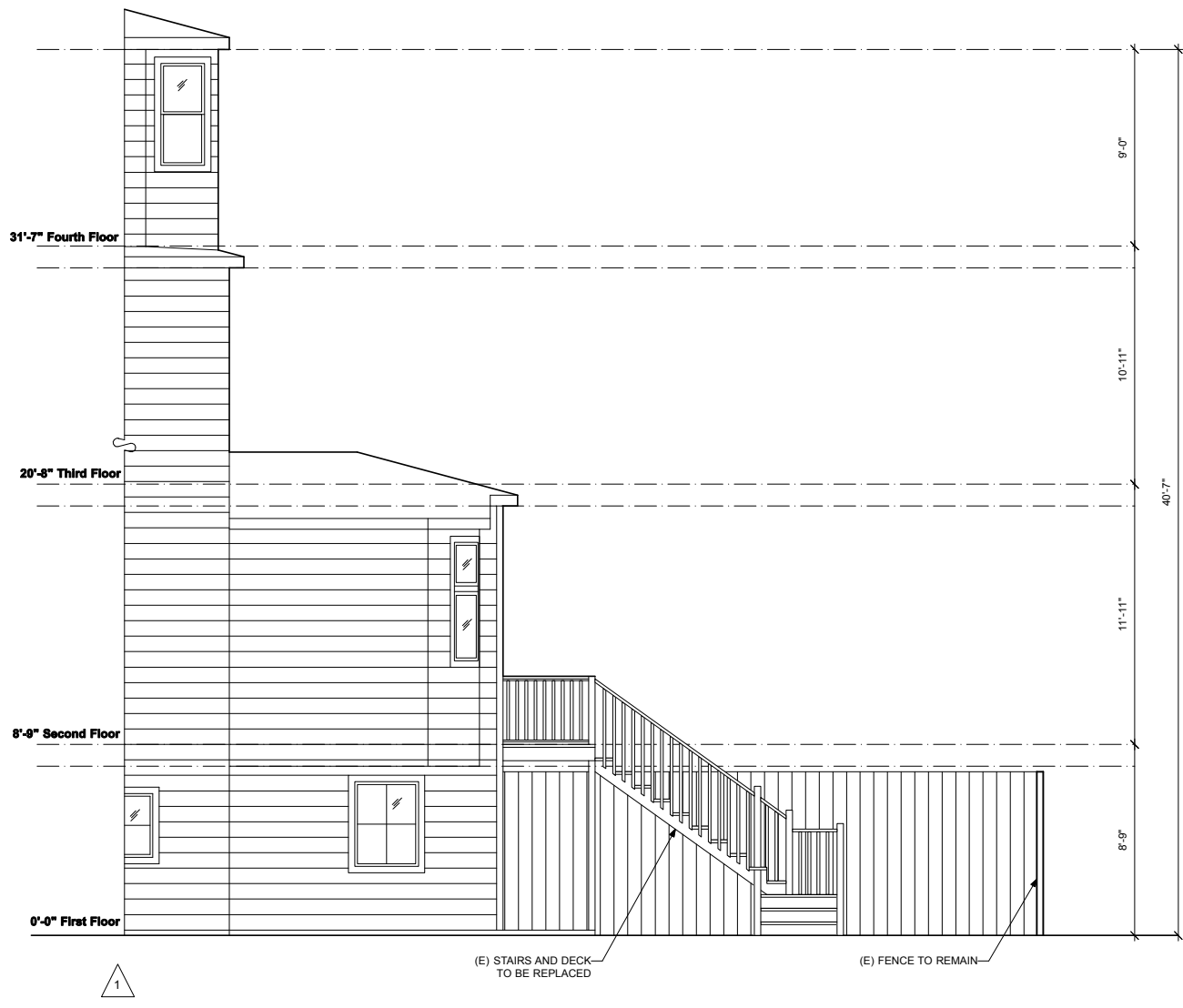
EXISTING EXTERIOR ELEVATIONS

A3.1



EXISTING EAST ELEVATION	2
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Scale: 1/4" = 1'-0"



