



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, October 23, 2013**
Time: **Beginning at 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:	915 Ashbury Street	Case No.:	2013.0916V
Cross Street(s):	Frederick St. & Ashbury St.	Building Permit:	2013.05.20.7409
Block /Lot No.:	1269 / 024	Applicant (architect):	Jay (Joseph) Powell
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 810-8646
Area Plan:	N/A	E-Mail:	jp3@powellarchitecture.com

PROJECT DESCRIPTION

The proposal is the removal and replacement of multi-level decks and stairs at the rear of the three-story, two-unit building. At the first and second levels, the 135 square-foot decks will be set back approximately 5'-6" from the north property line and abut the south property line with a one-hour fire-rated wall at a height of approximately 19' above grade. At the third level, the 60 square-foot deck will be set back approximately 10 feet from the north property line and 6'-6" from the south property line. The proposal also includes new spiral stairs connecting the first and second level decks and new stairs connecting the first level deck and the rear yard.

SECTION 134 OF THE PLANNING CODE requires a rear yard in an RH-2 Zoning District to be equivalent to 45 percent of the total lot depth, or when using averaging, no less than 25 percent of the lot depth or 15 feet, whichever is greater. Using averaging, the subject property has a required rear yard of approximately 43'-6". The new decks and stairs would be located entirely within the required rear yard. The new decks would extend to within 35'-6" of the rear property line and the new stairs would extend to within 29'-6" of the rear property line.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Sharon M. Young** Telephone: **(415) 558-6346** E-Mail: sharon.m.young@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/2013.0916V.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. 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.

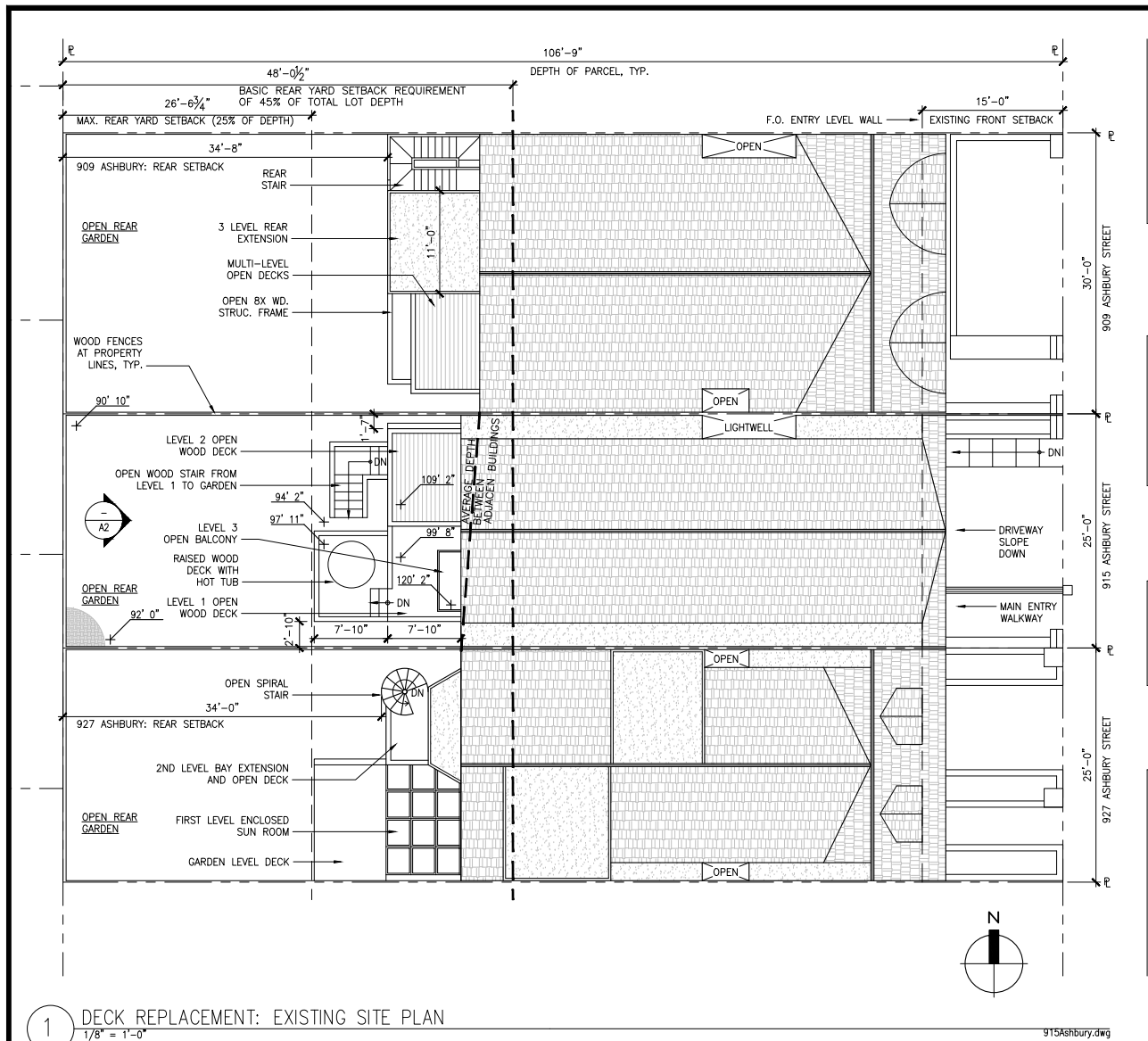
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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

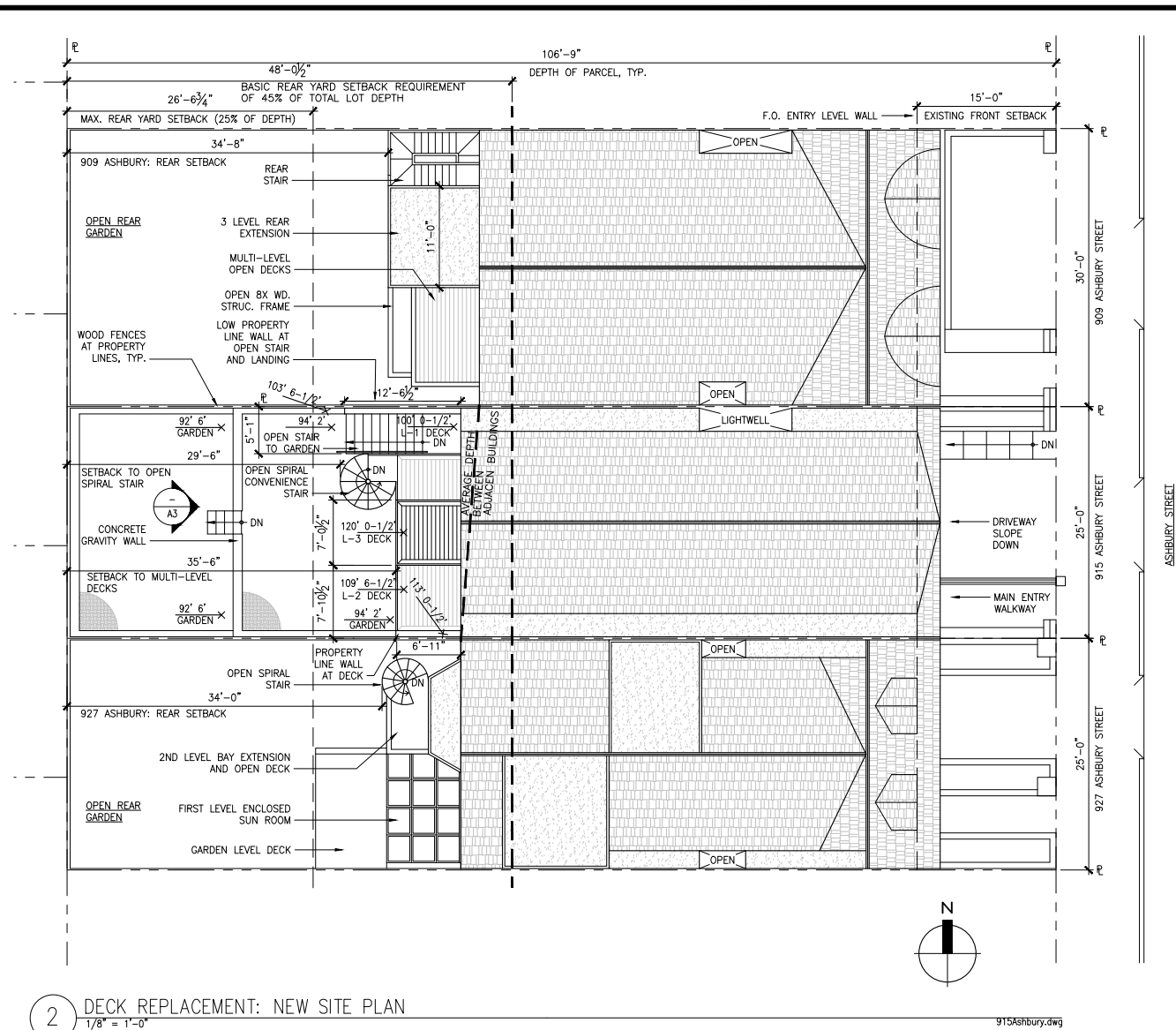
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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