EXISTING WEST ELEVATION	1
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Scale: 1/4" = 1'-0"



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PROPOSED EXTERIOR ELEVATIONS

A3.2



PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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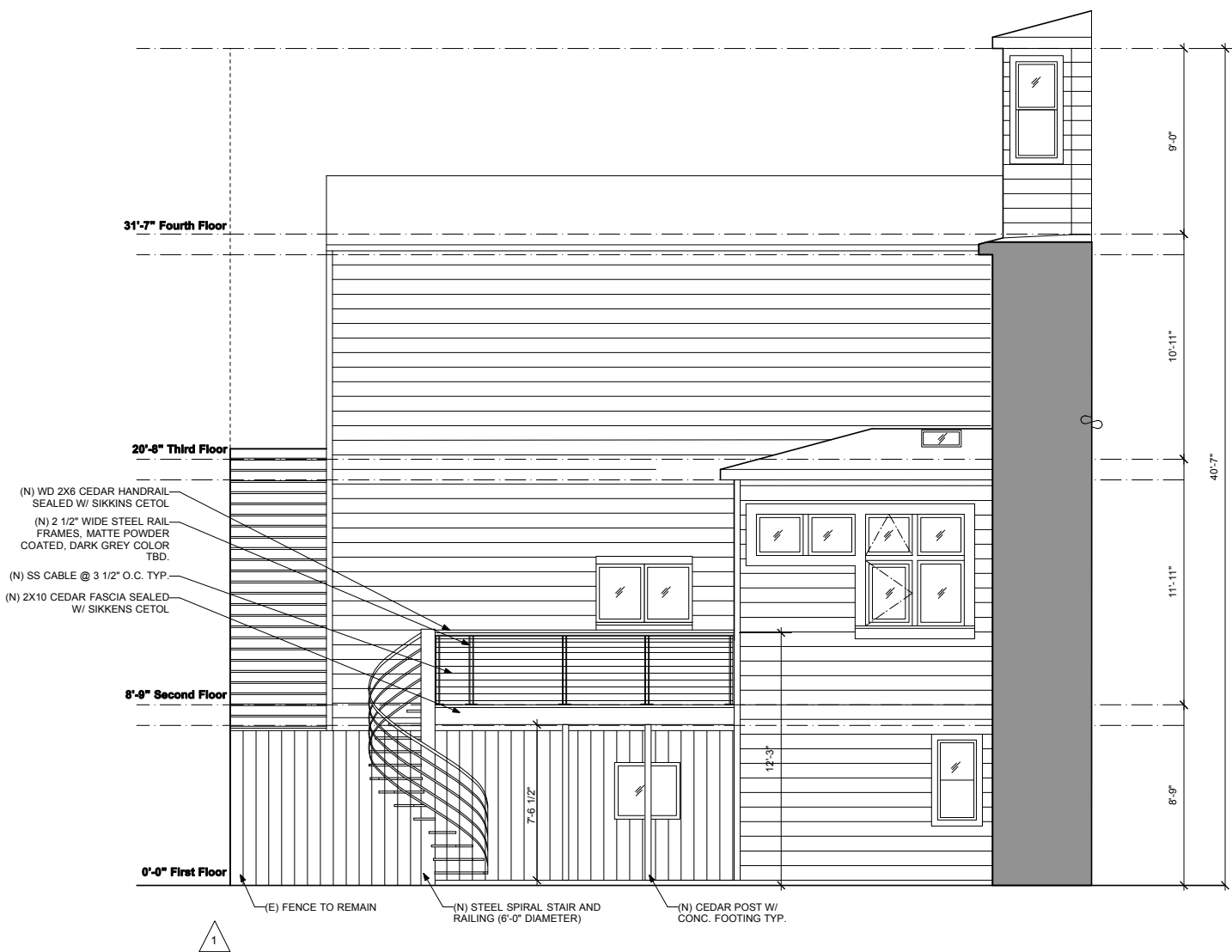