1 DECK REPLACEMENT: EXISTING SITE PLAN
1/8" = 1'-0"

915Ashbury.dwg



2 DECK REPLACEMENT: NEW SITE PLAN
1/8" = 1'-0"

915Ashbury.dwg

LEVEL 2 (SECOND FLOOR):
AREA OF EXISTING DECK TO BE REMOVED: 85 SF
AREA OF REPLACEMENT DECK: 136 SF

LEVEL 3 (THIRD FLOOR):
AREA OF EXISTING BALCONY TO BE REMOVED: 16 SF
AREA OF REPLACEMENT DECK: 58 SF

TOTAL AREA OF EXISTING DECK/BALCONY TO BE REMOVED: 346 SF
TOTAL AREA OF REPLACEMENT DECK: 339 SF

APPLICABLE CODES:

SAN FRANCISCO PLANNING CODE AS AMENDED AND INTERPRETED UP TO THE TIME OF THIS SUBMITTAL

2010 CALIFORNIA BUILDING, RESIDENTIAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ENERGY AND ENVIRONMENTAL CODES
CITY OF SAN FRANCISCO CODE AMENDMENTS AND REGULATIONS

ARCHITECT
POWELL ARCHITECTURE, INC.
JOSEPH L. POWELL
CA LICENSE: 31314, EXP: 09-30-13
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SAN FRANCISCO, CA 94107
415.810.8646

STRUCTURAL ENGINEER
SEMCO, INC.
SHAUN MOYNAHAN
360 LANGTON STREET, #304
SAN FRANCISCO CA 94103
415.553.8810

PROJECT
DECK REPLACEMENT FOR:
GEORGE PFEFFER & TARA DONOHUE
915 ASHBURY STREET
SAN FRANCISCO CA 94117

SCOPE OF WORK

REPLACE EXISTING WOOD DECK OFF OF MAIN LIVING FLOOR AND LOWER GARDEN ROOM WITH NEW DECK AND WALKING SURFACE. REPLACE STAIR FROM LOWER LEVEL TO GARDEN. ADD A CONVENIENCE STAIR FROM THE MAIN LIVING FLOOR TO THE LOWER GARDEN LEVEL. ADD A SMALL DECK OFF OF THE UPPER BEDROOM FLOOR. INSTALL A VOLUNTARY STRUCTURAL UPGRADE AT THE WEST, GARDEN WALL OF THE STRUCTURE. LEVEL REAR YARD INTO TWO SHALLOW TERRACES.

CODE SUMMARY

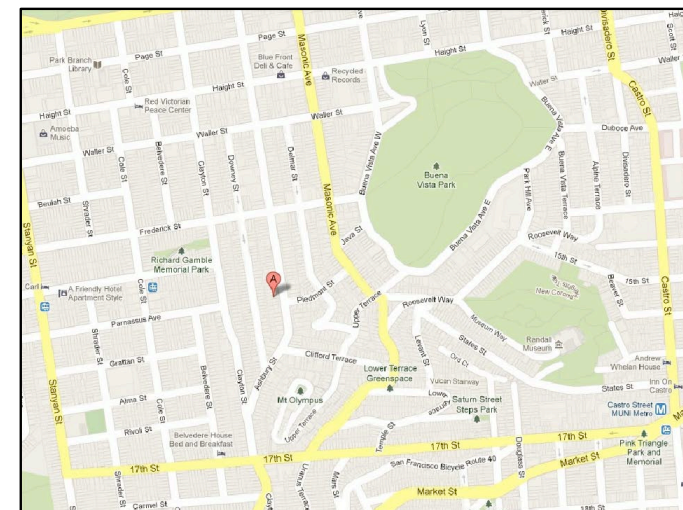
BLOCK/LOT: 1269 / 024
ZONING: RH-2, 40-X
OCCUPANCY: SINGLE FAMILY UNIT WITH A SMALL GARDEN APARTMENT, R-3
CONSTRUCTION TYPE: V-B, THREE STORY WOOD FRAMED CONSTRUCTION

GROSS ENCLOSED AREA OF 915 ASHBURY STREET: 2,300 GSF, UNCHANGED

VARIANCE REQUIRED TO ESTABLISH EXISTING REAR WALL OF BUILDING AND REPLACEMENT DECKS AND STAIRS AT REAR OF BUILDING WHICH EXTENDS BEYOND THE 45% BASIC REAR YARD SETBACK LINE.