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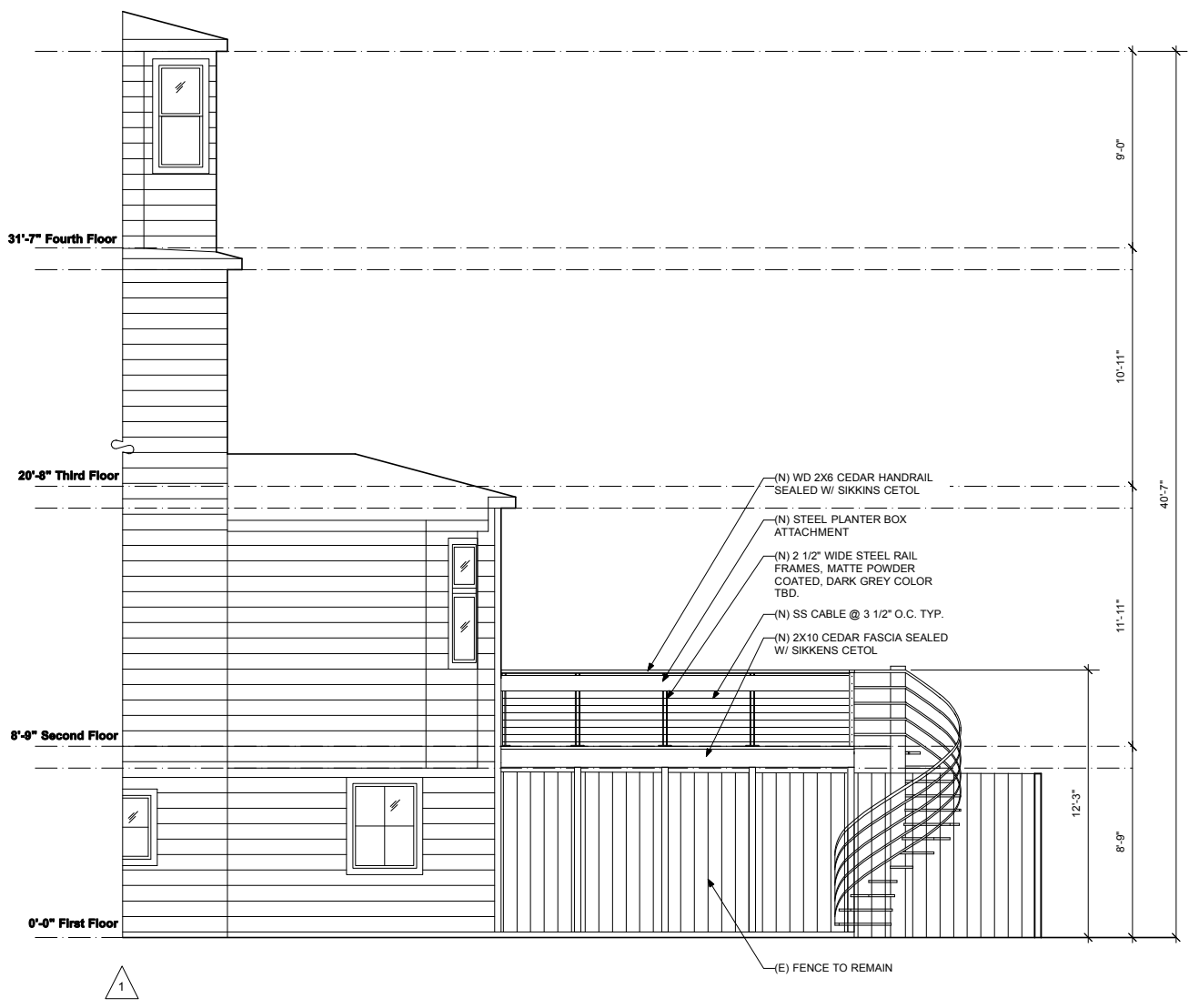
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PROPOSED EXTERIOR ELEVATIONS

A3.3



PROPOSED EAST ELEVATION 2
Scale: 1/4" = 1'-0"



PROPOSED WEST ELEVATION	1
Scale: 1/4" = 1'-0"	