COMPARATIVE DECK AREA TO BE REMOVED AND REPLACED:

LEVEL 1 (FIRST FLOOR):
AREA OF EXISTING DECK TO BE REMOVED: 245 SF
AREA OF REPLACEMENT DECK: 145 SF



3 DECK REPLACEMENT: 915 ASHBURY VICINITY PLAN
N/S

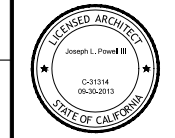
915Ashbury.dwg

Pfeffer / Donohue
915 ASHBURY STREET
SAN FRANCISCO CA 94117

REAR YARD DECK REPLACEMENT
13.01 ASHBURY

DATE
05-20-13
06-12-13
07-09-13

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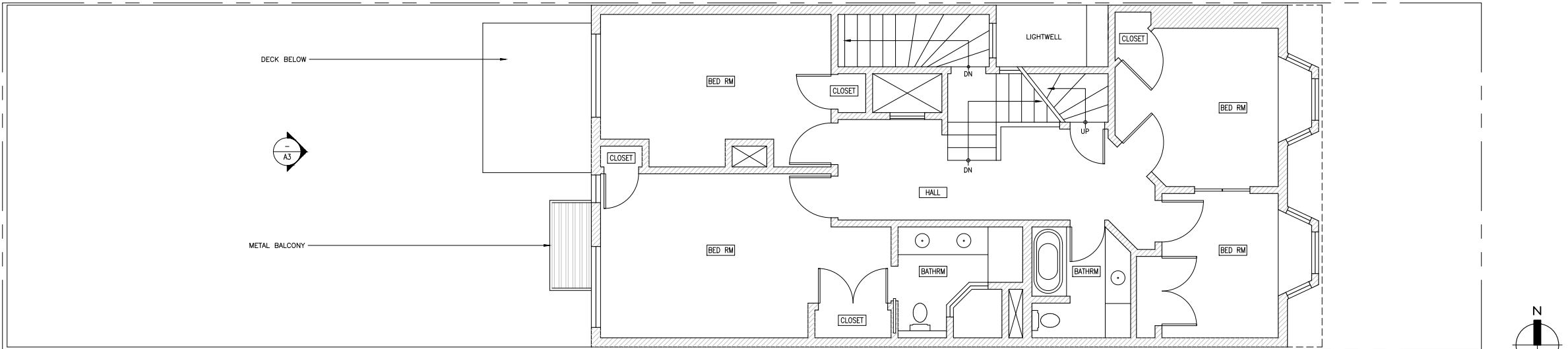
PRINT DATE:
07/09/13

TITLE:

PROJECT INFORMATION

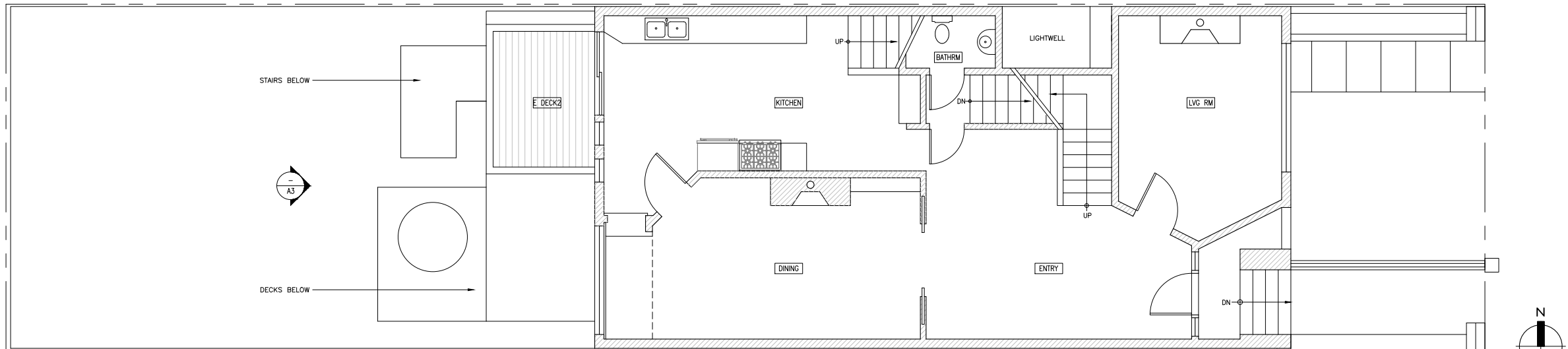
SCALE:
AS INDICATED

SHEET #



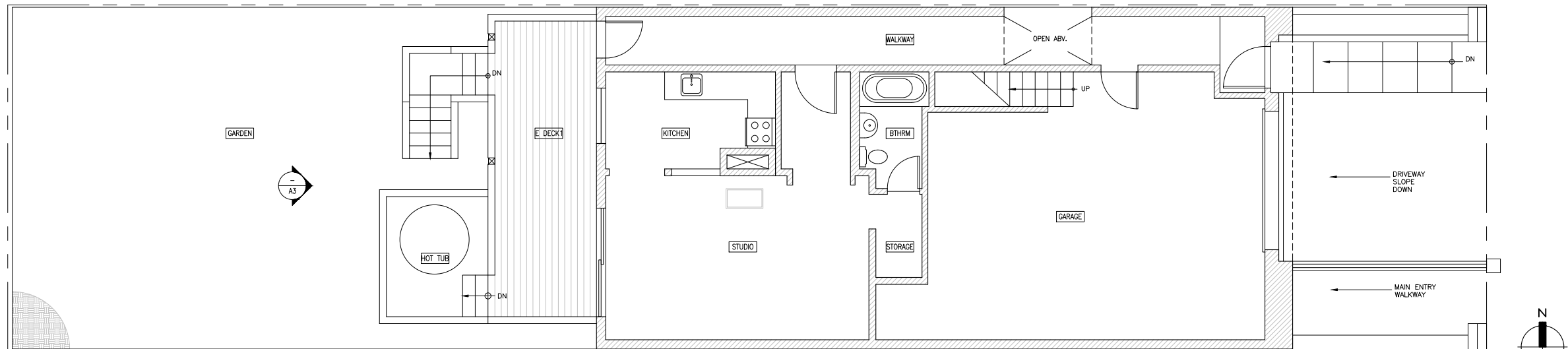
3 THIRD FLOOR PLAN
1/4" = 1'-0"

915Ashbury_plan.dwg



2 SECOND FLOOR PLAN
1/4" = 1'-0"

915Ashbury_plan.dwg



1 FIRST FLOOR PLAN
1/4" = 1'-0"

915Ashbury_plan.dwg

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915 ASHBURY STREET
SAN FRANCISCO CA 94117
13.01_ASHBURY

DATE
05-20-13
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PRINT DATE:
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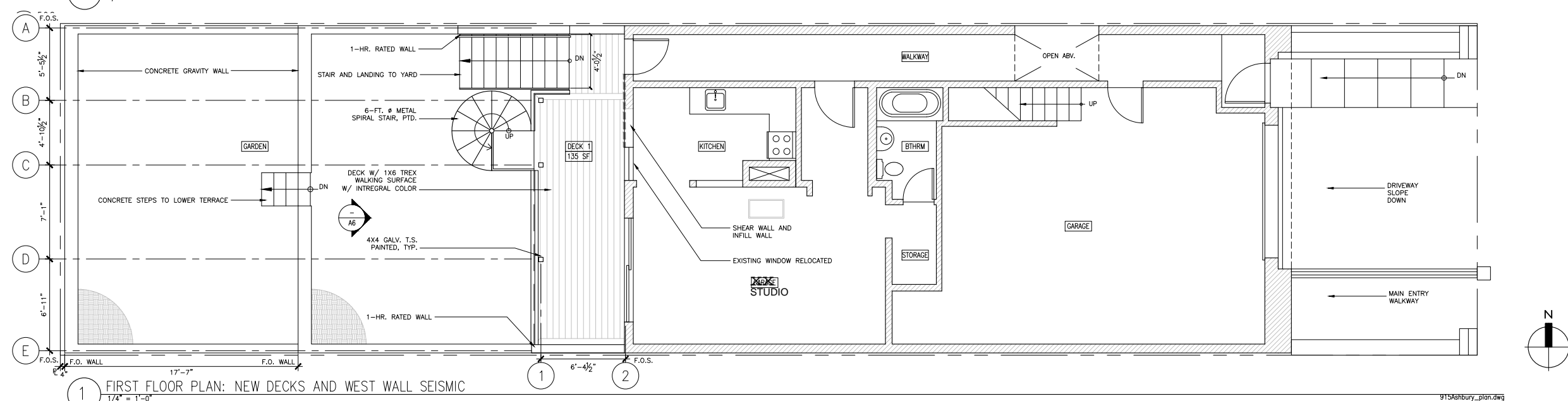
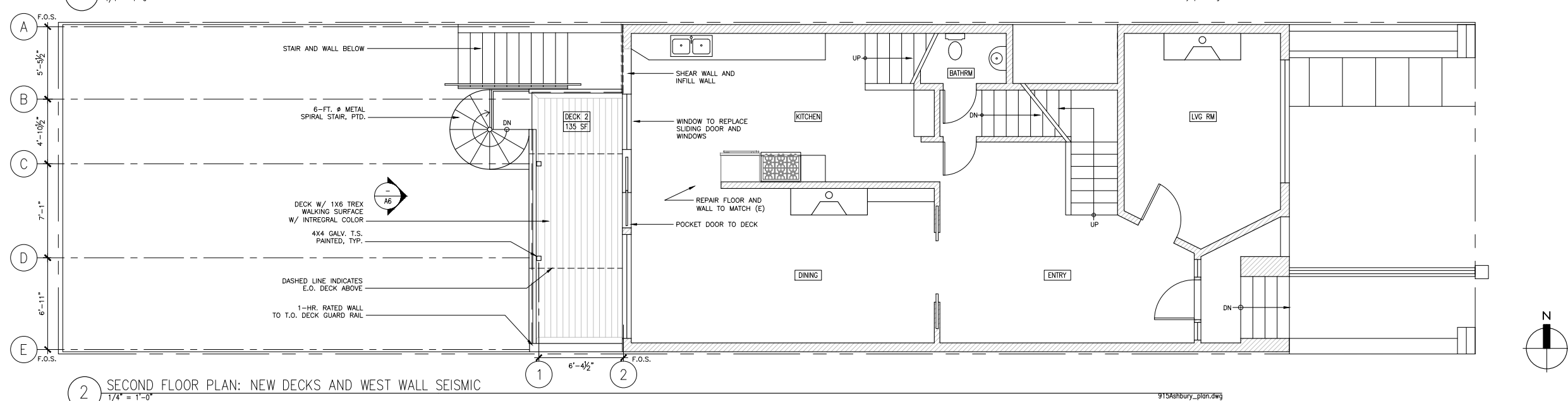
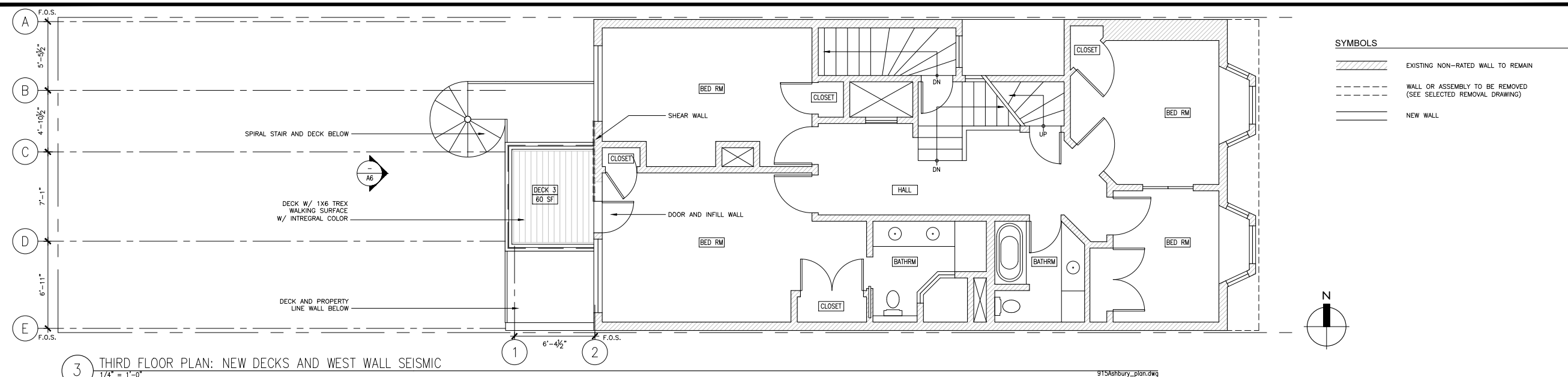
TITLE:

**EXISTING
FLOOR
PLANS**

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

SHEET #





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915 ASHBURY STREET
SAN FRANCISCO CA 94117

REAR YARD DECK REPLACEMENT
13.01 ASHBURY

DATE
05-20-13
06-12-13
07-09-13

ISSUE	SITE PERMIT SUBMITTAL	△
	SITE PERMIT SUBMITTAL REVISIONS	1
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TITLE:

NEW FLOOR PLANS

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

SHEET #

SHEET #



1 EAST ELEVATION: EXISTING VIEW FROM REAR YARD
1/4" = 1'-0"

915Ashbury_plan.dwg

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915 ASHBURY STREET
SAN FRANCISCO CA 94117
REAR YARD DECK REPLACEMENT
13.01_ASHBURY

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PRINT DATE:
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TITLE:
EXISTING
REAR
ELEVATION

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

SHEET #





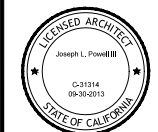
1 EAST ELEVATION: NEW REAR DECKS WITH SEISMIC UPGRADES
1/4" = 1'-0"

915Ashbury_plan.dwg

Pfeffer / Donohue
915 ASHBURY STREET
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13.01_ASHBURY

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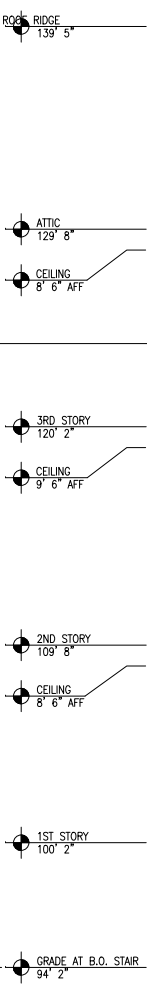
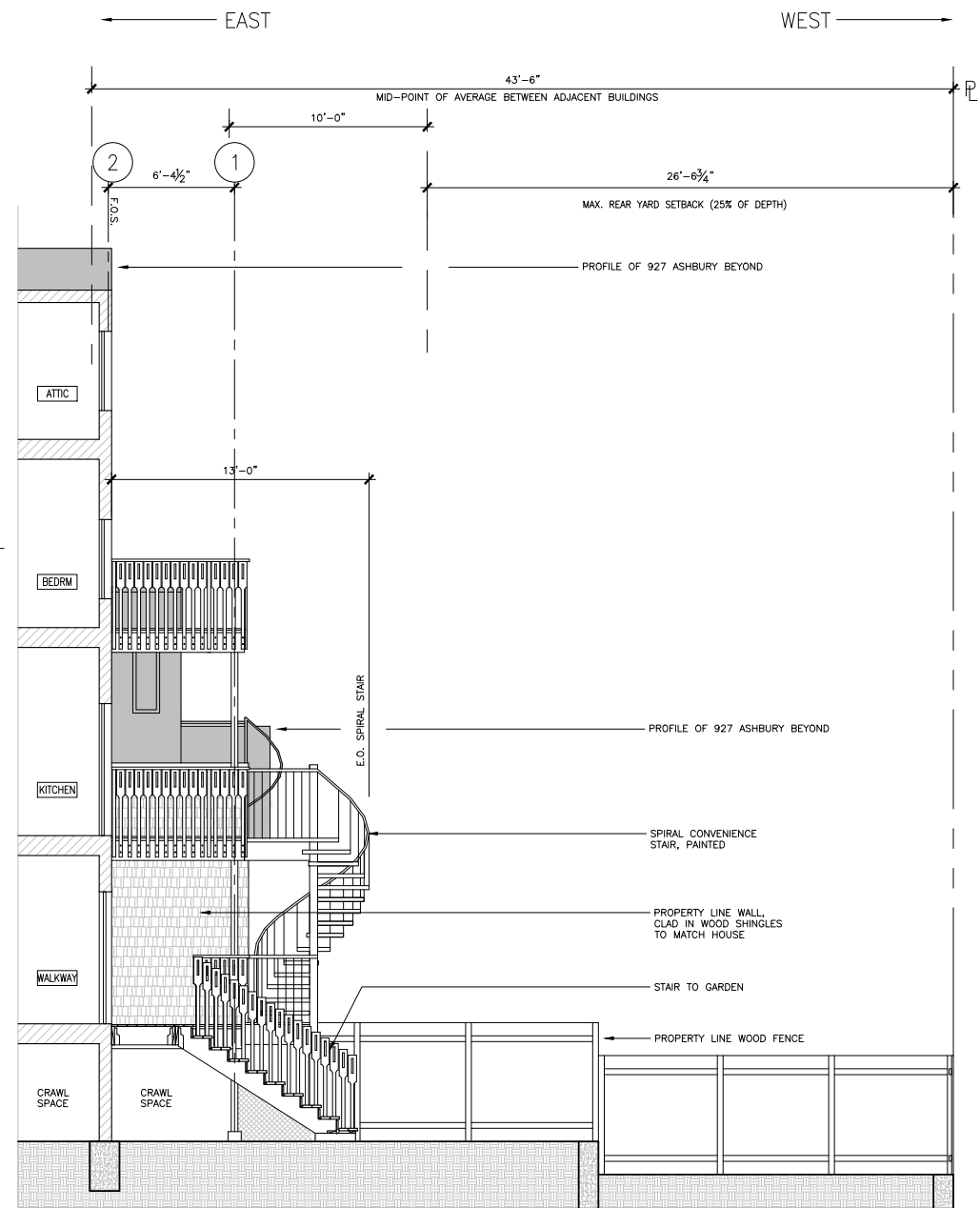
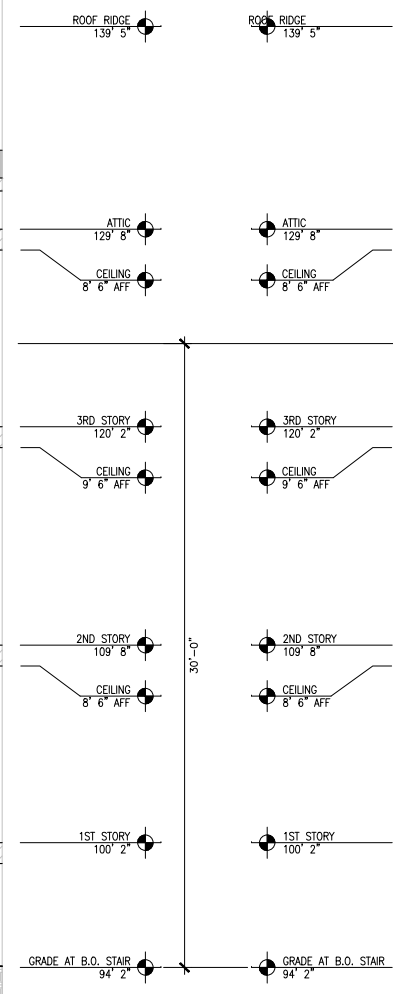
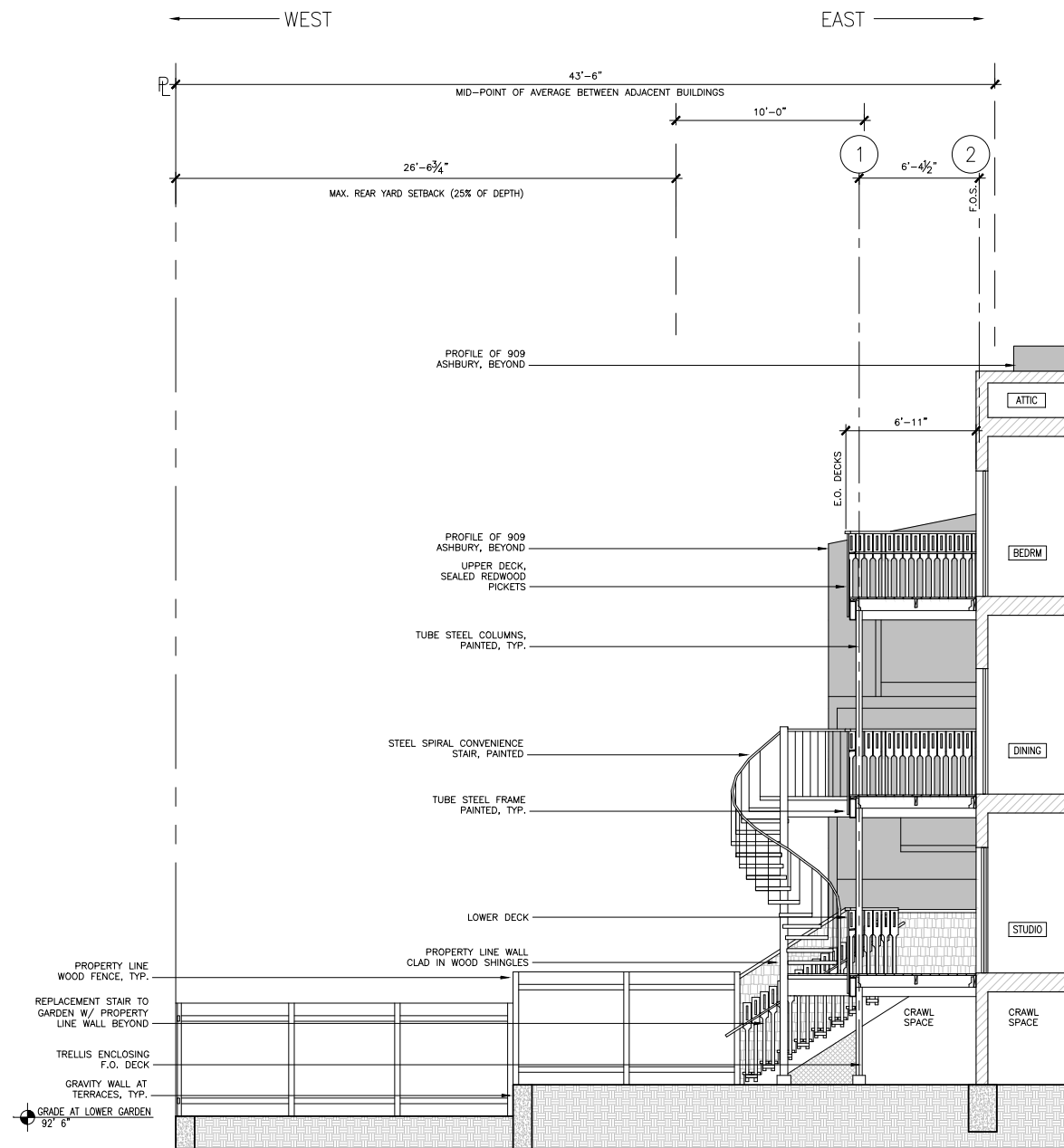
TITLE:

NEW
REAR
ELEVATION

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

SHEET #





1 SECTION NORTH
1/4" = 1'-0"

915Ashbury.dwg

2 SECTION SOUTH
1/4" = 1'-0"

915Ashbury.dwg

Pfeffer / Donohue
 915 ASHBURY STREET
 SAN FRANCISCO CA 94117
 REAR YARD DECK REPLACEMENT
13.01_ASHBURY

DATE
 05-20-13
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PRINT DATE:
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TITLE:
SECTIONS AT REAR DECKS

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

SHEET #